

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	1880 Hamlin Drive, Marietta, GA 30064	Order ID	8519198	Property ID	33553041
Inspection Date	11/17/2022	Date of Report	11/23/2022		
Loan Number	47260	APN	19010500120		
Borrower Name	na	County	Cobb		

Tracking IDs

Order Tracking ID	11.15.22 CS_Citi Update	Tracking ID 1	11.15.22 CS_Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The property needs extensive repair on the interior and exterior. once repaired the property can sell for a high resale price.
R. E. Taxes	\$1,640	
Assessed Value	\$71,060	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(there is a lock on the door)		
Ownership Type	Fee Simple	
Property Condition	Poor	
Estimated Exterior Repair Cost	\$15,000	
Estimated Interior Repair Cost	\$40,000	
Total Estimated Repair	\$55,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The neighborhood is in a good location with many home occupied and well maintained.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$222050 High: \$673500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1880 Hamlin Drive	1473 Dallas Cir Sw	1803 Se Old Concord Se Road Marietta, Ga	2519 Dogwood Hills Court Austell, Ga
City, State	Marietta, GA	Marietta, GA	Marietta, GA	Austell, GA
Zip Code	30064	30064	30060	30106
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	4.36 ¹	6.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$339,900	\$400,000	\$225,000
List Price \$	--	\$339,900	\$400,000	\$225,000
Original List Date		11/11/2022	07/22/2022	08/07/2022
DOM · Cumulative DOM	-- · --	6 · 12	118 · 124	102 · 108
Age (# of years)	45	43	71	37
Condition	Poor	Fair	Poor	Poor
Sales Type	--	REO	REO	Investor
Location	Beneficial ; Busy Road	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories traditional	1.5 Stories Ranch/Rambler	1.5 Stories traditional	1.5 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,500	1,841	3,572	1,400
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2 · 1	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	None	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	456	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.23 acres	0.31 acres	0.24 acres	.66 acres
Other	--	--	--	--

* Listing 3 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 property superior to the subject due to a larger SQFT in GLA.

Listing 2 This property is superior due to a larger SQFT compared to the subject, but this has been adjusted.

Listing 3 This property is superior due to a larger GLA.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1880 Hamlin Drive	2901 Marbrook Drive Marietta, Ga	3563 Knight Road Marietta, Ga	4692 Balley Shannon Se Drive Mableton, Ga
City, State	Marietta, GA	Marietta, GA	Marietta, GA	Mableton, GA
Zip Code	30064	30066	30066	30126
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	7.94 ¹	9.26 ¹	7.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,900	\$255,000	\$259,900
List Price \$	--	\$199,900	\$255,000	\$259,900
Sale Price \$	--	\$209,500	\$325,000	\$256,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	04/21/2022	03/17/2022	06/08/2022
DOM · Cumulative DOM	-- · --	14 · 28	5 · 21	19 · 56
Age (# of years)	45	46	63	37
Condition	Poor	Poor	Poor	Poor
Sales Type	--	REO	REO	REO
Location	Beneficial ; Busy Road	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,500	1,332	1,616	1,932
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	3 · 1	3 · 2
Total Room #	7	7	6	6
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	456	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.23 acres	.24 acres	1.2 acres	.46 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$209,500	\$325,000	\$256,000

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 This property is superior to the subject because the lot is slightly larger.

Sold 2 This property is superior to the subject due to having a larger lot.

Sold 3 This property is superior due to having a larger GLA in SQFT.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The property has been listed and then withdrawn due to no activity.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	2						
# 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
05/20/2022	\$300,000	--	--	--	--	--	MLS
05/22/2022	\$300,000	06/29/2022	\$275,000	Withdrawn	07/23/2022	\$275,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,000	\$330,000
Sales Price	\$260,000	\$330,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
<p>The subject's value is based on the closed sales in the area. The active listings have been considered in the value of the property, but the closed sales hold the most weight. The searching included a distance up to a 1 mile radius, gla +/- 20% sqft, lot size 30% +/- sq ft, age 10% +/- yrs and up to 6 months in time. There were limited comps available therefore it was necessary to select some comps that exceeded the subject's GLA, year built, lot size, garage, condition, style and bed/ bath count.</p>		

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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1473 Dallas Cir SW
Marietta, GA 30064



