

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.

<b>Address</b>	202 Brookside Drive, Dallas, GA 30132	<b>Order ID</b>	7435901	<b>Property ID</b>	30656246
<b>Inspection Date</b>	07/16/2021	<b>Date of Report</b>	07/17/2021		
<b>Loan Number</b>	45612	<b>APN</b>	030628		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Paulding		

### Tracking IDs

<b>Order Tracking ID</b>	0715BPO_BOTW	<b>Tracking ID 1</b>	0715BPO_BOTW
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	BIDDY VENTURES LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,780		Property has normal wear and tear.
<b>Assessed Value</b>	\$52,568		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

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

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	202 Brookside Drive	106 Brookside Ct	100 Brookside Dr	109 Bainbridge Way
<b>City, State</b>	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
<b>Zip Code</b>	30132	30132	30132	30132
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.12 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$167,000	\$195,000	\$200,000
<b>List Price \$</b>	--	\$167,000	\$230,000	\$200,000
<b>Original List Date</b>		07/03/2021	07/08/2021	05/19/2021
<b>DOM · Cumulative DOM</b>	-- · --	13 · 14	8 · 9	58 · 59
<b>Age (# of years)</b>	28	27	28	18
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	Split Split Level	Split Traditional	1 Story Traditional	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,104	1,104	1,200	1,610
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2 · 1
<b>Total Room #</b>	5	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	No
<b>Basement (% Fin)</b>	0%	0%	100%	0%
<b>Basement Sq. Ft.</b>	576	576	1,152	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.27 acres	0.26 acres	0.39 acres	0.21 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** 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 2** Beautiful Home in Convenient Location. 4 Bedrooms, 2 Baths with Covered Front Porch & Finished Basement. Open Floor Plan with Vaulted Ceilings and Hardwood Floors. Kitchen features Breakfast Bar, Gas Stove & All Appliances Remain. Dining Room with View to Spacious Family Room including Fireplace. Main Level has 3 Bedrooms with Oversized Master. Master Bath with Tub/Shower & Large Closet. Finished Basement features Recreation Space & Fourth Bedroom. Cul-de-sac Home with Private Backyard. Great Location close to Shopping, Dining, and More!
- 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	202 Brookside Drive	238 Brookside Dr	237 Brookside Dr	108 Bainbridge Pl
City, State	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
Zip Code	30132	30132	30132	30132
Datasource	Public Records	MLS	Public Records	Public Records
Miles to Subj.	--	0.08 <sup>1</sup>	0.15 <sup>1</sup>	0.37 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$185,000	\$200,000	\$202,900
List Price \$	--	\$185,000	\$200,000	\$202,900
Sale Price \$	--	\$181,000	\$200,000	\$202,900
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	01/21/2021	05/07/2021	03/30/2021
DOM · Cumulative DOM	-- · --	24 · 24	29 · 62	1 · 0
Age (# of years)	28	27	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	Split Split Level	1 Story Other	Split Split Level	Split Split
# Units	1	1	1	1
Living Sq. Feet	1,104	1,200	1,104	1,532
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 1
Total Room #	5	5	5	4
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)	0%	0%	0%	0%
Basement Sq. Ft.	576	1,152	576	684
Pool/Spa	--	--	--	--
Lot Size	0.27 acres	0.90 acres	0.32 acres	0.32 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,400	\$0	-\$10,700
Adjusted Price	--	\$178,600	\$200,000	\$192,200

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This Dallas one-story cul-de-sac home offers a two-car garage. This home is vacant and cleaned regularly.

**Sold 2** Charming, well-maintained 3 bedroom, 2 bath home with large rocking chair front porch in established neighborhood. Enjoy quiet evenings in the spacious family room by the light of the cozy fireplace, which includes gas logs. The family room flows nicely into the dining room and kitchen, which has newer countertops and a built-in pantry. All appliances stay - gas stove, dishwasher and refrigerator! Upstairs, the master bedroom has a large walk-in closet and garden tub in the master bath. Oversized garage offers workshop space. Furnace is nearly new. Giant back deck extends your living space to the outdoors. Large, wooded backyard gives you the peace and privacy you crave, while the location keeps you close to downtown Dallas, the new Costco and restaurants.

**Sold 3** Beautiful family home located in a very popular neighborhood- homes don't last long here! The flooring was all replaced with gleaming hardwoods, & you notice them when you walk inside! The separate dining room to the left has plenty of room for your large dinner party! The kitchen is well appointed w/wooden cabinets, a spacious pantry & newer appliances! The den features a FP & windows overlooking the private backyard! Upstairs, the 3 bedrooms & 2 baths are large, & the laundry rm is conveniently located by the BRs! All this, a full finished bsmt, & more! Call today!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Proeprty was last on the market in 2013			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$199,900	\$199,900
<b>Sales Price</b>	\$199,900	\$199,900
<b>30 Day Price</b>	\$190,000	--
<b>Comments Regarding Pricing Strategy</b>		
Property is located in dallas ga and is sought after for its proximity to Marietta and Atlanta. Adjustment 25 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

