

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	2355 Brownstone Court, Marietta, GEORGIA 30062	Order ID	8444660	Property ID	33346307
Inspection Date	09/28/2022	Date of Report	09/28/2022		
Loan Number	46376	APN	16067400470		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs

Order Tracking ID	09.26.22 BPO	Tracking ID 1	09.26.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	Property has recently been renovated.
R. E. Taxes	\$951		
Assessed Value	\$142,164		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Lockbox)		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Property is located in an established neighborhood with like condition properties
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$350000 High: \$1200000		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2355 Brownstone Court	2315 Brownstone Ct	2613 Murdock Rd	2965 Village Dr
City, State	Marietta, GEORGIA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30062	30062	30062	30062
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.43 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$485,000	\$550,000	\$584,000
List Price \$	--	\$485,000	\$515,000	\$524,000
Original List Date		08/04/2022	09/01/2022	07/11/2022
DOM · Cumulative DOM	-- · --	55 · 55	27 · 27	79 · 79
Age (# of years)	41	41	33	32
Condition	Good	Good	Good	Good
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 Split Level	2 Stories Traditional	1 Story Ranch/Rambler	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,398	2,098	2,240	2,662
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	8	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	Yes	Yes	No
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	500	507	992	--
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	0.57 acres	.49 acres	0.47 acres
Other	--	--	--	--

* Listing 2 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** Expansive two story home situated on a sprawling wooded lot. 4BR/2.1BA. Hardwood floors! Separate dining room and home office. Spacious family room is beaming with tons of natural light and has a beautiful brick fireplace. Eat-in kitchen with white cabinetry, granite countertops, stainless appliances and a pantry. Oversized primary suite features a fireplace, great for those cold winter nights, a walk-in closet and double vanities. Sizeable secondary bedrooms. The basement has finished space, perfect for a recreational room or exercise room. Enjoy outdoor living on the wrap around front porch or on the huge back deck, overlooking the wooded and fenced in backyard! Close proximity to schools, shopping, dining and local parks! Click the Virtual Tour link to view the 3D Tour.
- Listing 2** Ranch home in highly desirable Ashely Hall in Murdock/Pope district! This 3 bedroom, 2.5 bath has been well cared for it and the owner hates to leave it. Huge family room with beautiful stone fireplace overlooks the level private backyard. Kitchen has ample space with a breakfast area as well . Large separate dining room and large sunroom flow nicely into the main living area. Partial basement is unfinished and provides great storage or can be finished. Great swim/tennis community.
- Listing 3** A lovely home in Prime east cobb location . Across the street from Murdock elementary . Award winning schools . 4 BR 2.5 BA plus 2 bonus rooms on the third floor that can be used as office ,play area or a man cave . Specious open floor plan . Updated flooring and kitchen with granite counter top and stainless steel appliances . Hardwood floor and ceramic tiles on the first level .Close to shopping ,restaurants and entertainment .Nice level corner lot with a large fenced in back yard .

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2355 Brownstone Court	2900 Cheshire Dr	2363 Prince Howard Way	2733 Bentwood Dr
City, State	Marietta, GEORGIA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30062	30062	30062	30062
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.09 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$540,000	\$575,000	\$539,900
List Price \$	--	\$540,000	\$575,000	\$539,900
Sale Price \$	--	\$545,000	\$555,000	\$539,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/19/2022	07/22/2022	06/28/2022
DOM · Cumulative DOM	-- · --	25 · 25	42 · 42	25 · 25
Age (# of years)	41	46	42	44
Condition	Good	Good	Good	Good
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 Split Level	2 Stories Traditional	2 Stories Traditional	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,398	2,628	3,036	2,350
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3 · 1	5 · 3 · 1	4 · 3
Total Room #	8	8	9	7
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)	100%	50%	50%	0%
Basement Sq. Ft.	500	1,040	599	--
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	0.62 acres	0.46 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	-\$18,550	-\$28,830	-\$1,370
Adjusted Price	--	\$526,450	\$526,170	\$538,530

