

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	285 Vidaulan Court, Alpharetta, GA 30022	Order ID	8574548	Property ID	33800504
Inspection Date	01/09/2023	Date of Report	01/09/2023		
Loan Number	45501	APN	12 292008191288		
Borrower Name	Catamount Properties 2018 LLC	County	Fulton		

Tracking IDs

Order Tracking ID	01.06.23 Citi-CS Update	Tracking ID 1	01.06.23 Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments This home appears to be in avg condition for the age of the structure. No damage was noted. The interior should be inspected to verify condition.
R. E. Taxes	\$5,503	
Assessed Value	\$448,300	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments This home is bordered to the North by St Regis Ln, East by Nesbit Ferry Rd, West by Rod Rd and South by Abbottswell Dr.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$500,000 High: \$700,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	285 Vidaulan Court	300 Nesbit Entry Dr	220 Winnipeg Ln	620 Saint Regis Ln
City, State	Alpharetta, GA	Roswell, GA	Alpharetta, GA	Alpharetta, GA
Zip Code	30022	30076	30022	30022
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.62 ¹	0.60 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$629,000	\$599,000	\$699,900
List Price \$	--	\$629,000	\$599,000	\$699,900
Original List Date		11/02/2022	12/20/2022	01/05/2023
DOM · Cumulative DOM	-- · --	68 · 68	20 · 20	4 · 4
Age (# of years)	22	30	31	22
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories trad	2 Stories trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	3,325	3,286	3,398	3,366
Bdrm · Bths · ½ Bths	5 · 4 · 1	5 · 4 · 1	5 · 3 · 1	5 · 4
Total Room #	11	11	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	25%	50%	65%	20%
Basement Sq. Ft.	1,781	1,530	1,741	1,428
Pool/Spa	--	--	--	--
Lot Size	0.5272 acres	0.42 acres	0.21 acres	0.53 acres
Other	none	none	none	none

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Kitchen w/stained cabs, stone & stainless appl incl. gas stovetop & dbl oven. Family rm w/built-ins & fp. living room with built-in bookcase.

Listing 2 2 story foyer/entrance that opens to the grand staircase, formal living room and then to a formal dining room that can seat 10. The entire main level is natural hardwoods. -- lot +3100 adj val \$602100

Listing 3 Spacious formal dining room, living room, and a bedroom/office with full bath on MAIN. Lots of natural light flood through tall arched windows into a HUGE 2-story family room

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	285 Vidaulan Court	3351 Mallard Lake Pl	305 Loch Tay Way	3215 Kingshouse Commons
City, State	Alpharetta, GA	Alpharetta, GA	Alpharetta, GA	Alpharetta, GA
Zip Code	30022	30022	30022	30022
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.89 ¹	0.76 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$665,000	\$635,000	\$675,000
List Price \$	--	\$665,000	\$635,000	\$675,000
Sale Price \$	--	\$665,000	\$655,000	\$680,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	08/30/2022	12/13/2022	06/10/2022
DOM · Cumulative DOM	-- · --	33 · 83	3 · 40	18 · 50
Age (# of years)	22	31	22	31
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories trad	2 Stories trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	3,325	3,116	3,152	3,315
Bdrm · Bths · ½ Bths	5 · 4 · 1	5 · 3	5 · 4	5 · 5
Total Room #	11	9	10	11
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	25%	20%	0%	43%
Basement Sq. Ft.	1781	1,683	--	1,449
Pool/Spa	--	--	--	--
Lot Size	0.5272 acres	0.30 acres	0.52 acres	0.29 acres
Other	none	7500	13000	renovated kitchen
Net Adjustment	--	-\$15,300	+\$7,000	-\$2,700
Adjusted Price	--	\$649,700	\$662,000	\$677,300

