

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	2447 Doubletree Drive, Acworth, GA 30102	Order ID	7435901	Property ID	30656254
Inspection Date	07/16/2021	Date of Report	07/17/2021		
Loan Number	45603	APN	20001500830		
Borrower Name	Hollyvale Rental Holdings LLC	County	Cobb		

Tracking IDs					
Order Tracking ID	0715BPO_BOTW	Tracking ID 1	0715BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MCCRACKEN,D TUTT JR LIVI TRUST	Condition Comments	
R. E. Taxes	\$3,330		Property has normal wear and tear
Assessed Value	\$109,748		
Zoning Classification	Residential		
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	Remington Trace HOA		
Association Fees	\$600 / Year (Pool,Tennis)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		Property is in an established neighborhood.
Sales Prices in this Neighborhood	Low: \$174250 High: \$430590		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2447 Doubletree Drive	2217 Morning Ct Nw	2580 Centennial Commons Blf	5083 Sherrer Dr Nw
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30102	30102	30102	30102
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.47 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$308,000	\$429,900
List Price \$	--	\$319,900	\$308,000	\$429,900
Original List Date		06/25/2021	03/10/2021	06/18/2021
DOM · Cumulative DOM	-- · --	21 · 22	128 · 129	28 · 29
Age (# of years)	31	30	18	26
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	1 Story Split Level	2 Stories Traditional	1 Story Ranch	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,923	1,820	1,908	2,248
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	3 · 2 · 1	5 · 3 · 1
Total Room #	6	6	6	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	929	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.23 acres	0.35 acres	0.33 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Large 3 bedroom 2 and a half bath home in a quiet Acworth subdivision. Conveniently located to I-75. You have great shopping, restaurants and entertainment at your fingertips! Charming neighborhood offers fantastic amenities! This home is a gem! Make an offer and make it yours!
- Listing 2** www.opendoorhomeloans.com. Seller will respond to all offers beginning on the 8th day after the On Market Date listed below. After that, Seller will review offers on a rolling basis and respond within 24 hours. Download Opendoor app to self-schedule 30m appointment between 9a-7p daily. Home is vacant. To check offer status, access necessary documents & submit offers visit www.opendoor.com/make-offer. Preferred Closing Attorney: O'Kelley & Sorohan, Attorneys at Law, LLC. Showingtime currently unavailable. Preferred Closing Attorney: O'Kelley & Sorohan, Attorneys at Law, LLC. Showingtime currently unavailable.
- Listing 3** Beautifully maintained home near Cobb/Cherokee line with full in-law suite on finished terrace level! Large Master Suite on main boasts separate sitting/reading room, spa-like bath w/ his/her vanities & his/hers closets! Open floor plan features spacious 2- story, fireside family room open to kitchen w/ granite countertops, white cabinetry, desk area, sunny breakfast nook. Large laundry room conveniently located off of kitchen with door to driveway. Upper level features 3 bedrooms all with plenty of closet space & a full bath. The fabulous in-law suite on the terrace level offers a bedroom w/ walk-in closet, full bath, living room, fully equipped kitchen & its own laundry area! NEW roof, 2 NEW water heaters, NEW garage door, NEW garage door opener system, NEWLY painted & finished epoxy floor in garage! NEW water filtration system for entire home, NEW gutter covers, 2 NEW screen glass doors, NEW refrigerator, dishwasher, & washer. Alarm system: all doors & windows have sensors, 6 cameras (3 indoor & 3 outdoor). 2 NEW enclosed aluminum blinds glass frames. More additions to exterior: Landscape lighting, extended concrete in driveway, fire pit, finished deck & more! LOTS of renovations & additions! Move-in ready!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2447 Doubletree Drive	2442 Doubletree Dr Nw	4990 Sawgrass Pl Nw	5000 Sandyhook Ct Nw
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30102	30102	30102	30102
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.12 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$310,000	\$328,000	\$335,000
List Price \$	--	\$310,000	\$328,000	\$335,000
Sale Price \$	--	\$315,000	\$350,000	\$350,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	02/16/2021	05/10/2021	06/04/2021
DOM · Cumulative DOM	-- · --	32 · 32	32 · 32	27 · 27
Age (# of years)	31	32	31	32
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	1 Story Split Level	2 Stories Traditional	2 Stories European	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,923	2,431	2,299	2,072
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	4 · 2	4 · 2 · 1
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	929	--	1,844	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.20 acres	0.31 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$15,840	-\$11,280	-\$4,470
Adjusted Price	--	\$299,160	\$338,720	\$345,530

