

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	306 Sweetgum Lane, Dallas, GA 30132	Order ID	7435901	Property ID	30656247
Inspection Date	07/16/2021	Date of Report	07/17/2021		
Loan Number	45604	APN	039006		
Borrower Name	Hollyvale Rental Holdings LLC	County	Paulding		

Tracking IDs

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

General Conditions

Owner	BIDDY VENTURES LLC	Condition Comments	
R. E. Taxes	\$1,807		Property has normal wear and tear.
Assessed Value	\$60,864		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		Property is located in an established neighborhood
Sales Prices in this Neighborhood	Low: \$99000 High: \$352252		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	306 Sweetgum Lane	67 Sweetgum Ln	106 Brookside Ct	109 Bainbridge Way
City, State	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
Zip Code	30132	30132	30132	30132
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.70 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$240,000	\$167,000	\$200,000
List Price \$	--	\$240,000	\$167,000	\$200,000
Original List Date		06/24/2021	07/03/2021	05/19/2021
DOM · Cumulative DOM	-- · --	22 · 23	13 · 14	58 · 59
Age (# of years)	24	24	27	18
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	1.5 Stories Split	1.5 Stories Traditional	1.5 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,116	1,124	1,104	1,610
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2	3 · 2 · 1
Total Room #	5	5	5	6
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	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	576	576	576	--
Pool/Spa	--	--	--	--
Lot Size	0.60 acres	0.50 acres	0.26 acres	0.21 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** This Dallas one-story corner home offers a two-car garage. This home has been virtually staged to illustrate its potential.
- Listing 2** Enter this cozy home through a covered porch into the living room/dining room combination. Living room has a fireplace and ceiling fan. Dining room has access to the small back deck. Kitchen has breakfast bar and white appliances (range hood, gas stove, refrigerator,dishwasher). There is access to the lower level (basement) where there is a 2-car front entry garage, laundry hook-ups and exterior access. Upper level features two spare bedrooms, full hall bath with tub/shower combination and slider enclosure, master bedroom with ceiling fan, and master bath with tub/shower combination with slider enclosure. Investor owned. Property being sold 'as-is' with no disclosures. No HOA. Multiple offer received. Seller asking for highest and best by Friday, July 9th, 2021 at 5pm. Seller will review offers on Saturday, July 10th.
- Listing 3** Back on market due to buyer's inability to acquire financing! Perfect little starter home minutes from the beautiful Dallas community! Walk into a beautiful foyer that is perfect for welcoming your guests and family to this home ready to be made into a cozy nest. Straight through the foyer is the living room that has a fireplace ready for all those stockings to be hung once the holidays roll around! All bedrooms are on the upper level, boasting a Master with its own private bathroom, and down the hall is two bedrooms perfect for kids separated by a Jack-n-Jill bathroom. Come and see this beautiful home ready to be made yours!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	306 Sweetgum Lane	84 Spring Brook Ln	110 Huntington Way	103 Huntington Way
City, State	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
Zip Code	30132	30132	30132	30132
Datasource	Public Records	Public Records	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.37 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$205,000	\$235,000	\$190,000
List Price \$	--	\$205,000	\$230,000	\$190,000
Sale Price \$	--	\$205,000	\$230,000	\$205,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	05/21/2021	06/21/2021	06/16/2021
DOM · Cumulative DOM	-- · --	1 · 0	32 · 32	48 · 48
Age (# of years)	24	17	18	17
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	1 Story Ranch/Rambler	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,116	1,511	1,208	1,140
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	4 · 2	3 · 2
Total Room #	5	5	6	5
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	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	576	--	6,245	624
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.60 acres	0.51 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	-\$9,875	-\$2,300	-\$600
Adjusted Price	--	\$195,125	\$227,700	\$204,400

