

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	4373 Seago Road, Hephzibah, GA 30815	Order ID	7804234	Property ID	31766963
Inspection Date	12/09/2021	Date of Report	12/10/2021		
Loan Number	47299	APN	2540067000		
Borrower Name	Catamount Properties 2018 LLC	County	Richmond		

Tracking IDs					
Order Tracking ID	1208BPO	Tracking ID 1	CAT		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Quincey Wooden Jr	Condition Comments	
R. E. Taxes	\$92,162	<p>The property appears to be in good condition as compared with the surrounding homes. There seem to be no required repairs from exterior inspection. The home has average curb appeal and is located in a low traffic area. The home is a manufactured home in a neighborhood predominately composed of brick homes. There are no other externalities influencing the subject's value. The home sits back off of the road.</p>	
Assessed Value	\$17,118		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Doors and windows closed)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	<p>Due to the lack of listed and sold comparables in the immediate area the subject's neighborhood was expanded to include all sections of Augusta-Richmond and Burke Counties . The subject's neighborhood is considered rural; however there are clusters of home through out. There is also an elementary and high school located just outside of the subject property's neighborhood.</p>	
Sales Prices in this Neighborhood	Low: \$19,000 High: \$180,000		
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	4373 Seago Road	800 Thomas Rd	435 Pecos Rd	2004 Mcnutt Rd
City, State	Hephzibah, GA	Waynesboro, GA	Hephzibah, GA	Augusta, GA
Zip Code	30815	30830	30815	30906
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	16.92 ¹	6.69 ¹	6.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$87,000	\$92,900	\$120,000
List Price \$	--	\$79,900	\$92,900	\$110,000
Original List Date		06/11/2021	10/15/2021	09/17/2021
DOM · Cumulative DOM	-- · --	177 · 182	51 · 56	79 · 84
Age (# of years)	26	25	15	21
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	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
# Units	1	1	1	1
Living Sq. Feet	2,016	1,620	1,488	2,024
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	6	8	9
Garage (Style/Stalls)	None	None	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.05 acres	2.50 acres	6.00 acres	.73 acres
Other	--	--	--	--

* Listing 1 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 listed comp has a similar lot size, similar age, similar total room count, similar bedroom/bathroom configuration, inferior total living square footage, and similar carport/garage configuration.

Listing 2 This listed comp has a superior lot size, superior age, similar total room count, similar bedroom/bathroom configuration, inferior total living square footage, and superior carport/garage configuration.

Listing 3 This listed comp has an inferior lot size, similar age, similar total room count, superior bedroom/bathroom configuration, similar total living square footage, and superior carport/garage configuration.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4373 Seago Road	4909 Cannon Ct	515 Blackstone	6638 River Rd
City, State	Hephzibah, GA	Augusta, GA	Hephzibah, GA	Waynesboro, GA
Zip Code	30815	30906	30815	30830
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.48 ¹	11.27 ¹	16.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$75,000	\$61,400	\$124,900
List Price \$	--	\$75,000	\$61,400	\$124,900
Sale Price \$	--	\$75,000	\$94,000	\$115,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	08/13/2021	06/11/2021	07/26/2021
DOM · Cumulative DOM	-- · --	22 · 21	89 · 88	186 · 185
Age (# of years)	26	17	5	20
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	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
# Units	1	1	1	1
Living Sq. Feet	2,016	1,848	1,568	1,944
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	5 · 3
Total Room #	7	6	5	8
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.05 acres	.86 acres	5.00 acres	5.34 acres
Other	--	Deck	--	Workshop
Net Adjustment	--	+\$1,930	-\$5,830	-\$9,330
Adjusted Price	--	\$76,930	\$88,170	\$105,670

* 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.

Recent Sales - Cont.

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

- Sold 1** The sold comp has an inferior lot size (2380), superior age (-450), similar total room count, similar bedroom/bathroom configuration, similar total living square footage, and similar carport/garage configuration.
- Sold 2** The sold comp has a superior lot size (-5900), superior age (-1050), similar total room count, similar bedroom/bathroom configuration, inferior total living square footage (1120), and similar carport/garage configuration.
- Sold 3** The sold comp has a superior lot size (-6580), superior age (-300), similar total room count, superior bedroom/bathroom configuration (-2500), similar total living square footage, and similar carport/garage configuration.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Century 21	The listing history has been verified by using the Greater Augusta MLS service.					
Listing Agent Name	Christine Keller						
Listing Agent Phone	706-589-2003						
# 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
03/30/2020	\$134,900	04/11/2020	\$133,484	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$89,900	\$89,900
Sales Price	\$89,900	\$89,900
30 Day Price	\$79,000	--
Comments Regarding Pricing Strategy		
An extensive search of the MLS was performed to provide sales/listings within 1 mile gla +/- 20% sqft similar lot size and up to 12 months in time. My search yielded: Limited comparables that matched gla, lot size, age, or condition that were considered applicable in regards to distance to subject 3 month date of sale parameter 90 DOM requirement and still be within 15% tolerance range. So I had to utilize what was available and the sales/listings selected were considered to be the best available.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Address Verification