* Sold 1 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** Beautiful two story home, located in the established community of Remington Trace in Acworth. This home features 4 bedrooms, 2 and half bathrooms, master on the main floor, recently renovated, with new granite counter tops, newer kitchen cabinets, stainless steel appliances will remain in the property, including washer and dryer. New hot tub in patio. Professional landscape fenced backyard. Amenities include: Pool, Tennis, Pool House & Playground. Easy Access to I-75 Express Lanes. Good school district. Highest and Best Offer by Tuesday Jan. 19th at 12 pm.
- Sold 2** **A MUST-SEE! **Beautiful stucco and stone front 4 BED/2.5 BATH on a cul-de-sac w/ unfinished basement. This beautiful, warm & inviting home is every family's dream! With an open concept, plenty of privacy, and a gorgeous backyard this home will surely not disappoint. Full of upgrades. Beautiful kitchen tile and updated cabinetry. Renovated master bed/bath. Spacious secondary bedrooms & upgraded shared bathroom. HVAC less than 1 year. Active Swim/Tennis.
- Sold 3** Gorgeous updated 4 bdrm 2.5 ba home. Minutes off 75! Brick-front traditional in quiet neighborhood Offers so much space with separate formal dining and living area. Open floor plan w/ view to family rm Hardwoods on main. 9ft ceilings, updated kitchen w/ breakfast bar, stone countertops, Oversized master w/ tray ceilings, dual vanities, sep shower/tub. Spacious secondary bedrooms w/ fresh carpet. Huge pristine fenced backyard with space to entertain. Location is close to downtown Acworth and the restaurants, bars, parks, festivals and all the events Acworth plans.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was last on the market in 2018			
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	\$324,900	\$324,900
Sales Price	\$324,900	\$324,900
30 Day Price	\$299,900	--
Comments Regarding Pricing Strategy		
Properties in Acworth are sought after for its proximity to the interstates. Adjustment 30 Per SQFT GLA		

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.

