

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	6235 Stillwood Lane, Cumming, GA 30041	Order ID	8232010	Property ID	32803242
Inspection Date	05/27/2022	Date of Report	05/28/2022		
Loan Number	47257	APN	250-000-220		
Borrower Name	Catamount Properties 2018 LLC	County	Forsyth		

Tracking IDs

Order Tracking ID	05.25.22_BPO_Updates	Tracking ID 1	05.25.22_BPO_Updates
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$3,530	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$127,844		
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	The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$510,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6235 Stillwood Lane	6005 Stargazer Way	4745 Leatherstone Way	6125 Woodberry Walk
City, State	Cumming, GA	Cumming, GA	Cumming, GA	Cumming, GA
Zip Code	30041	30028	30028	30028
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.40 ¹	1.21 ¹	1.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$447,960	\$399,900	\$395,000
List Price \$	--	\$467,825	\$399,900	\$395,000
Original List Date		02/22/2022	04/27/2022	05/12/2022
DOM · Cumulative DOM	-- · --	92 · 95	28 · 31	13 · 16
Age (# of years)	6	1	14	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	2 Stories Colonial	2 Stories Colonial	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,996	3,002	2,558	3,456
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3	4 · 2 · 1	4 · 2 · 1
Total Room #	9	10	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	50%	0%	50%
Basement Sq. Ft.	--	1,500	--	1,316
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.24 acres	0.22 acres	0.55 acres
Other	None	None	None	None

* 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.

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

Listing 1 This home had ample counter space, the large working kitchen island and bright open kitchen has plenty of entertaining power . The second floor owner's suite connects to the spa bath with with dual vanities, tile shower and two large walk-in closets.

Listing 2 4 BEDROOM/ 2.5 BATHROOM RANCH HOME. The kitchen is definitely the heart of the home with appliances, breakfast bar, prep island & breakfast room. This home has been with interior and exterior paint and flooring throughout.

Listing 3 4BR/2.5BA, 2,140sqft property stuns with an inviting front porch and tidy landscaping. The home Bath includes Dual Vanity Sinks, Separate Shower & Tub, and Walk-in Closet.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6235 Stillwood Lane	46 Fernbrook Trail	197 Barnwood Lane	6230 Philips Creek Drive
City, State	Cumming, GA	Dawsonville, GA	Dawsonville, GA	Cumming, GA
Zip Code	30041	30534	30534	30041
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.90 ²	1.90 ²	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$396,990	\$381,990	\$345,000
List Price \$	--	\$401,990	\$381,990	\$345,000
Sale Price \$	--	\$401,990	\$381,990	\$354,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/26/2022	03/04/2022	12/17/2021
DOM · Cumulative DOM	-- · --	148 · 148	178 · 178	31 · 31
Age (# of years)	6	1	1	25
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,996	2,804	2,804	2,816
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3	5 · 3	5 · 2 · 1
Total Room #	9	10	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	50%
Basement Sq. Ft.		--	--	1,450
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.23 acres	0.16 acres	0.11 acres	0.63 acres
Other	None	None	None	None
Net Adjustment	--	-\$20	+\$230	-\$4,400
Adjusted Price	--	\$401,970	\$382,220	\$349,600

* 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** Highly sought after , Hanover plan home. Kitchen features white cabinets, granite countertops, and pantry. Kitchen overlooks family room with corner black slate tile fireplace. -1500/Bed, -1250/bath, 2880/gla, 350/lot, -500/age.
- Sold 2** Kitchen features white cabinets, granite countertops, and pantry. Kitchen overlooks family room with corner black slate tile fireplace. -1500/Bed, -1250/bath, 2880/gla, 600/lot, -500/age.
- Sold 3** The main floor features a bright kitchen with white cabinets & granite countertops, a vaulted ceiling living room with a fireplace, separate formal dining room, and a MASTER ON MAIN bedroom with tray ceilings and French doors that open up to the back deck and pool. -1500/Bed, 2700/gla, -2000/lot, 1900/age,-500/Basement, -5000/Pool.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Limited sales activity in neighborhood.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/04/2021	\$383,000	--	--	Sold	12/07/2021	\$383,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$403,000	\$403,000
Sales Price	\$384,000	\$384,000
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. Value best supported by sold comp 2 and list comp 2, being the most comparable to the subject. Due to the lack of more suitable comparisons, it was necessary to exceed over 1 mile and guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. All the necessary adjustments are made. Subject appears to be currently occupied verified from the tax record. Proximity to the highway and commercial would not affect subject's marketability and both sides of the highway and commercial are similar market areas.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate . The large variance appears to be due to comp proximity. The current report provides more proximate comps that better support the subject's as-is conclusion in its immediate area.

