

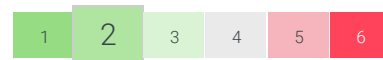
Subject Details

PROPERTY TYPE	GLA
SFR	2,500 Sq. Ft.
BEDS	BATHS
4	3.1
STYLE	YEAR BUILT
Traditional	2019
LOT SIZE	OWNERSHIP
0.20 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Driveway	2 Car(s)
HEATING	COOLING
Central	Central
COUNTY	APN
Dekalb	15 206 03 079

Analysis Of Subject

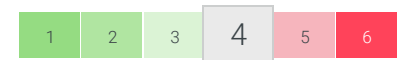
Provided by Appraiser

CONDITION RATING



Virtually all building components are new or have been recently repaired, refinished, or rehabilitated.

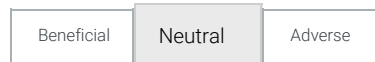
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

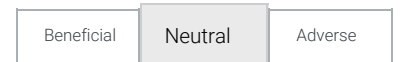
VIEW

🏠 Residential



LOCATION

🏠 Residential



SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Per online photos, the subject is considered to be in good/new condition with no noted repairs. Per aerial, there were no negative external factors that would have an adverse impact on the subject's marketability and/or value.

Sales Comparison

Provided by
Appraiser

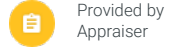
	 <p>184 Clay St Se Atlanta, GA 30317</p>	 <p>296 Warren St Se Atlanta, GA 30317</p>	 <p>1677 Stanwood Ave Se Atlanta, GA 30317</p>	 <p>112 Wyman St Se Atlanta, GA 30317</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.35 miles	0.25 miles	0.21 miles
DATA/ VERIFICATION SOURCE	MLS	MLS	Public Records	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	04/24/2020	01/01/2020	09/10/2020
SALE PRICE/PPSF	--	\$600,000 \$281/Sq. Ft.	\$603,000 \$254/Sq. Ft.	\$615,000 \$283/Sq. Ft.
CONTRACT/ PENDING DATE	--	08/08/2020	Unknown	11/14/2020
SALE DATE	--	09/18/2020	10/23/2020	11/30/2020
DAYS ON MARKET	--	147	0	81
LOCATION	N; Res	N; Res	N; Res	A; BsyRd \$500
LOT SIZE	0.20 Acre(s)	0.40 Acre(s)	0.20 Acre(s)	0.20 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Traditional	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	2	8	6	2
CONDITION	C2	C3	C3	C2
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	8/4/3.1	7/3/2 \$12,000	8/4/3 \$3,500	9/5/3 -\$1,000
GROSS LIVING AREA	2,500 Sq. Ft.	2,132 Sq. Ft. \$18,400	2,376 Sq. Ft. \$6,200	2,176 Sq. Ft. \$16,200
BASEMENT	None	Full; 1010 -\$25,250	None	None
HEATING	Central	Central	Central	Central
COOLING	Central	Central	Central	Central
GARAGE	2 DW	2 GD -\$8,000	2 GD -\$8,000	2 DW
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-0.48% -\$2,850	0.28% \$1,700	2.55% \$15,700
GROSS ADJUSTMENTS		10.61% \$63,650	2.94% \$17,700	2.88% \$17,700
ADJUSTED PRICE		\$597,150	\$604,700	\$630,700

Sales Comparison (Continued)

Provided by
Appraiser

		MOST COMPARABLE			
	 <p>184 Clay St Se Atlanta, GA 30317</p>	 <p>103 Dearborn St Se Atlanta, GA 30317</p>			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.20 miles			
DATA/ VERIFICATION SOURCE	MLS	MLS			
LIST PRICE	--	--			
LIST DATE	--	05/21/2021			
SALE PRICE/PPSF	--	\$775,000	\$315/Sq. Ft.		
CONTRACT/ PENDING DATE	--	05/30/2021			
SALE DATE	--	06/14/2021			
DAYS ON MARKET	--	24			
LOCATION	N; Res	N; Res			
LOT SIZE	0.20 Acre(s)	0.30 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Traditional	Traditional			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	2	5			
CONDITION	C2	C2			
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	8/4/3.1	8/4/3.1			
GROSS LIVING AREA	2,500 Sq. Ft.	2,464 Sq. Ft.			
BASEMENT	None	Full; 1232	-\$30,800		
HEATING	Central	Central			
COOLING	Central	Central			
GARAGE	2 DW	2 DW			
OTHER	--	--	--	--	--
OTHER	--	--	--	--	--
NET ADJUSTMENTS			-3.97% - \$30,800		
GROSS ADJUSTMENTS			3.97% \$30,800		
ADJUSTED PRICE			\$744,200		