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Hardwood floors throughout the 1st floor, updated kitchen with quartz counter tops, new kitchen aid cooktop with downdraft, new oven, and new microwave. Kitchen has a large pantry and has a view to the grand two story family room with two staircases to the 2nd floor. -- Some updates -10k, c.c. -7500 lot 2200
- Sold 2** The kitchen is complete with granite countertops, stainless appliances and a center island. New lighting throughout and designer touches. basement +20k c.c. -13000
- Sold 3** Remodeled Kitchen is open to 2-story Great Room and opens to Deck. Also, on main level, is separate Living Room and Dining Room, and guest Bedroom with Full Bath! Head up the front or back stairs to 3 additional bedrooms, 2 full bathrooms, Laundry Room -- renovated kitchen -5000 lot +2300

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		There is no previous sales history for this property noted on tax records.					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

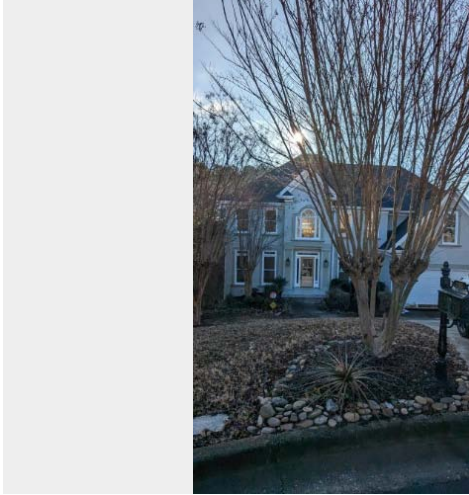
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$665,000	\$665,000
Sales Price	\$660,000	\$660,000
30 Day Price	\$650,000	--
Comments Regarding Pricing Strategy		
<p>The property is maintained. No damage was noted for this property. The lawn has been mowed. No debris noted on the exterior. From an exterior inspection of this home the home does not have any damage. I would recommend the interior be inspected to verify condition. The homes within the subject's s/d appear to be well maintained. No deferred maintenance was noted throughout the community. I went back 03 months, out in distance 0.50 miles, and even with relaxing the GLA search criteria I was unable to find sufficient comps which fit the client's requirements. Within 2 miles and back 12 months I found 11 comps of which I could only use 6 due to subject homes characteristics and marketing factors. The ones used are the best possible currently available comps within 2 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</p>		

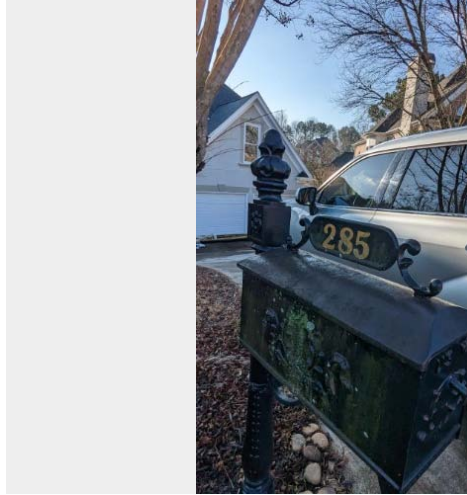
Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

