

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	5006 Sandyhook Court Nw, Acworth, GA 30102	Order ID	8574548	Property ID	33800642
Inspection Date	01/09/2023	Date of Report	01/09/2023		
Loan Number	47613	APN	20001500760		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs

Order Tracking ID	01.06.23 Citi-CS Update	Tracking ID 1	01.06.23 Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	Property is being renovated
R. E. Taxes	\$3,208		
Assessed Value	\$105,708		
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	Remington chase		
Association Fees	\$600 / Year (Pool,Tennis)		
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: \$330570 High: \$485600		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5006 Sandyhook Court Nw	4985a Sawgrass Pl Nw	4815 White Lake Dr Nw	4184 Glenaire Way Nw
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30102	30102	30101	30101
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	1.25 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,900	\$415,000	\$375,000
List Price \$	--	\$439,900	\$410,000	\$375,000
Original List Date		01/07/2023	12/21/2022	12/08/2022
DOM · Cumulative DOM	-- · --	2 · 2	19 · 19	32 · 32
Age (# of years)	34	33	32	24
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	1 Story Ranch/Rambler	1 Story Traditional	1 Story Ranch/Rambler	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,744	2,508	2,380	2,090
Bdrm · Bths · ½ Bths	4 · 3	5 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	7	8	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	50%	0%	0%
Basement Sq. Ft.	960	1,369	--	--
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.50 acres	0.40 acres	0.18 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.

Current Listings - Cont.

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

- Listing 1** Live in the wonderful swim & tennis community of Remington Trace in highly rated Cobb County Schools. Move in ready and such a magnificent floorplan. Newer washer, dryer & stainless-steel kitchen fridge included too! New flooring throughout, new interior paint, refinished cabinets, granite counters, updated lighting and new R30 insulation in the attic for optimal heating & cooling. This gorgeous master on main is move in ready with its level driveway, spacious garage with room or a workshop and 1 step entry into the home. Beautiful two story grand entrance with arched accents to the living room and family room. Large living room which could also be a great office with its cathedral vaulted ceiling and breathtaking Palladian window overlooking the pretty pink blooming tree. Large open ceiling family room to the upper level and centered by a gas fireplace plus a new ceiling fan and new scone light. Bay window accented breakfast nook just off the updated kitchen. Brand new stainless steel gas stove, new vent hood, newer fridge and wonderful white cabinets and new lighting. Tons of counter space and loads of cabinets make this kitchen a perfect 10. Large french door pantry. Spacious dining room with new lighting, smooth ceilings and new flooring. Half bath on main with new toilet, new mirror & lighting. Large master on main with double tray ceiling, fresh paint, and area for a sitting room. Double vanity master bathroom with new lighting, new granite counters with double new sinks, new mirrors and refinished cabinets and floors. Lovely sky light brings in an abundance of natural light. Separate soaking tub, toilet and glass door shower area from the double sinks make this great for two people to prepare for their day with space and privacy. Large walk in closet off bathroom with new paint and new flooring. Upstairs you have 3 very large bedrooms and a full bathroom that has been renovated with new flooring, new lighting, new mirrors, granite counters and refinished cabinets. New carpet and padding throughout the upstairs. The lower level has a finished stairwell, landing with library shelving, finished storage closet and an office or bedroom that is finished and heated and cooled with new carpet. There is finished space on this level but also a very large unfinished room and stubbed for a bathroom. In addition to the very large basement there is a workshop area with work bench and shop lighting making this a great space for hobbies, woodworking or storage. New very large exterior deck off back of the house overlooking large backyard. Wonderful amenities in this sought-after subdivision with pool, tennis, and playground. Wonderful Cobb County schools, shopping nearby and 3-5 min to the Peach Pass entrance of 75 making a commute a breeze. LA Fitness just around the corner along with dining and tons of shopping plus Home Depot. Just 15 min to Lake Allatoona and just 25 to the City of Atlanta. Some rooms in basement are FINISHED. Home warranty included.
- Listing 2** Beautifully renovated 3BR/2BA ranch home with a generous layout and modern interior situated just off the quiet and friendly Baker Road. Distinctive features that enhance the value of this home include fully remodeled bathrooms with brand new tubs and sinks on new granite countertops, all new Luxury Vinyl flooring throughout, fresh interior paint, recessed lighting, vaulted ceiling, laundry room with W&D hookup, natural light-filled spaces, and open floor plan living. Enjoy flexible living areas ideal for everyday living including a light-filled spacious formal living room with a cozy fireplace to snuggle up to when you are ready to unwind after a long day. Cook for family and friends from your fully equipped kitchen with stainless steel appliances and plenty of original Mahogany cabinets with new hardware. Retreat to your serene Primary bedroom filled with comfort, warmth and space, including an oversized walk-in closet. It features an ensuite primary bath with dual vanities, a soaking tub, stand-alone shower and toilet room. There are 2 additional bedrooms with 1 full bath along the hallway. Head outside to enjoy BBQ's and relaxing under the stars from your large backyard deck. Residents of Baker Road enjoy convenient access to a wide variety of shopping and dining options available. Value for money, you don't want to miss!
- Listing 3** Newly renovated and ready today for a new owner. This beautiful corner lot 2 story home is one of a kind. With a 2 story foyer and beautiful stairway, you will be pleased from the moment you walk in the door. This home has all new paint, major components have been serviced and are in top shape, brand new flooring, stone countertops, stainless appliances, spacious bedrooms and nicely landscaped. Truly a must see that won't last long in this beautiful community.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5006 Sandyhook Court Nw	4963 Braeburn Trce Nw	4606 Waters Edge Ln Nw	2529 Howell Farms Way Nw
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30102	30102	30101	30101
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.83 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,700	\$410,000	\$399,000
List Price \$	--	\$429,700	\$410,000	\$399,000
Sale Price \$	--	\$430,000	\$410,000	\$410,000
Type of Financing	--	Conventional	Cash	Va
Date of Sale	--	11/04/2022	11/10/2022	11/23/2022
DOM · Cumulative DOM	-- · --	85 · 85	38 · 38	48 · 48
Age (# of years)	34	34	27	25
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	1 Story Ranch/Rambler	1 Story Traditional	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,744	1,894	2,232	1,754
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	3 · 2 · 1	3 · 2
Total Room #	7	7	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	960	964	--	--
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.21 acres	0.29 acres	0.24 acres
Other	--	--	--	--
Net Adjustment	--	-\$14,500	-\$14,590	+\$6,200
Adjusted Price	--	\$415,500	\$395,410	\$416,200