## Listing Photos

**L1** 106 Brookside Ct  
Dallas, GA 30132



Front

**L2** 100 Brookside Dr  
Dallas, GA 30132



Front

**L3** 109 Bainbridge Way  
Dallas, GA 30132



Front



## Sales Photos

**S1** 238 Brookside Dr  
Dallas, GA 30132



Front

**S2** 237 Brookside Dr  
Dallas, GA 30132



Front

**S3** 108 Bainbridge Pl  
Dallas, GA 30132



Front

### ClearMaps Addendum

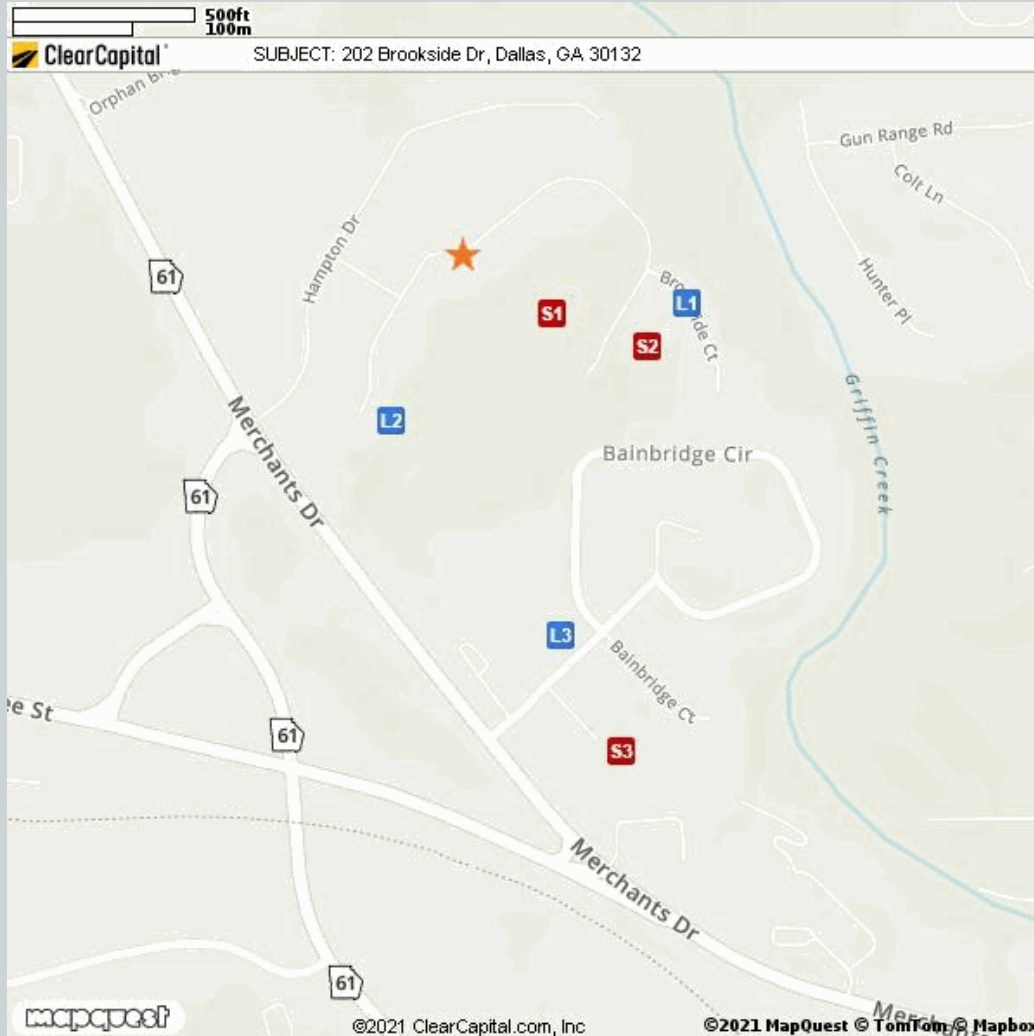
**Address** ★ 202 Brookside Drive, Dallas, GA 30132

**Loan Number** 45612

**Suggested List** \$199,900

**Suggested Repaired** \$199,900

**Sale** \$199,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	202 Brookside Drive, Dallas, GA 30132	--	Parcel Match
L1 Listing 1	106 Brookside Ct, Dallas, GA 30132	0.17 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	100 Brookside Dr, Dallas, GA 30132	0.12 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	109 Bainbridge Way, Dallas, GA 30132	0.28 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	238 Brookside Dr, Dallas, GA 30132	0.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	237 Brookside Dr, Dallas, GA 30132	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	108 Bainbridge Pl, Dallas, GA 30132	0.37 Miles <sup>1</sup>	Parcel Match

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

<sup>2</sup> 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

<b>Broker Name</b>	Daniel Geiman	<b>Company/Brokerage</b>	Exp realty llc
<b>License No</b>	380873	<b>Address</b>	2242 Major Loring Way SW Marietta GA 30064
<b>License Expiration</b>	07/31/2025	<b>License State</b>	GA
<b>Phone</b>	6787613425	<b>Email</b>	Daniel.geiman@exprealty.com
<b>Broker Distance to Subject</b>	11.91 miles	<b>Date Signed</b>	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:

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