* 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** Easy living ranch offers sought after open concept. Quaint covered front porch greets your guests. Just inside is the open foyer. Vaulted family room w/cozy fireplace opens to the kitchen & breakfast room, both with hardwood floors. Kitchen features decorative tile backsplash & rich cherry cabinetry. Impressive owner's suite w/dbl tray ceiling. Owner's bath offers 2 vanities & separate garden tub & shower. Curb appeal w/mature landscaping. Fenced backyard w/lush lawn situated on a private homesite. Better than new and move in ready!
- Sold 2** This is it!!! Enjoy this immaculate 3 Bedroom 2 Bath home with an added Bonus Room! Recent updates includes, Brand New HVAC system, enclosed Carport and Roof! Spacious Eat In Kitchen with Island and stainless steel appliances. This home includes pre-wiring for mounted tv's. Master bathroom suite features separate garden tub, bowl sink, granite counter tops and shower. Enjoy your private backyard with an added screen in deck, which also has pre-wiring for tv installation. Wow, This home is featured in a fantastic Location! Extremely convenient for grocery, shopping, restaurants and entertainment within the Dallas and Hiram area. This Home will not last long!
- Sold 3** Beautiful Split Level Home with above ground Swimming Pool! Fenced in yard! Showings only during the day from 9am -6pm. Family Dog in the Garage in the Kennel- not free roaming. Closing shall be with OKelley & Soroan, Browning Parkway, Kennesaw Ga. Closing Date shall be determined between 06/15-06/30. Decision will be made 05/03/2021

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was last on market in 2014			
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

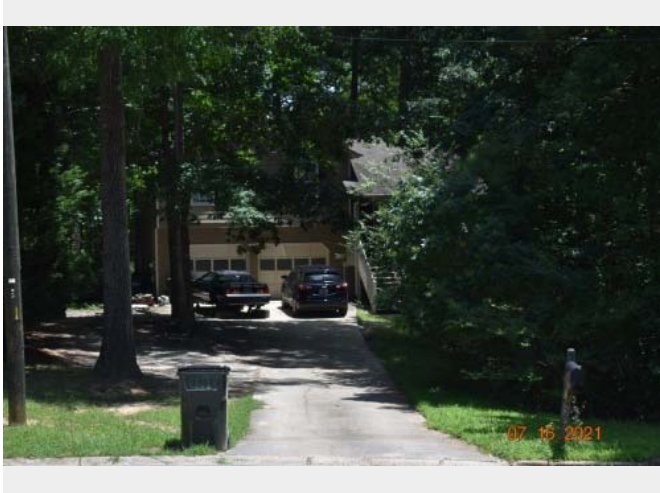
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$203,000	\$203,000
Sales Price	\$203,000	\$203,000
30 Day Price	\$199,900	--
Comments Regarding Pricing Strategy		
Property is located in dallas ga and is sought after for its proximity to Marietta and Atlanta. Adjustment 25 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