Side



Side



Street

Listing Photos

L1 800 Thomas Rd
Waynesboro, GA 30830



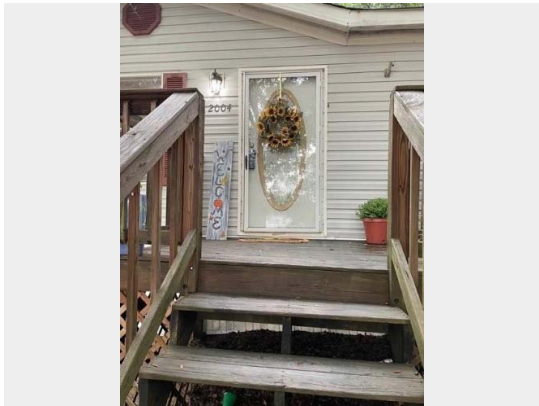
Front

L2 435 Pecos Rd
Hephzibah, GA 30815



Front

L3 2004 McNutt Rd
Augusta, GA 30906



Front

Sales Photos

S1 4909 Cannon Ct
Augusta, GA 30906



Front

S2 515 Blackstone
Hephzibah, GA 30815



Front

S3 6638 River Rd
Waynesboro, GA 30830



Front

ClearMaps Addendum

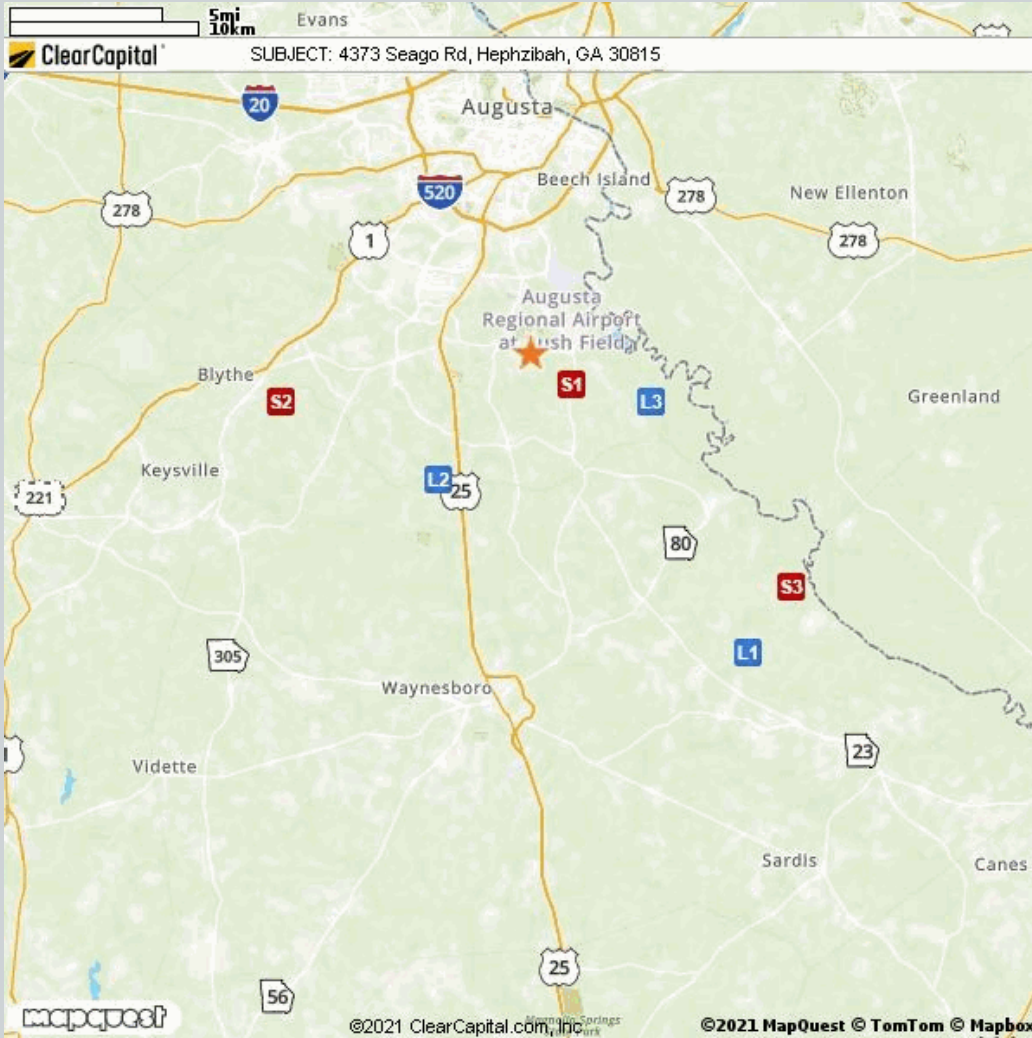
Address ★ 4373 Seago Road, Hephzibah, GA 30815

Loan Number 47299

Suggested List \$89,900

Suggested Repaired \$89,900

Sale \$89,900



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	4373 Seago Road, Hephzibah, GA 30815	--	Parcel Match
L1	Listing 1	800 Thomas Rd, Waynesboro, GA 30830	16.92 Miles ¹	Parcel Match
L2	Listing 2	435 Pecos Rd, Hephzibah, GA 30815	6.69 Miles ¹	Parcel Match
L3	Listing 3	2004 McNutt Rd, Augusta, GA 30906	6.17 Miles ¹	Parcel Match
S1	Sold 1	4909 Cannon Ct, Augusta, GA 30906	2.48 Miles ¹	Parcel Match
S2	Sold 2	515 Blackstone, Hephzibah, GA 30815	11.27 Miles ¹	Parcel Match
S3	Sold 3	6638 River Rd, Waynesboro, GA 30830	16.13 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Samuel Jones	Company/Brokerage	Keller Williams Realty Augusta Partners
License No	331479	Address	3633 Wheeler Rd, Ste 125 Augusta GA 30909
License Expiration	11/30/2024	License State	GA
Phone	7067503410	Email	samuelyjonesse2@gmail.com
Broker Distance to Subject	13.27 miles	Date Signed	12/09/2021

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:

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.