

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	6310 Topaz Trail, Atlanta, GA 30349	Order ID	8232010	Property ID	32803245
Inspection Date	05/27/2022	Date of Report	05/31/2022		
Loan Number	47317	APN	13 0132 LL1490		
Borrower Name	Catamount Properties 2018 LLC	County	Fulton		

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 The property appears to be in average condition. The lawn is severely overgrown due to vacancy and is in need of attention.
R. E. Taxes	\$1,718	
Assessed Value	\$42,360	
Zoning Classification	Residential R4	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Points of entry appear to be secure)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments There is a wide range of sizes and ages of homes in the neighborhood which has led to a wide range in values.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$145000 High: \$296750	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6310 Topaz Trail	2342 Hackamore Dr	250 Amethyst Ct	2775 Old Spanish Trl
City, State	Atlanta, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA
Zip Code	30349	30349	30349	30349
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.24 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$235,000	\$231,000	\$243,900
List Price \$	--	\$235,000	\$231,000	\$243,900
Original List Date		05/20/2022	11/16/2021	05/13/2022
DOM · Cumulative DOM	-- · --	8 · 11	94 · 196	5 · 18
Age (# of years)	18	16	28	54
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 ranch	2 Stories Traditional	1 Story ranch	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,290	1,500	1,320	1,626
Bdrm · Bths · ½ Bths	4 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1,290	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.11 acres	1.06 acres	.56 acres
Other	na	na	na	na

* 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 property is slightly larger than the subject but it does not have a basement and it is similar to the subject in overall value

Listing 2 This property is slightly larger than the subject but does not have a basement. It is most comparable to the subject in overall value.

Listing 3 This property is larger than the subject but older and does not have a basement. It is slightly superior due to the finished living space.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6310 Topaz Trail	500 Mica Trce	6345 Peppermill Ln	365 Kimberly Forest Ct
City, State	Atlanta, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA
Zip Code	30349	30349	30349	30349
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.53 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$240,000	\$185,000	\$154,900
List Price \$	--	\$240,000	\$1,850,000	\$154,900
Sale Price \$	--	\$250,000	\$170,000	\$150,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	03/10/2022	04/11/2022	02/28/2022
DOM · Cumulative DOM	-- · --	8 · 31	5 · 24	25 · 213
Age (# of years)	18	16	28	30
Condition	Average	Average	Average	Fair
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 ranch	2 Stories Other	Split split level	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,290	1,500	1,224	1,390
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	1290	--	280	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.27 acres	0.26 acres	0.25 acres
Other	na	na	na	na
Net Adjustment	--	-\$1,650	+\$5,690	+\$13,000
Adjusted Price	--	\$248,350	\$175,690	\$163,000

* 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 larger and has a larger bathroom count but it does not have a basement. It is most comparable to the subject.

Sold 2 This property is similar in size but the style is inferior and basement smaller. It is inferior to the subject.

Sold 3 This property is inferior to the subject because of its condition. It was used despite the condition due to the shortage of more comparable sales.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The property last sold on 12/07/2021 for \$128084			
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
--	--	--	--	Sold	12/07/2021	\$128,084	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$244,000	\$245,000
Sales Price	\$244,000	\$245,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
Price determined using comparison approach with sold comp #1 being most comparable to the subject and it holds the most weight in the final price conclusion. I went back 6 months and out 1 mile to find the best comps available for the report.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion is supported by the comparable data. It is noted the current as-is conclusion is higher than the prior report completed in December 2021; however, the Clear Capital Home Data Index indicate the market has increased by 16% over the past 12 months. 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