* 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** Rare East Cobb find a large home on a very private large corner lot located at the end of a quiet street in a non-HOA subdivision Wellington Forest which is within walking distance of Murdock Elementary. Stunning hickory hardwood floors throughout the entire main floor. This home has everything living room, dining room, family room with fireplace and built-in shelves, large kitchen with an eat in breakfast area looking out onto a screened back porch and deck, and a finished basement with a full bathroom. There is a large open screened in porch off the kitchen which has an open deck area next to this space. The bedrooms are all oversized with large closets. The outside of the home stands out with beautiful professional landscaping, a fresh poured driveway, and a new decorative stone retaining wall. The backyard is private and fenced perfect for entertaining family, friends, and a great open space for pets to securely play outside. There are updates throughout the entire home, double paned windows, French door, new upstairs air conditioner, newer kitchen counter tops, fresh paint, updated bathrooms, leaf filter gutter guards, new gutters, newer upstairs carpeting, and fresh landscaping. The basement has storage areas, bar area, and a large open entertainment area. The backyard has a signature treated 16X10X9 loft/workbench with a ramp. This shed offers additional storage area for the homeowner. This home is located in top ranked award-winning schools. Top private school options are close. Membership is available to communities that offer Swim and Tennis in close proximity to Wellington Forest. Close to shopping, dining, entertainment, sport complexes, the Chattahoochee River Recreation areas, I-75, and GA400.
- Sold 2** This is the home you've been waiting for in a family friendly neighborhood within walking distance to Murdock Elementary School! The rocking chair front porch is the perfect spot to enjoy a cup of coffee, read a book, take a call or wait for the kids to get home! This is a rare 5 bedroom floorpan with a large bedroom and full bath on the main floor. Upstairs, there is the Master plus three more bedrooms, all with new carpeting. One bedroom has it's own back staircase and could be used as a bonus room or office. The kitchen is open to the family room and ready for your finishing touches. Find your escape on the beautiful screened in porch while enjoying the expansive back yard. There is a greenhouse ideal for the casual gardener or flower enthusiast! The finished basement offers extra family space with all new flooring plus an additional 1/2 bath. All the things you cannot see: new front door, new garage door, new windows throughout, new HVAC, new Hot water heater! Do you want swim/tennis? You have the convenient option to join Post Oak for swim/tennis if you so choose! All this in the Pope High School district! This won't last long!
- Sold 3** AMAZING TOTALLY RENOVATED RANCH IN WONDERFUL NO HOA NEIGHBORHOOD! POPE HIGH SCHOOL DISTRICT! WONDERFUL ONE LEVEL LIVING WITH AMAZING UPDATES AND UPGRADES! DECORATOR DESIGNS AND SELECTIONS! ALL NEW LUXURY VINYL FLOORING, CUSTOM PAINT, CUSTOM LIGHT FIXTURES, KITCHEN COMPLETELY REDESIGNED WITH CUSTOM CABINETS, HARDWARE, STAINLESS STEEL APPLIANCES, CUSTOM STAINLESS FARMHOUSE SINK! UPGRADED FAUCET! OPEN FLOWING FLOORPLAN! LIGHT AND BRIGHT! WONDERFUL STONE FLOOR TO CEILING FIREPLACE IN VAULTED GREAT ROOM! 4 LARGE BEDROOMS! NEW CARPET, 3 FULL BATHROOMS TOTALLY RENOVATED TO PERFECTION WITH CUSTOM TILE WORK, CUSTOM CABINETS, CUSTOM MIRRORS, CUSTOM LIGHTING! EVERY DETAIL WAS SELECTED BY DESIGNER...DOWN TO THE HARDWARE! LARGE CLOSETS! FLEXIBLE FLOORPLAN OFFERS 4TH BEDROOM SUITE THAT HAS A PRIVATE ENTRANCE! NICE LEVEL PRIVATE BACKYARD--YOU DON'T WANT TO MISS THIS EAST COBB BEAUTY! THE LOCATION...THE SCHOOLS... NO HOA...AND THE HOUSE IS AMAZING!!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property is pending at this time			
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