Subject Photos



Front



Address Verification



Side



Side



Street



Other

Listing Photos

L1 6005 Stargazer Way
Cumming, GA 30028



Front

L2 4745 Leatherstone Way
Cumming, GA 30028



Front

L3 6125 Woodberry Walk
Cumming, GA 30028



Front

Sales Photos

S1 46 Fernbrook Trail
Dawsonville, GA 30534



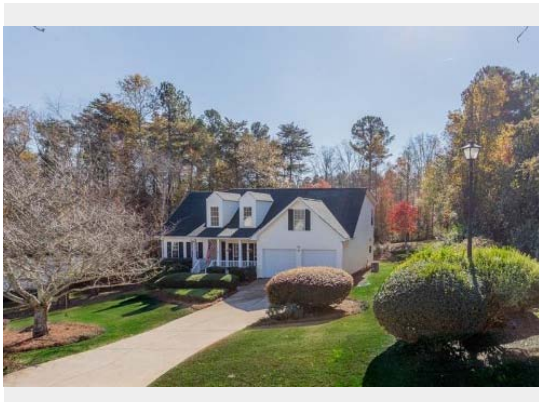
Front

S2 197 Barnwood Lane
Dawsonville, GA 30534



Front

S3 6230 Philips Creek Drive
Cumming, GA 30041



Front

ClearMaps Addendum

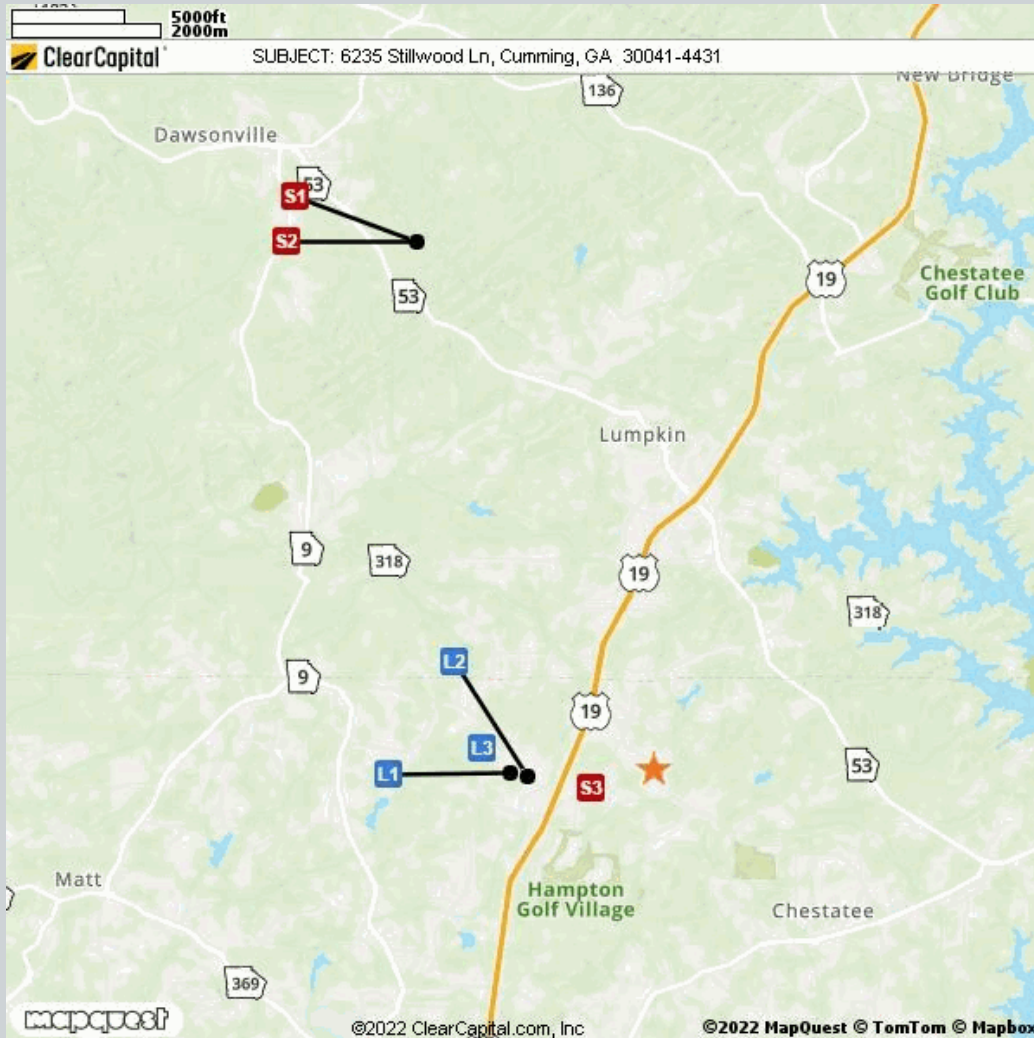
Address ★ 6235 Stillwood Lane, Cumming, GA 30041

Loan Number 47257

Suggested List \$403,000

Suggested Repaired \$403,000

Sale \$384,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6235 Stillwood Lane, Cumming, GA 30041	--	Parcel Match
L1 Listing 1	6005 Stargazer Way, Cumming, GA 30028	1.40 Miles ¹	Parcel Match
L2 Listing 2	4745 Leatherstone Way, Cumming, GA 30028	1.21 Miles ¹	Parcel Match
L3 Listing 3	6125 Woodberry Walk, Cumming, GA 30028	1.88 Miles ¹	Parcel Match
S1 Sold 1	46 Fernbrook Trail, Dawsonville, GA 30534	1.90 Miles ²	Unknown Street Address
S2 Sold 2	197 Barnwood Lane, Dawsonville, GA 30534	1.90 Miles ²	Unknown Street Address
S3 Sold 3	6230 Philips Creek Drive, Cumming, GA 30041	0.64 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	Curtis Middleton Phillips	Company/Brokerage	Mount BPO LLC
License No	128593	Address	410 Peachtree Pkwy Building 400 Cumming GA 30041
License Expiration	07/31/2022	License State	GA
Phone	5104974156	Email	cphillipsbpo@gmail.com
Broker Distance to Subject	13.40 miles	Date Signed	05/27/2022

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.