Front

L2 1803 SE Old Concord SE Road Marietta, GA
Marietta, GA 30060



Front

L3 2519 Dogwood Hills Court Austell, GA
Austell, GA 30106



Front

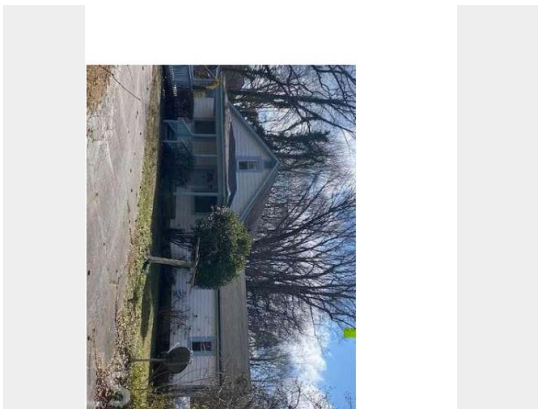
Sales Photos

S1 2901 Marbrook Drive Marietta, GA
Marietta, GA 30066



Front

S2 3563 Knight Road Marietta, GA
Marietta, GA 30066



Front

S3 4692 Balley Shannon SE Drive Mableton, GA
Mableton, GA 30126



Front

ClearMaps Addendum

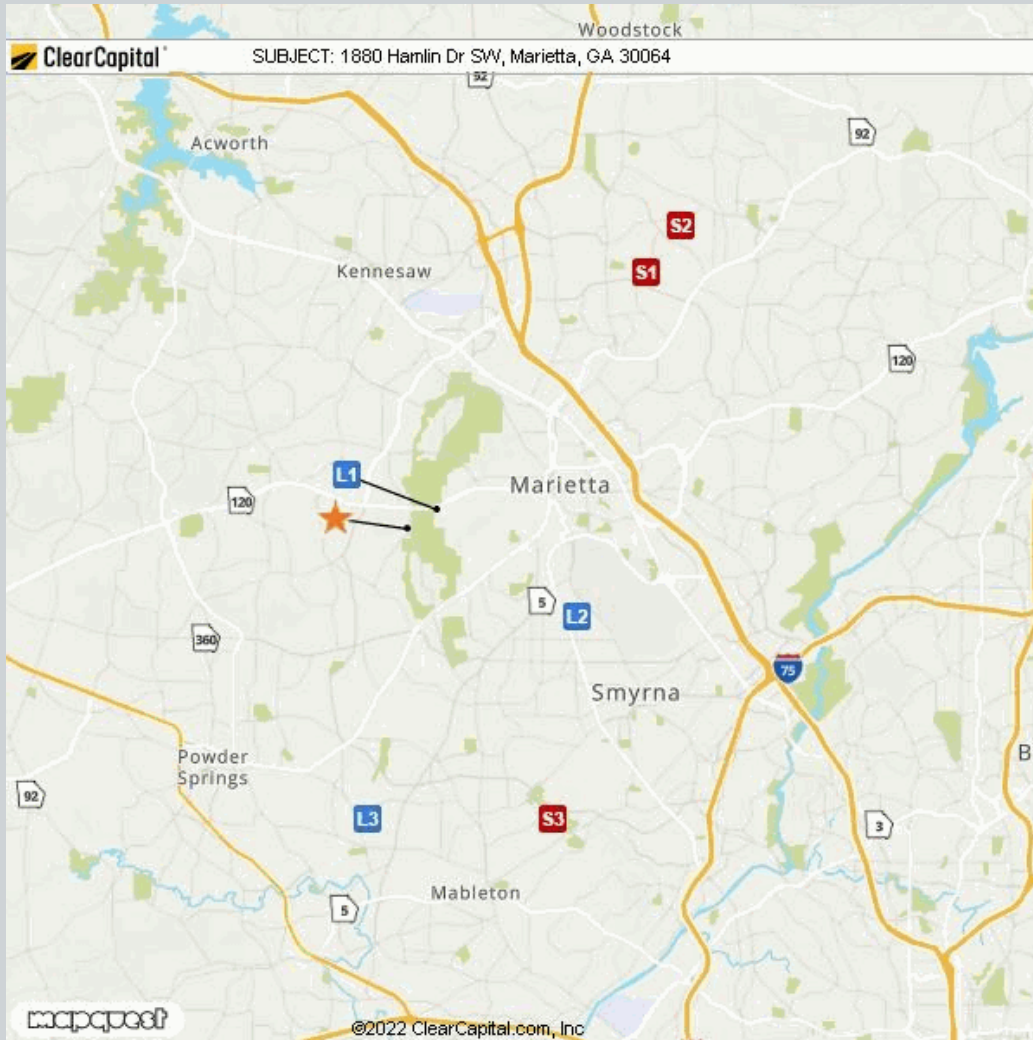
Address ★ 1880 Hamlin Drive, Marietta, GA 30064

Loan Number 47260

Suggested List \$260,000

Suggested Repaired \$330,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1880 Hamlin Drive, Marietta, GA 30064	--	Parcel Match
L1 Listing 1	1473 Dallas Cir Sw, Marietta, GA 30064	0.79 Miles ¹	Parcel Match
L2 Listing 2	1803 Se Old Concord Se Road Marietta, Ga, Marietta, GA 30060	4.36 Miles ¹	Parcel Match
L3 Listing 3	2519 Dogwood Hills Court Austell, Ga, Austell, GA 30106	6.69 Miles ¹	Parcel Match
S1 Sold 1	2901 Marbrook Drive Marietta, Ga, Marietta, GA 30066	7.94 Miles ¹	Parcel Match
S2 Sold 2	3563 Knight Road Marietta, Ga, Marietta, GA 30066	9.26 Miles ¹	Parcel Match
S3 Sold 3	4692 Balley Shannon Se Drive Mableton, Ga, Mableton, GA 30126	7.40 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	George Alviter	Company/Brokerage	JP & associates REALTORS Metro Atlanta
License No	400623	Address	3044 Dover Lane NW Marietta GA 30064
License Expiration	01/31/2024	License State	GA
Phone	7064105735	Email	galviter95@gmail.com
Broker Distance to Subject	2.67 miles	Date Signed	11/18/2022

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.