Listing Photos

L1 67 Sweetgum Ln
Dallas, GA 30132



Front

L2 106 Brookside Ct
Dallas, GA 30132



Front

L3 109 Bainbridge Way
Dallas, GA 30132



Front

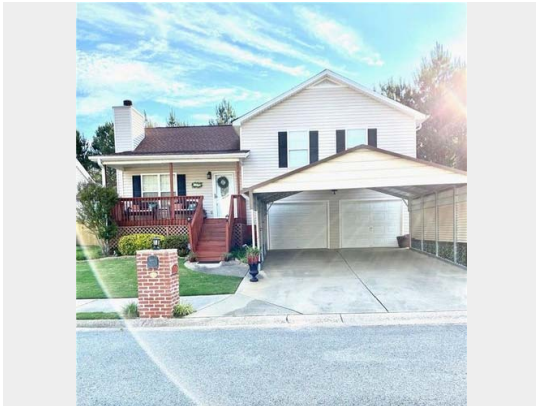
Sales Photos

S1 84 Spring Brook Ln
Dallas, GA 30132



Front

S2 110 Huntington Way
Dallas, GA 30132



Front

S3 103 Huntington Way
Dallas, GA 30132



Front

ClearMaps Addendum

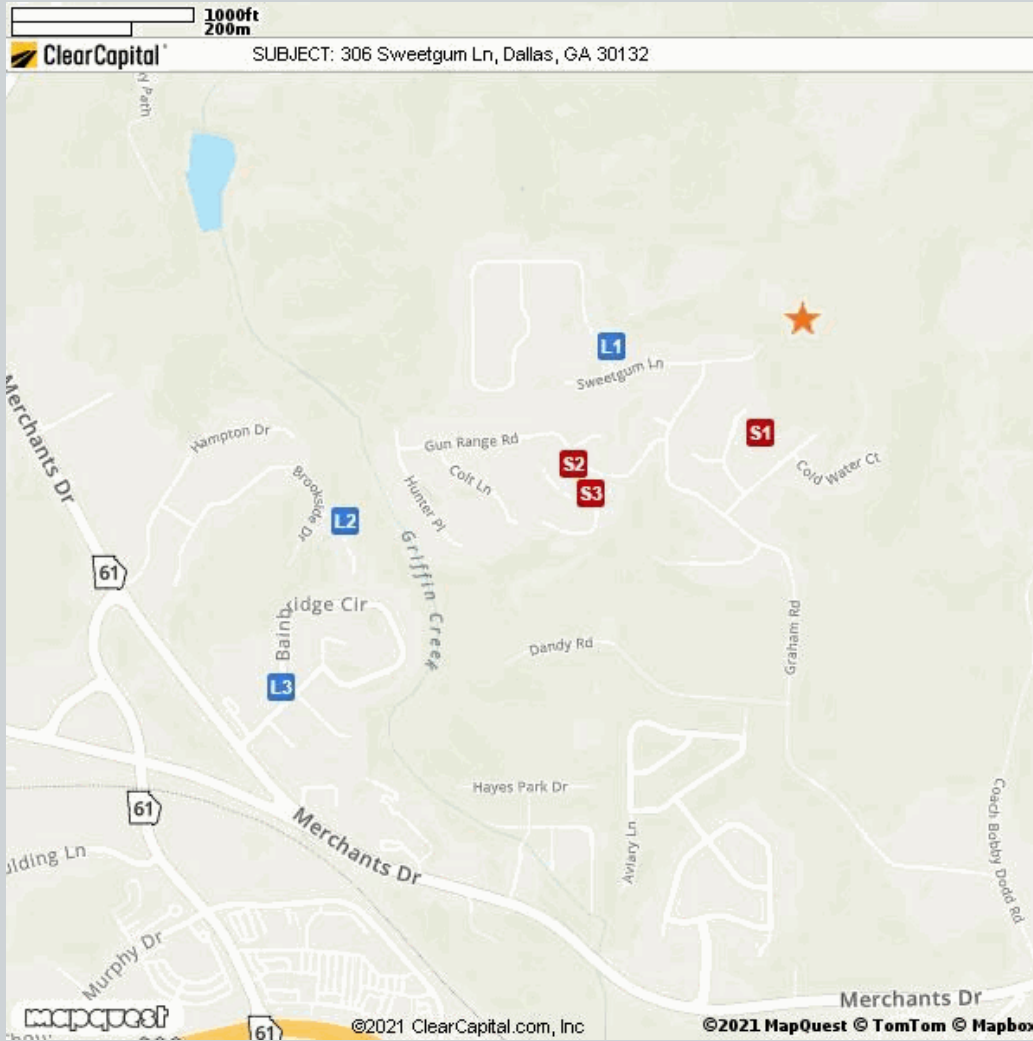
Address ★ 306 Sweetgum Lane, Dallas, GA 30132

Loan Number 45604

Suggested List \$203,000

Suggested Repaired \$203,000

Sale \$203,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	306 Sweetgum Lane, Dallas, GA 30132	--	Parcel Match
L1 Listing 1	67 Sweetgum Ln, Dallas, GA 30132	0.26 Miles ¹	Parcel Match
L2 Listing 2	106 Brookside Ct, Dallas, GA 30132	0.70 Miles ¹	Parcel Match
L3 Listing 3	109 Bainbridge Way, Dallas, GA 30132	0.89 Miles ¹	Parcel Match
S1 Sold 1	84 Spring Brook Ln, Dallas, GA 30132	0.16 Miles ¹	Parcel Match
S2 Sold 2	110 Huntington Way, Dallas, GA 30132	0.37 Miles ¹	Parcel Match
S3 Sold 3	103 Huntington Way, Dallas, GA 30132	0.37 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	11.11 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.