Value Conclusion + Reconciliation



\$630,000
AS-IS VALUE

0-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Search parameters up to one mile of the subject. The sales bracket the subject in major characteristics/features such as age, bed/bath count, condition, and GLA. The sales are considered to be proximate, relevant, and appropriate. The sales are considered to provide support for the subject final market value. The sales utilized are the best available sales.

EXPLANATION OF ADJUSTMENTS

Although some of the sales have a C3 condition rating, no age adjustments were applied due to the sales are considered to be similar to the subject in effective age. Bedrooms adjusted at \$4,500, full baths adjusted at \$4,000, half baths adjusted at \$3,500, GLA adjusted at \$50.00 per sf, and finished basement adjusted at \$25 per sf.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Search parameters up to one mile of the subject. The sales bracket the subject in major characteristics/features such as age, bed/bath count, condition, and GLA. The sales are considered to be proximate, relevant, and appropriate. The sales are considered to provide support for the subject final market value. The sales utilized are the best available sales. Most weight is given to sale four.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Per online photos, the subject is considered to be in good/new condition with no noted repairs. Per aerial, there were no negative external factors that would have an adverse impact on the subject's marketability and/or value.

Neighborhood and Market

From Page 8

The subject's neighborhood is located near schools, commerce, and roads leading to highway access. The subject's area has similar homes in equal communities with supporting values. The neighborhood consists of homes with different style, parking, and construction. Style/design does not impact values. Values may vary based on location, construction, condition, SqFt, parking and amenities.

Analysis of Prior Sales & Listings

From Page 6

The subject has been listed within the prior year and has sold within the prior three years of the effective date.

Highest and Best Use Additional Comments

The subject highest and best use is its current use which is SFR.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

Yes

LISTING STATUS

Listed in Past Year

DATA SOURCE(S)

MLS

EFFECTIVE DATE

09/14/2021

Event	Date	Price	Data Source
● Expired	Jul 23, 2021	\$579,900	MLS 6690371
● Withdrawn	Jul 17, 2021	\$579,900	MLS 8746708
● Contingent	Sep 23, 2020	\$579,900	MLS 8746708
● Pending	Sep 23, 2020	\$579,900	MLS 6690371
● Active	Aug 13, 2020	\$579,900	MLS 6690371
● Pending	Aug 7, 2020	\$579,900	MLS 6690371
● Active	Jun 19, 2020	\$579,900	MLS 6690371
● Active	May 11, 2020	\$584,900	MLS 6690371
● Active	Apr 9, 2020	\$594,900	MLS 8746708
● Withdrawn	Mar 21, 2020	\$669,000	MLS 8641276
● Withdrawn	Mar 21, 2020	\$659,000	MLS 8693779
● Withdrawn	Mar 21, 2020	\$625,000	MLS 8694477
● Withdrawn	Mar 21, 2020	\$699,900	MLS 8473368
● Active	Mar 19, 2020	\$599,900	MLS 6690371
● Active	Mar 3, 2020	\$604,900	MLS 8746708
● Withdrawn	Mar 3, 2020	\$625,000	MLS 6682601
● Active	Feb 18, 2020	\$625,000	MLS 6682601
● Expired	Feb 14, 2020	\$625,000	MLS 6666455
● Expired	Jan 14, 2020	\$625,000	MLS 6642942
● Active	Jan 13, 2020	\$625,000	MLS 6666455
● Active	Dec 22, 2019	\$625,000	MLS 6642942
● Active	Dec 4, 2019	\$635,000	MLS 6642942
● Active	Nov 17, 2019	\$649,900	MLS 6642942
● Active	Nov 8, 2019	\$659,000	MLS 8694477
● Withdrawn	Nov 7, 2019	\$669,000	MLS 6601990
● Active	Oct 25, 2019	\$669,000	MLS 6601990
● Active	Sep 12, 2019	\$689,000	MLS 8641276