* 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** Beautifully renovated home in the popular Acworth community of Remington Trace. From the large, open kitchen with its refaced cabinets, new backsplash and stainless appliances and the updated, double vanity and tile baths, to the new interior and exterior paint and new flooring throughout, no part of this well maintained home remains untouched. The open concept floorplan starts with a fireside family room with vaulted ceiling and leads to the spacious, formal dining room, well equipped kitchen and breakfast room with its bay window. Up just a few steps from the family room, find the master suite with a large, walk in closet and updated, ensuite bath. The additional bedrooms upstairs and a second, renovated bath offer plenty of space for family and friends. Venture downstairs from the main level and find a fully finished terrace level with guest accommodations, full bath and a spacious bonus area / rec room. There is plenty of room for outdoor living on the covered, screened deck just outside the terrace level and the large, open freshly stained deck off the main level. New front windows, new lighting, a good sized back yard and new landscaping complete this picture and make this conveniently located home a must see!
- Sold 2** BACK ON MARKET- AT NO FAULT OF SELLER! Gorgeous one level home offers step less entrance with beautiful foyer, hardwood floors and columns that welcome. Living room on the right and formal dining room on the left that seats 12 has tray ceiling. Kitchen has been updated with stainless steel appliances, double oven, gas cooktop, refrigerator, granite counter tops, dishwasher, stainless sink, new backsplash, island, white cabinets and tile floors. Eat in kitchen is open and full of natural light and overlooks the family room with fireplace. Retreat to the oversized master bedroom with sitting area. It is a real bonus and connects to large luxury master bath. Tile floors, double vanity, granite counter, separate tub and shower and walk in closet. Split bedroom plan offers additional full bath with double vanity and soaking tub/ shower combo. Additional half bath in hall. Private back yard has patio for relaxing and entertaining. Quiet neighborhood is near shopping and dining with access to I-75 for your commute to the city. For your enjoyment walk to the pool, playground, tennis courts and covered pavilion. This is a rare find! Double garage has plenty of room for storage. Improvements to home include 2019 roof, kitchen upgrade, 2020 exterior paint, 2019 HVAC, 2018 garage door replacement and professional landscaping with low maintenance.
- Sold 3** Come see this beautiful ranch home located in Acworth, Ga. Outside Curbing done to create an island and enhance/distinguish any landscaping done. Additional lighting added on both sides of garage door. Garage door and door opener replaced. Additional storage and pulldown stairs in garage. Front entrance gable done to cover entranceway and updated fixture installed. Matching the house exterior a lean to shed was added for additional storage. HVAC system replaced within the last 5 years. Inside Asian Walnut flooring installed throughout living room and dining room areas. Crown molding added to dining room. Extra shelving added to closet to accommodate more storage. Kitchen counter tops removed and replaced with granite. Glass subway tile added as backsplash Stainless appliances added. Replaced two cabinets with larger size to provide additional storage. Added fridge enclosure with shelving for added storage. Removed vinyl and added stone tile to kitchen. Added crown molding to kitchen ceiling as well as top of cabinets. Added crown molding to sitting area. Added a corner cabinet with granite top in sitting area for extra storage. Updated fan to match "Stainless" look in kitchen. Carpet replaced within the last 2 years in hallway and bedrooms. Crown molding and ceiling fans added to two extra bedrooms. Second bathroom completely renovated to include walk in shower updated vanity, mirror, light, and tiled floor. Master bath vanity replaced with wood vanity and granite counter top with rectangular sinks. Matching mirrors and lighting replaced. Pocket door added to closet to provide easier access to interior. In the garage the following will stay: overhead storage rack, countertop work bench (countertop only), gray wire wall mount shelving. Cool Ray maintenance agreement transfers with home 2 years remain