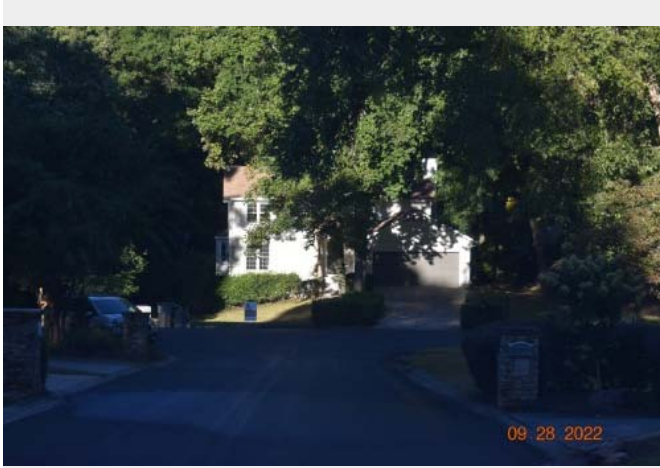
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$538,000	\$538,000
Sales Price	\$538,000	\$538,000
30 Day Price	\$529,900	--
Comments Regarding Pricing Strategy		
Property is located in Marietta Ga. Area is sought after for its proximity to the interstates, Atlanta, KSU and Truist Park. Adjustments 35 SQFT GLA 3500 Bedroom 3000 Bathroom 2450 Half Bath		

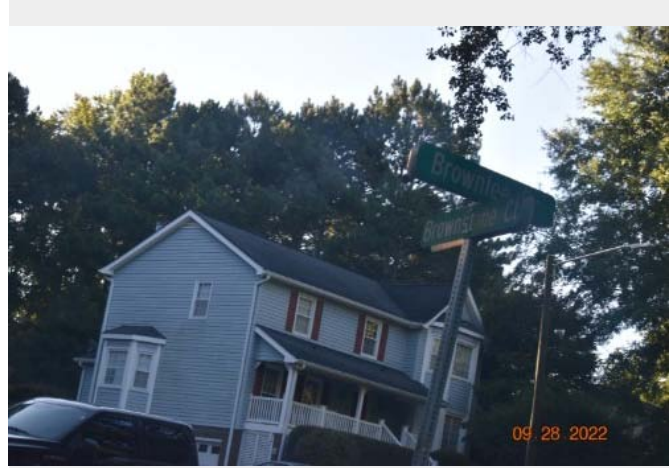
Clear Capital Quality Assurance Comments Addendum

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.
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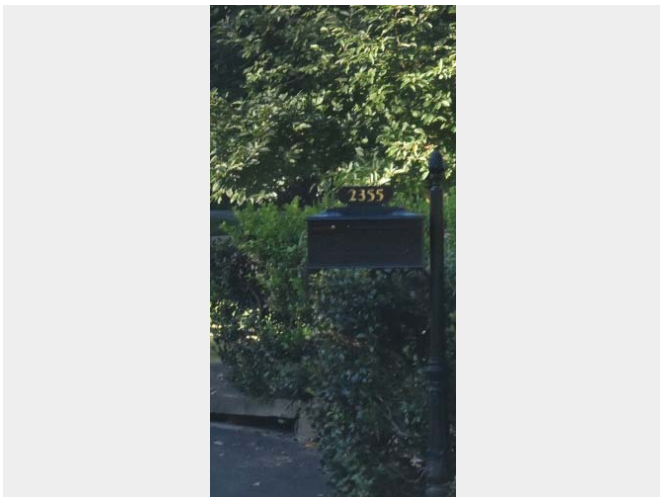
Subject Photos