● Withdrawn	Aug 13, 2019	\$699,900	MLS 6088735
● Active	Aug 9, 2019	\$699,900	MLS 6088735
● Active	Jun 13, 2019	\$680,000	MLS 6088735
● Active	Oct 18, 2018	\$679,900	MLS 8473368
● Sold	May 14, 2018	\$200,000	Tax Records

SALES AND LISTING HISTORY ANALYSIS

The subject has been listed within the prior year and has sold within the prior three years of the effective date.


ClearVal Plus
by ClearCapital

184 Clay St SE
Atlanta, GA 30317

46230
Loan Number

\$630,000
● As-Is Value

Subject Details - Cont.

 Provided by Appraiser

Order Information	
BORROWER	LOAN NUMBER
Catamount Properties 2018 LLC	46230
PROPERTY ID	ORDER ID
31002388	7568710
ORDER TRACKING ID	TRACKING ID 1
0908CV	0908CV

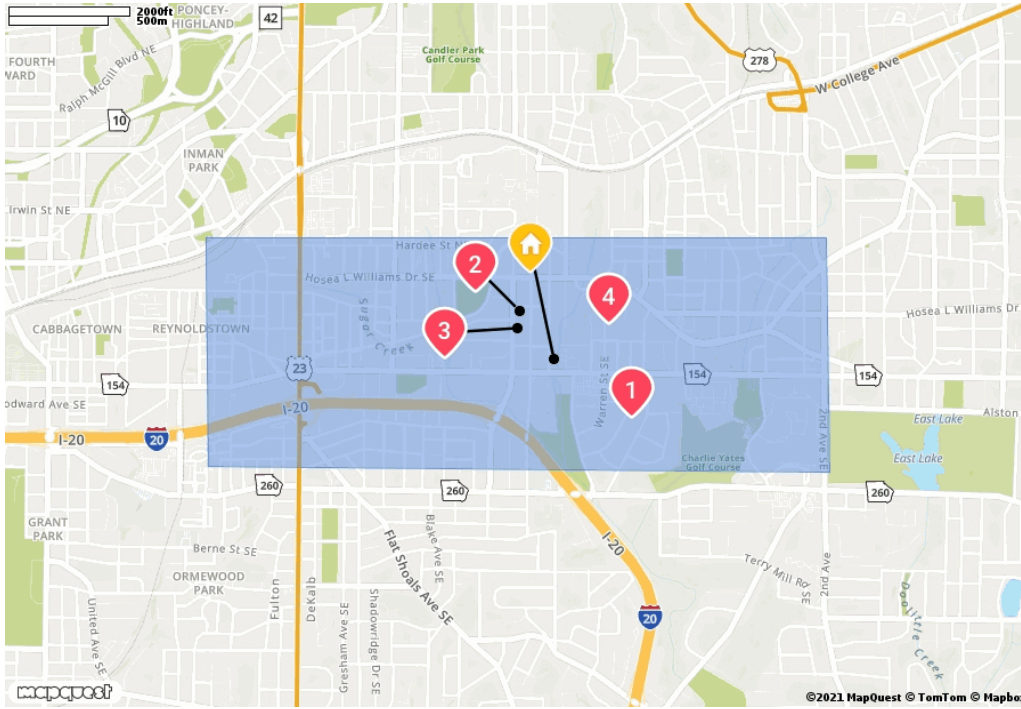
Legal	
OWNER	ZONING DESC.
CREATE A STEADY HUSTLE LLC	Residential
ZONING CLASS	ZONING COMPLIANCE
R5	Legal
LEGAL DESC.	
District 61	

Highest and Best Use	
IS HIGHEST AND BEST USE THE PRESENT USE	
Yes	
PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
✓	✓
LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE?
✓	✓

Economic		
R.E. TAXES	HOA FEES	PROJECT TYPE
\$2,203	N/A	N/A
FEMA FLOOD ZONE		
13089C0127J		
FEMA SPECIAL FLOOD ZONE AREA		
No		