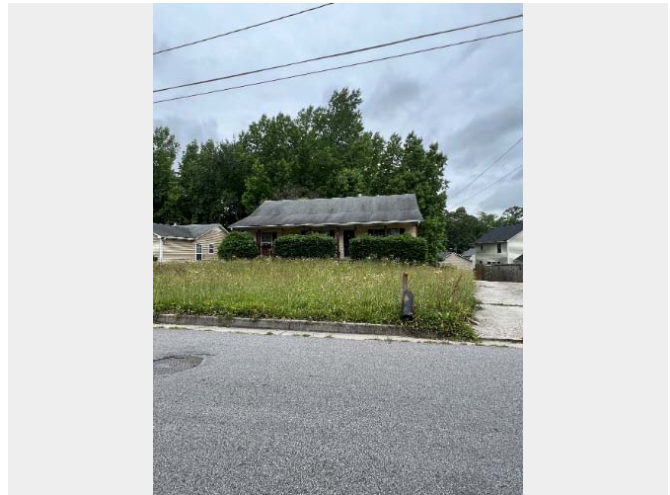
Front



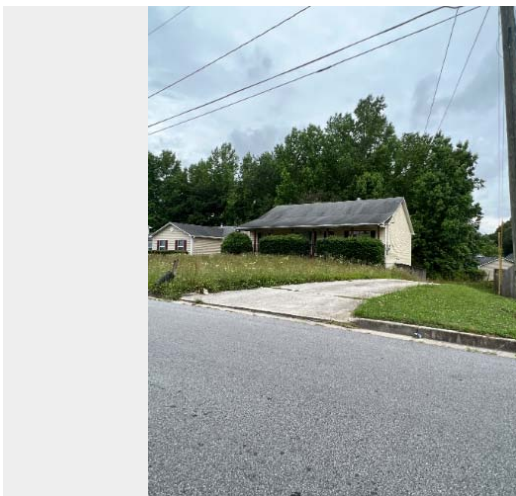
Address Verification



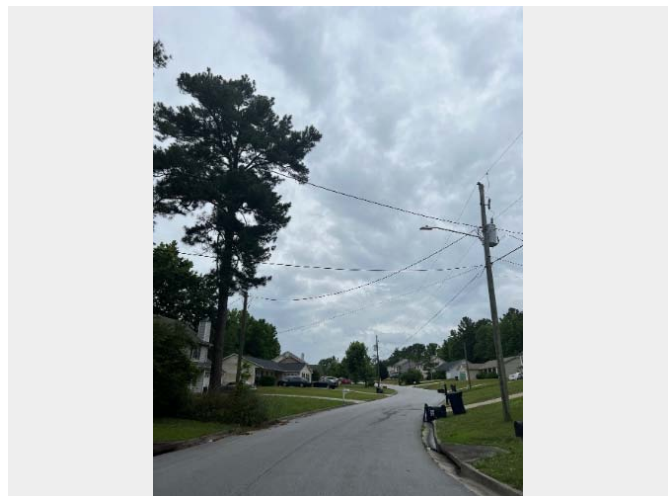
Side



Side

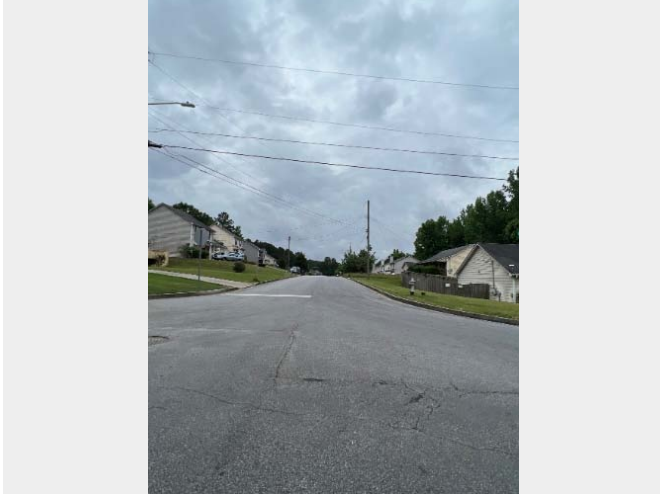


Side



Street

Subject Photos



Street



Street

Listing Photos

L1 2342 Hackamore Dr
Atlanta, GA 30349



Front

L2 250 Amethyst Ct
Atlanta, GA 30349



Front

L3 2775 Old Spanish Trl
Atlanta, GA 30349



Front

Sales Photos

S1 500 Mica Trce
Atlanta, GA 30349



Front

S2 6345 Peppermill Ln
Atlanta, GA 30349



Front

S3 365 Kimberly Forest Ct
Atlanta, GA 30349



Front

ClearMaps Addendum

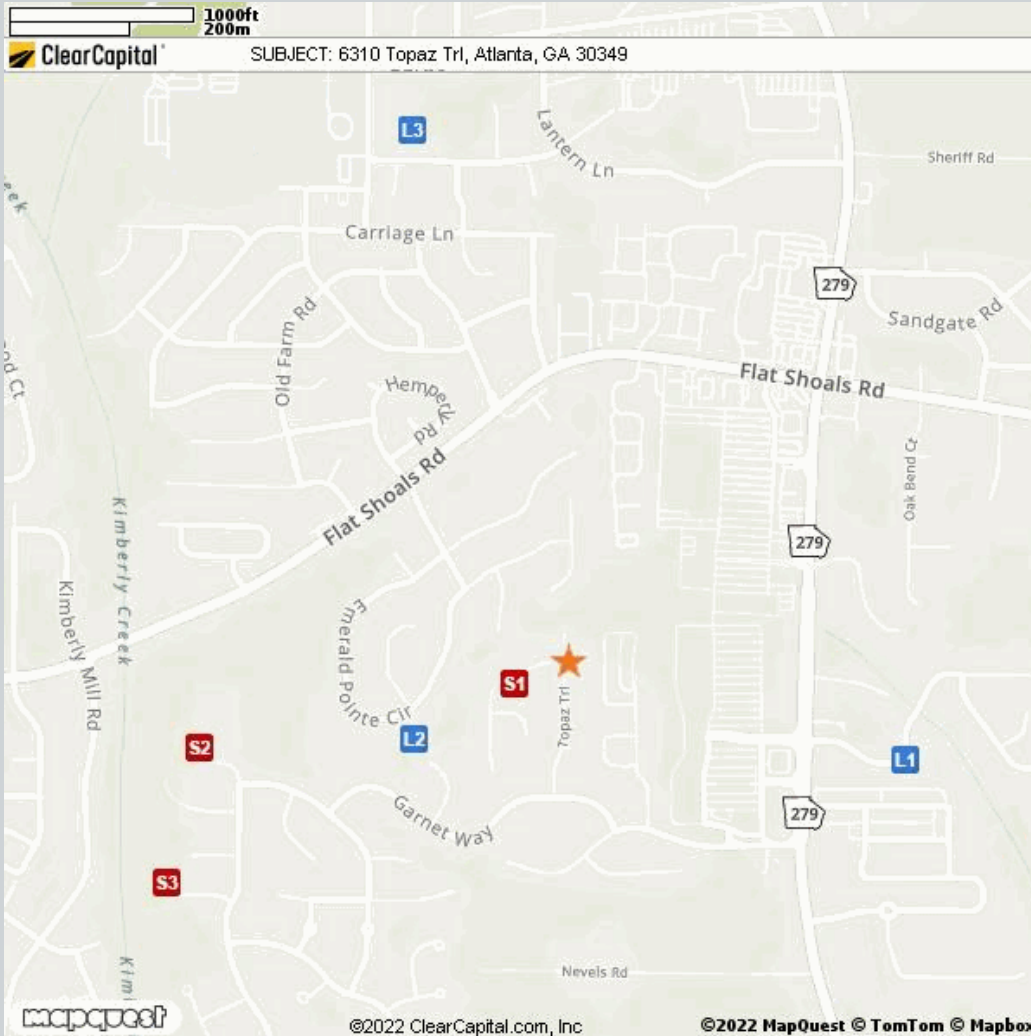
Address ★ 6310 Topaz Trail, Atlanta, GA 30349

Loan Number 47317

Suggested List \$244,000

Suggested Repaired \$245,000

Sale \$244,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6310 Topaz Trail, Atlanta, GA 30349	--	Parcel Match
L1 Listing 1	2342 Hackamore Dr, Atlanta, GA 30349	0.51 Miles ¹	Parcel Match
L2 Listing 2	250 Amethyst Ct, Atlanta, GA 30349	0.24 Miles ¹	Parcel Match
L3 Listing 3	2775 Old Spanish Trl, Atlanta, GA 30349	0.80 Miles ¹	Parcel Match
S1 Sold 1	500 Mica Trce, Atlanta, GA 30349	0.07 Miles ¹	Parcel Match
S2 Sold 2	6345 Peppermill Ln, Atlanta, GA 30349	0.53 Miles ¹	Parcel Match
S3 Sold 3	365 Kimberly Forest Ct, Atlanta, GA 30349	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	Lance Batiste	Company/Brokerage	eXp Realty
License No	211424	Address	600 Westbourne Dr Tyrone GA 30290
License Expiration	03/31/2025	License State	GA
Phone	6783438592	Email	lancebatiste@gmail.com
Broker Distance to Subject	6.88 miles	Date Signed	05/30/2022

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.