Front



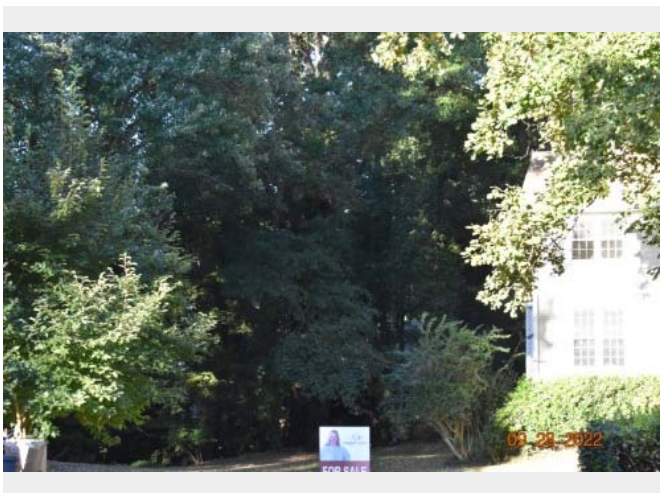
Address Verification



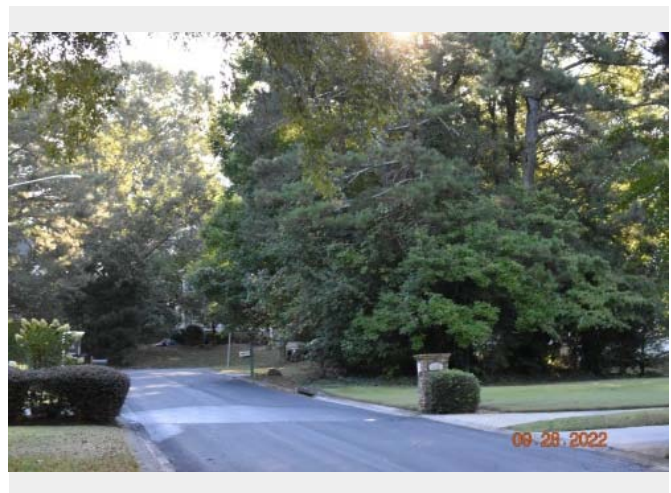
Address Verification



Side

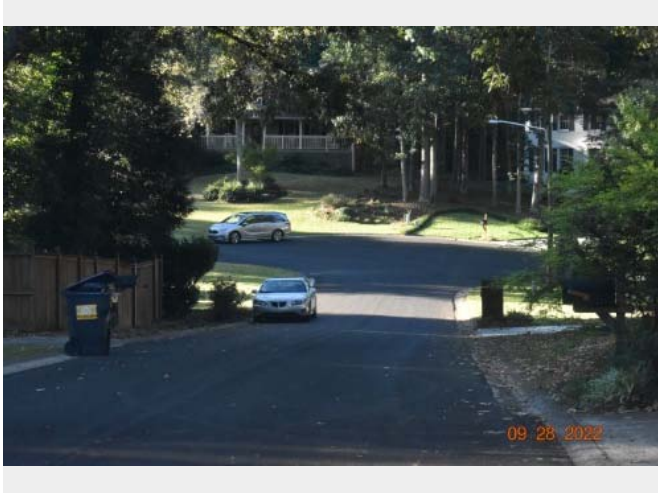


Side



Street

Subject Photos



Street

Listing Photos

L1 2315 Brownstone Ct
Marietta, GA 30062



Front

L2 2613 Murdock Rd
Marietta, GA 30062



Front

L3 2965 Village Dr
Marietta, GA 30062



Front

Sales Photos

S1 2900 Cheshire Dr
Marietta, GA 30062



Front

S2 2363 Prince Howard Way
Marietta, GA 30062



Front

S3 2733 Bentwood Dr
Marietta, GA 30062



Front

ClearMaps Addendum

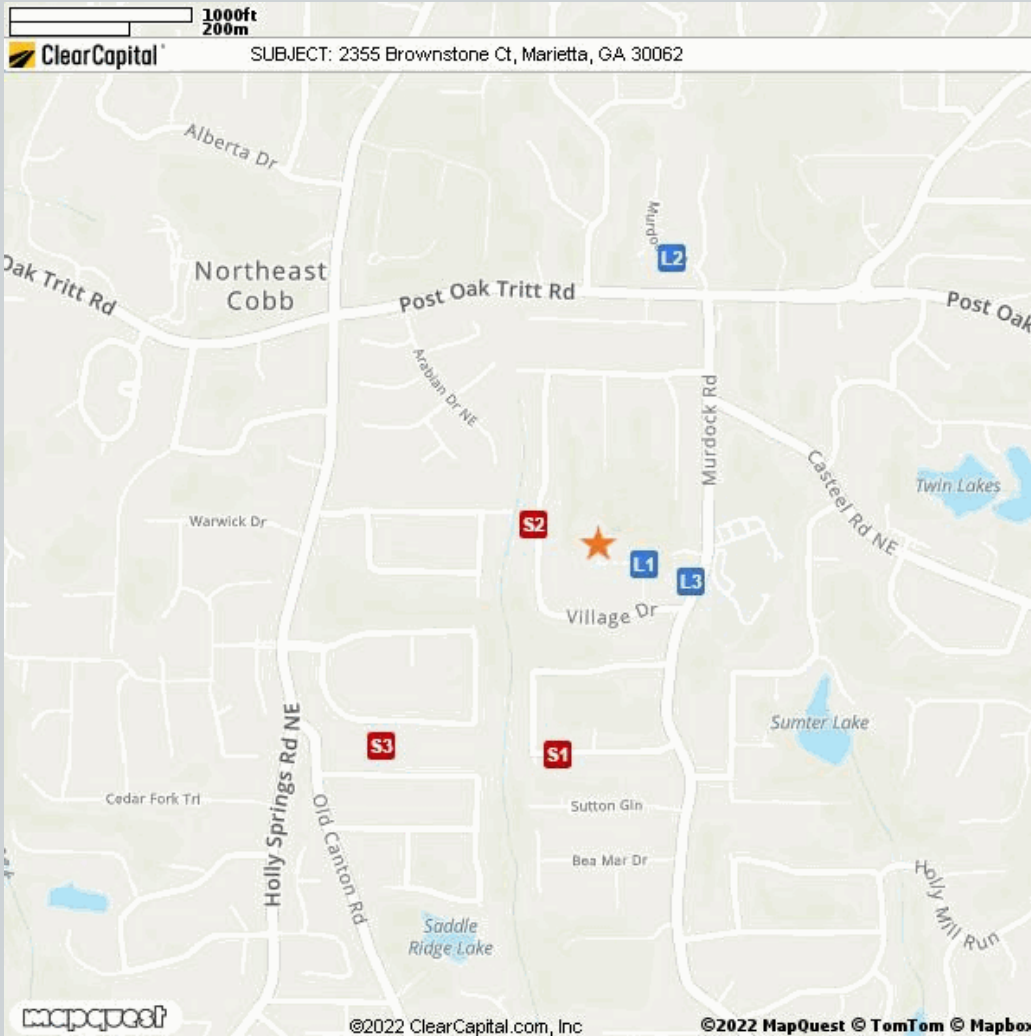
Address ★ 2355 Brownstone Court, Marietta, GEORGIA 30062

Loan Number 46376

Suggested List \$538,000

Suggested Repaired \$538,000

Sale \$538,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2355 Brownstone Court, Marietta, Georgia 30062	--	Parcel Match
L1 Listing 1	2315 Brownstone Ct, Marietta, GA 30062	0.08 Miles ¹	Parcel Match
L2 Listing 2	2613 Murdock Rd, Marietta, GA 30062	0.43 Miles ¹	Parcel Match
L3 Listing 3	2965 Village Dr, Marietta, GA 30062	0.15 Miles ¹	Parcel Match
S1 Sold 1	2900 Cheshire Dr, Marietta, GA 30062	0.29 Miles ¹	Parcel Match
S2 Sold 2	2363 Prince Howard Way, Marietta, GA 30062	0.09 Miles ¹	Parcel Match
S3 Sold 3	2733 Bentwood Dr, Marietta, GA 30062	0.41 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	10.53 miles	Date Signed	09/28/2022

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.