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property last on the market in 2010			
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	\$415,900	\$415,900
Sales Price	\$415,900	\$415,900
30 Day Price	\$399,900	--
Comments Regarding Pricing Strategy		
Property is located in Acworth Ga. Area is sought after for its proximity to the interstate, KSU, Atlanta and the Stadium. Adjustments 30 SGFT GLA 3500 Bedroom 3000 Full Bath 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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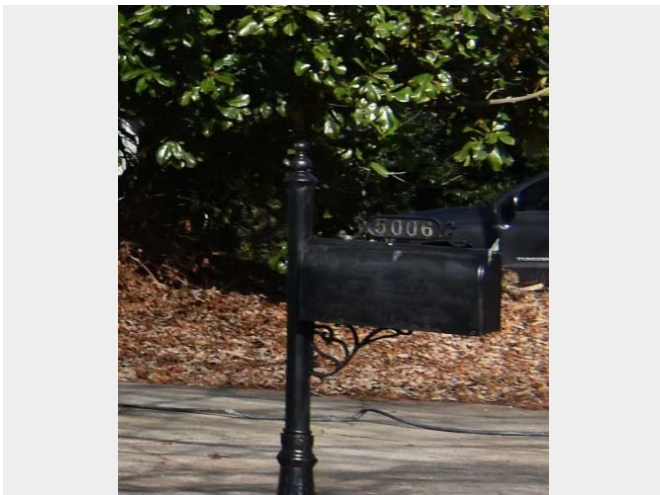
Subject Photos



Front



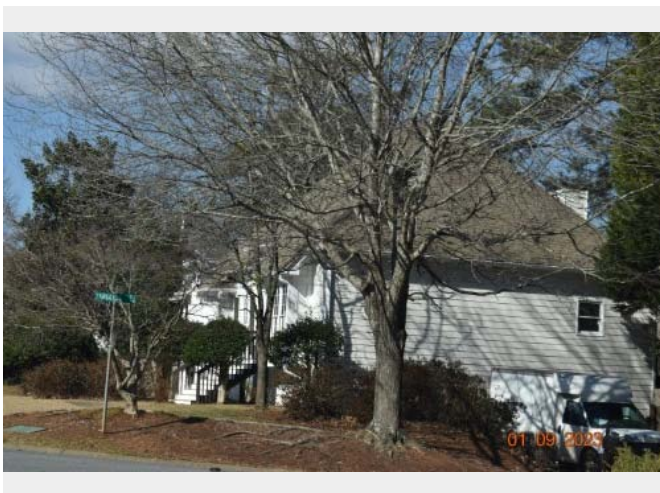
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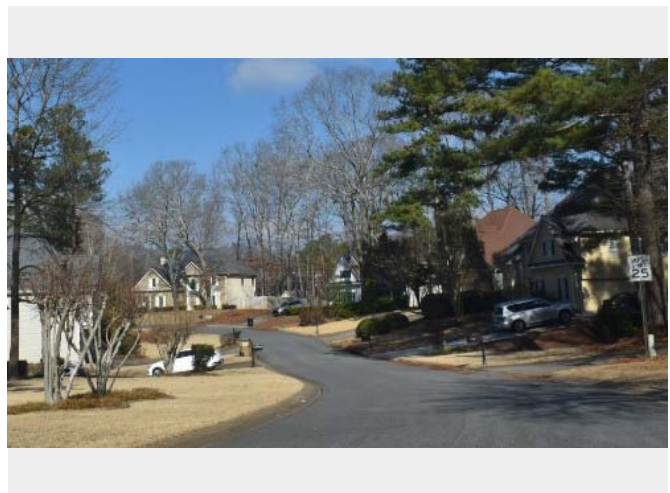
Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 4985A Sawgrass Pl NW
Acworth, GA 30102