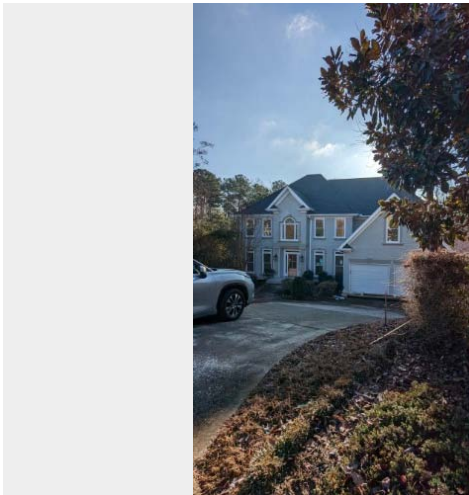
Subject Photos



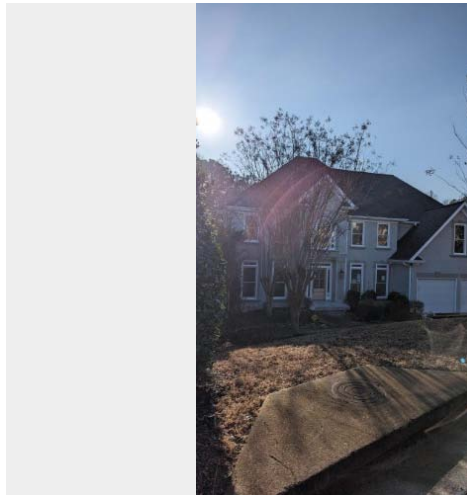
Front



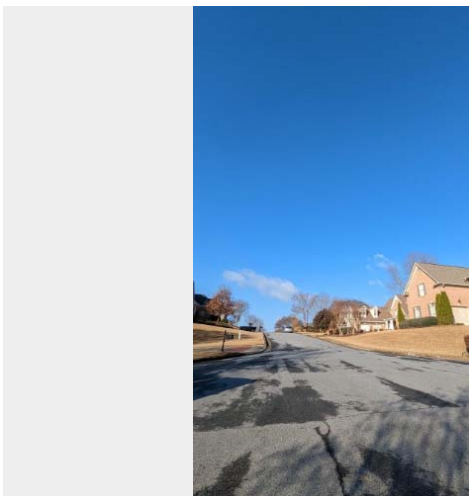
Address Verification



Side



Side

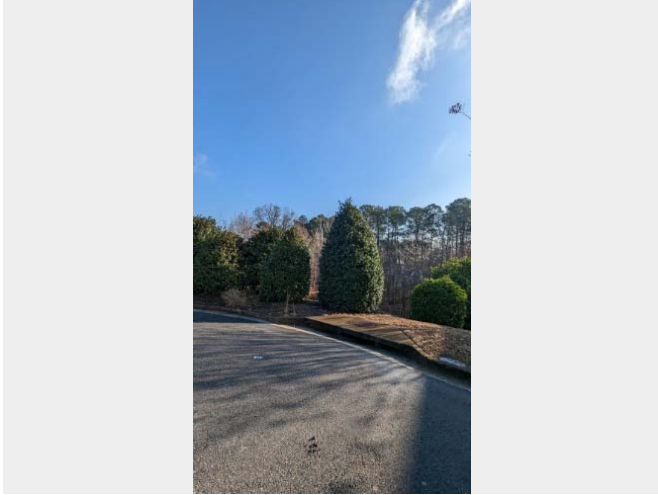


Street



Street

Subject Photos



Other

Listing Photos

L1 300 Nesbit Entry Dr
Roswell, GA 30076



Other

L2 220 Winnipeg Ln
Alpharetta, GA 30022



Other

L3 620 Saint Regis Ln
Alpharetta, GA 30022



Other

Sales Photos

S1 3351 Mallard Lake Pl
Alpharetta, GA 30022



Other

S2 305 Loch Tay Way
Alpharetta, GA 30022



Other

S3 3215 Kingshouse Commons
Alpharetta, GA 30022



Other

ClearMaps Addendum

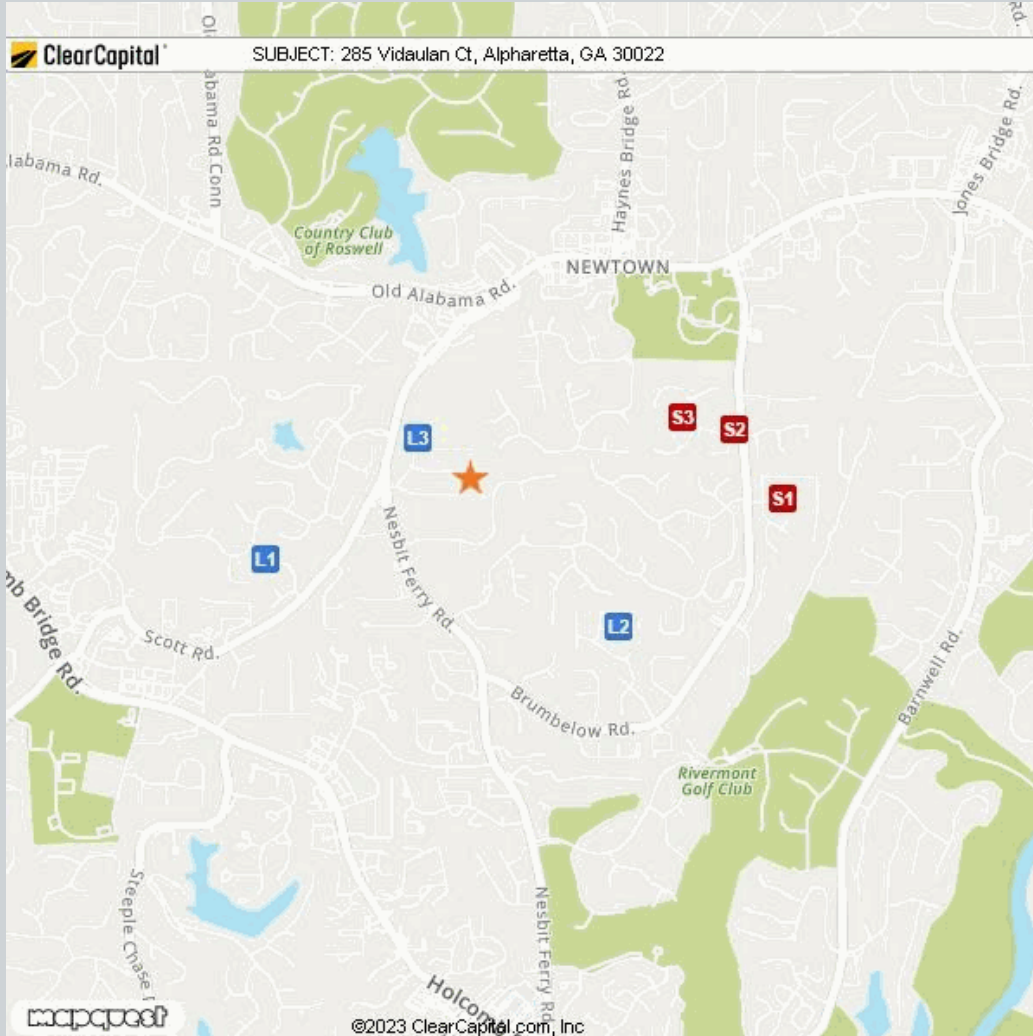
Address ★ 285 Vidaulan Court, Alpharetta, GA 30022

Loan Number 45501

Suggested List \$665,000

Suggested Repaired \$665,000

Sale \$660,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	285 Vidaulan Court, Alpharetta, GA 30022	--	Parcel Match
L1 Listing 1	300 Nesbit Entry Dr, Roswell, GA 30076	0.62 Miles ¹	Parcel Match
L2 Listing 2	220 Winnipeg Ln, Alpharetta, GA 30022	0.60 Miles ¹	Parcel Match
L3 Listing 3	620 Saint Regis Ln, Alpharetta, GA 30022	0.18 Miles ¹	Parcel Match
S1 Sold 1	3351 Mallard Lake Pl, Alpharetta, GA 30022	0.89 Miles ¹	Parcel Match
S2 Sold 2	305 Loch Tay Way, Alpharetta, GA 30022	0.76 Miles ¹	Parcel Match
S3 Sold 3	3215 Kingshouse Commons, Alpharetta, GA 30022	0.63 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Amy Shelay Jones 1	Company/Brokerage	Elite REO Services
License No	260309	Address	2524 Emma Way Lawrenceville GA 30044
License Expiration	01/31/2027	License State	GA
Phone	6782273007	Email	amy.jones@elitereo.com
Broker Distance to Subject	12.15 miles	Date Signed	01/09/2023

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.