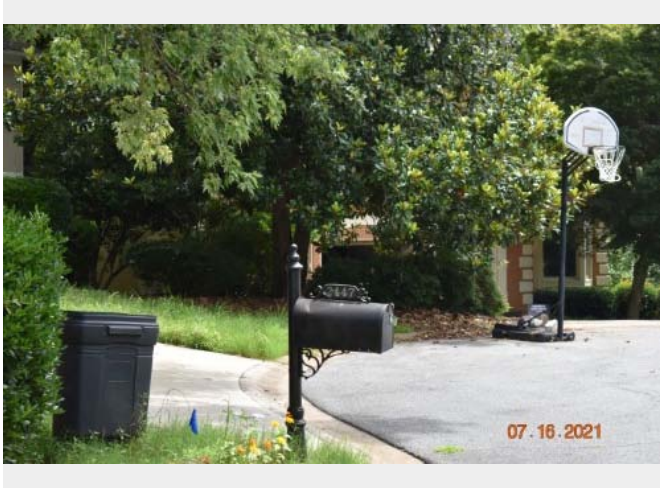
Subject Photos



Front



Address Verification



Address Verification



Street



Street

Listing Photos

L1 2217 Morning Ct NW
Acworth, GA 30102



Front

L3 5083 Sherrer Dr NW
Acworth, GA 30102



Front

Sales Photos

S1 2442 Doubletree Dr NW
Acworth, GA 30102



Front

S2 4990 Sawgrass Pl NW
Acworth, GA 30102



Front

S3 5000 Sandyhook Ct NW
Acworth, GA 30102



Front

ClearMaps Addendum

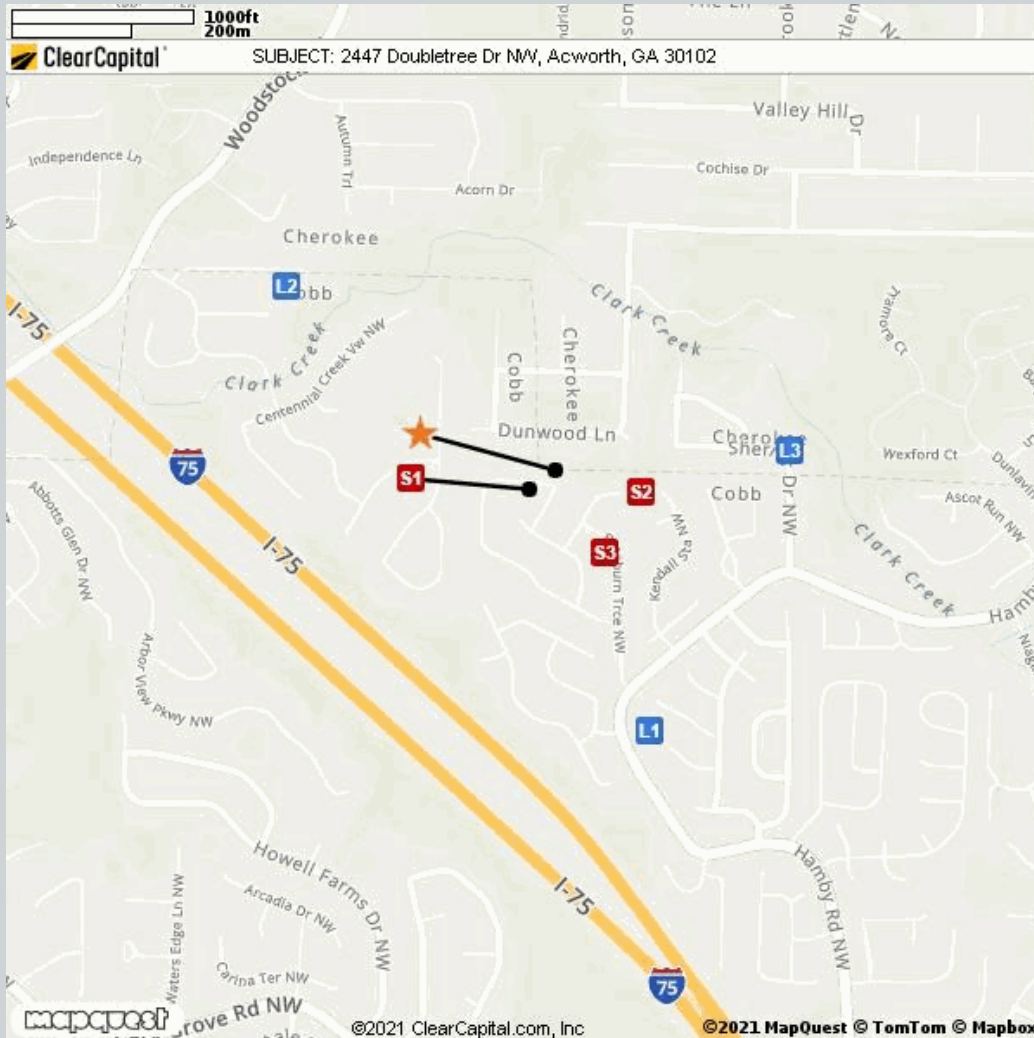
Address ★ 2447 Doubletree Drive, Acworth, GA 30102

Loan Number 45603

Suggested List \$324,900

Suggested Repaired \$324,900

Sale \$324,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2447 Doubletree Drive, Acworth, GA 30102	--	Parcel Match
L1 Listing 1	2217 Morning Ct Nw, Acworth, GA 30102	0.41 Miles ¹	Parcel Match
L2 Listing 2	2580 Centennial Commons Blf, Acworth, GA 30102	0.47 Miles ¹	Parcel Match
L3 Listing 3	5083 Sherrer Dr Nw, Acworth, GA 30102	0.31 Miles ¹	Parcel Match
S1 Sold 1	2442 Doubletree Dr Nw, Acworth, GA 30102	0.05 Miles ¹	Parcel Match
S2 Sold 2	4990 Sawgrass Pl Nw, Acworth, GA 30102	0.12 Miles ¹	Parcel Match
S3 Sold 3	5000 Sandyhook Ct Nw, Acworth, GA 30102	0.15 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	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	10.82 miles	Date Signed	07/16/2021

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.