Front

L2 4815 White Lake Dr NW
Acworth, GA 30101



Front

L3 4184 Glenaire Way NW
Acworth, GA 30101



Front

Sales Photos

S1 4963 Braeburn Trce NW
Acworth, GA 30102



Front

S2 4606 Waters Edge Ln NW
Acworth, GA 30101



Front

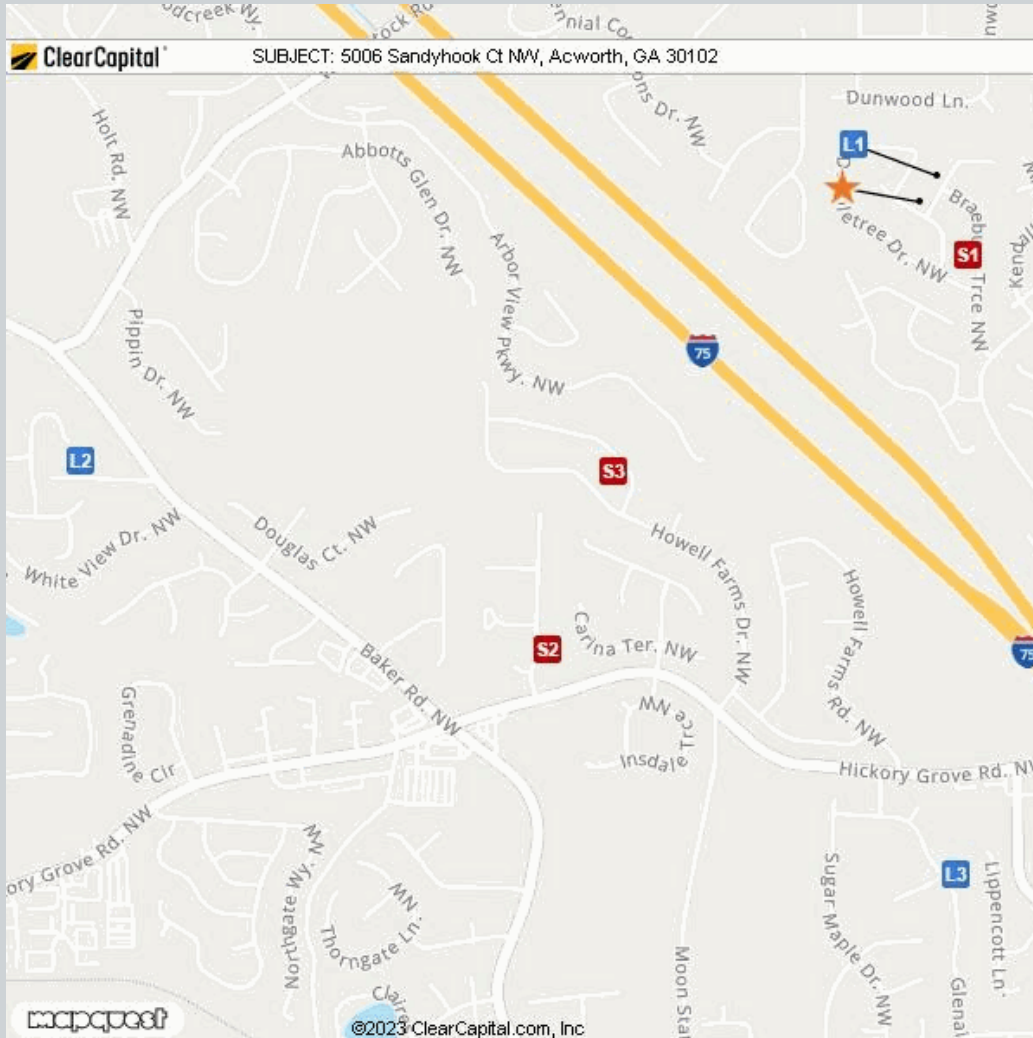
S3 2529 Howell Farms Way NW
Acworth, GA 30101



Front

ClearMaps Addendum

Address ★ 5006 Sandyhook Court Nw, Acworth, GA 30102
Loan Number 47613 **Suggested List** \$415,900 **Suggested Repaired** \$415,900 **Sale** \$415,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5006 Sandyhook Court Nw, Acworth, GA 30102	--	Parcel Match
L1 Listing 1	4985a Sawgrass Pl Nw, Acworth, GA 30102	0.05 Miles ¹	Parcel Match
L2 Listing 2	4815 White Lake Dr Nw, Acworth, GA 30101	1.25 Miles ¹	Parcel Match
L3 Listing 3	4184 Glenaire Way Nw, Acworth, GA 30101	0.96 Miles ¹	Parcel Match
S1 Sold 1	4963 Braeburn Trce Nw, Acworth, GA 30102	0.10 Miles ¹	Parcel Match
S2 Sold 2	4606 Waters Edge Ln Nw, Acworth, GA 30101	0.83 Miles ¹	Parcel Match
S3 Sold 3	2529 Howell Farms Way Nw, Acworth, GA 30101	0.58 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	10.73 miles	Date Signed	01/09/2023

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.