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

480

Months Supply

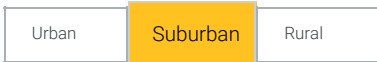
1.7

Avg Days Until Sale

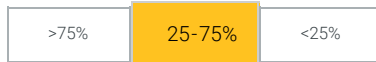
10

Subject Neighborhood as defined by the Appraiser

TYPE



BUILT-UP



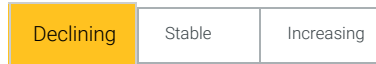
NEIGHBORHOOD & MARKET COMMENTS

The subject's neighborhood is located near schools, commerce, and roads leading to highway access. The subject's area has similar homes in equal communities with supporting values. The neighborhood consists of homes with different style, parking, and construction. Style/design does not impact values. Values may vary based on location, construction, condition, SqFt, parking and amenities.

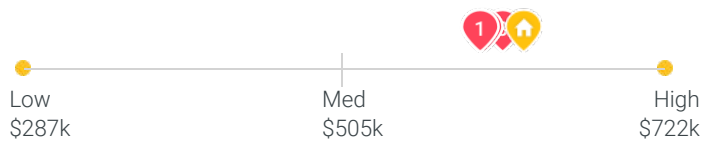
DEMAND / SUPPLY



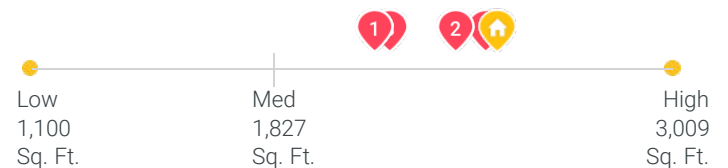
VALUES



PRICE



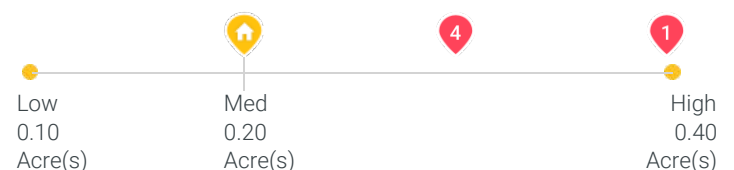
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street

Comparable Photos

Provided by
Appraiser

1 296 Warren St SE
Atlanta, GA 30317



Front

2 1677 Stanwood Ave SE
Atlanta, GA 30317



Front

3 112 Wyman St SE
Atlanta, GA 30317



Front

Comparable Photos

Provided by
Appraiser

4 103 Dearborn St SE
Atlanta, GA 30317



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Fyodor Goroshin, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Fyodor Goroshin and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

Charnette Ponder

EFFECTIVE DATE

09/10/2021

DATE OF REPORT

09/14/2021

LICENSE #

261164

STATE

GA

EXPIRATION

11/30/2021

COMPANY

Ponder & Associates

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Vacant	No	Detached
PARKING TYPE	STORIES	UNITS
Driveway; 2 spaces	2	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓ Good	The subject property is currently in good marketable condition and in line with all market expectations.
SIGNIFICANT REPAIRS NEEDED	✓ No	The subject is in good condition with no repairs needed.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	No zoning violations noted at the time of the inspection. No information of potential zoning changes for the subject property available.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	The subject conforms to the neighborhood in quality, age, style, and size. Condition of the neighborhood is average, and no adverse factors noted at the time of the inspection.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	The average condition of neighboring properties is average to good.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	No boarded or vacant properties were noted at the time of the inspection.
SUBJECT NEAR POWERLINES	✓ No	The subject is not located near powerlines.
SUBJECT NEAR RAILROAD	✓ No	The subject is not located near railroads.
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	Commercial properties located within 1,000' of the subject does not adversely affect its marketability.

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	The subject is not located in the flight path of an airport.
ROAD QUALITY	✓	Good	The neighborhood road quality is good.
NEGATIVE EXTERNALITIES	✓	No	No adverse factors observed.
POSITIVE EXTERNALITIES	✓	Yes	Public support facilities are located within 1.0 mile of the subject property.

Repairs Needed

Exterior Repairs		
ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Fyodor Goroshin/	294867	Fyodor Goroshin	First United Realty	09/10/2021