

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	6640 Pine Ridge Circle, Cumming, GA 30041	Order ID	8603490	Property ID	33870157
Inspection Date	02/06/2023	Date of Report	02/06/2023		
Loan Number	48302	APN	258 196		
Borrower Name	Champerly Rental REO LLC	County	Forsyth		

Tracking IDs					
Order Tracking ID	02.01.23 BPO Citi-CS Update	Tracking ID 1	02.01.23 BPO Citi-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Champerly Rental Reo LLC	Condition Comments	
R. E. Taxes	\$1,585	<p>This home appears to be in good condition for the age of the structure. No damage was noted. The interior should be inspected to verify condition. MLS comments This impressive renovated home features 1.72 Acres on Lake Lanier, 4 Beds and 3 Full Baths across 3 finished levels! The Home is at the south end of Lanier for easy access from the City to use as a second home or a primary residence. It has ample size and space with 2470 square feet above grade plus a 1000 sq ft finished basement. The entire home was recently renovated, giving this house a modern open feel. Beautiful warm craftsman touches punctuate the design with cedar tones, exposed beams. The main living area features a gorgeous chef's kitchen with island, 10' high tile backsplash, freestanding range hood and a pasta arm! The kitchen is open to the incredible vaulted great room. The Primary Suite and Ensuite Bath occupy the entire upper floor. The Primary Bath features frameless glass shower with marble tile. There is so much more to this house! Outside you will find a wrap around porch with stairs to a terrace level deck overlooking the lot, and a picturesque stream. No dock or dock permit as of now. Lot could be dockable, but the silt needs to be dredged from the cove. Serious buyers please inquire for more information.</p>	
Assessed Value	\$456,090		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	<p>This home is bordered to the North by Hwy 400, West by Fields Dr, East by Heard Dr and South by Fields Dr.</p>	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$800,000		
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	6640 Pine Ridge Circle	5114 Shirley Rd	298 Greenwood Estates Dr	7640 Lanier View Ridge
City, State	Cumming, GA	Gainesville, GA	Cumming, GA	Cumming, GA
Zip Code	30041	30506	30040	30041
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	16.43 ¹	6.72 ¹	2.94 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$650,000	\$700,000	\$429,000
List Price \$	--	\$650,000	\$700,000	\$429,000
Original List Date		12/15/2022	07/31/2022	01/15/2023
DOM · Cumulative DOM	-- · --	49 · 53	186 · 190	18 · 22
Age (# of years)	26	40	25	23
Condition	Good	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
Style/Design	2 Stories trad	1 Story ranch	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	2,490	1,674	2,185	2,460
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 4	5 · 3
Total Room #	8	7	9	9
Garage (Style/Stalls)	Detached 1 Car	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	25%	30%	0%
Basement Sq. Ft.	1,020	837	980	1,030
Pool/Spa	--	--	--	--
Lot Size	1.72 acres	4.9 acres	4.21 acres	0.46 acres
Other	none	none	none	none

* 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** LAKE LANIER FRONT w Acreage & DOCK & 4.91 Acres a rare find in North Hall area. a gardeners dream level landscaped like a private park- like setting with beautiful perennial gardens, Koi pond , established hardwoods & over 250 ft of frontage on Lake Lanier. Entire back property line is Corps property and has swim dock. lot -31800, condition +20k sq ft +16320 basement -10k adj vla \$644250
- Listing 2** This beautiful home has been updated with fresh paint, inside and out, new flooring, new lighting fixtures and updated kitchens and bathroom. Primary Bedrooms has vaulted ceilings with the primary bathroom having double vanities and separate shower and tub. Spacious basement has a kitchen for your convenience. Two car garage and back porch. Enjoy fishing from your own back yard! Home sits on 4.21 acres including a private pond. Great opportunity to turn acreage into a horse farm or many other purposes. Welcome Home! Lot -24900 basement -10k adj val \$590100
- Listing 3** You'll enjoy preparing meals in the gorgeous kitchen with granite countertops, stainless appliances, and beautiful spacious cabinetry. Flow into the living room -- Lake View +75k, condition +20k lot size +12600 adj val \$536600

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6640 Pine Ridge Circle	100 Amber Lake Dr	4345 Moon Shadow Trace	5965 Shadewater Dr
City, State	Cumming, GA	Ball Ground, GA	Cumming, GA	Cumming, GA
Zip Code	30041	30107	30041	30041
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	23.71 ¹	1.89 ¹	1.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$775,000	\$525,000	\$425,000
List Price \$	--	\$775,000	\$525,000	\$425,000
Sale Price \$	--	\$685,000	\$550,000	\$425,000
Type of Financing	--	Conv	Va	Conv
Date of Sale	--	12/22/2022	01/23/2023	01/06/2023
DOM · Cumulative DOM	-- · --	13 · 64	5 · 47	6 · 63
Age (# of years)	26	24	22	32
Condition	Good	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories trad	2 Stories trad	2 Stories trad	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,490	2,712	2,709	2,380
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 2 · 1	4 · 3
Total Room #	8	8	8	8
Garage (Style/Stalls)	Detached 1 Car	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1020	1,020	1,113	--
Pool/Spa	--	--	--	--
Lot Size	1.72 acres	2.89 acres	0.64 acres	1 acres
Other	none	none	none	none
Net Adjustment	--	-\$11,700	+\$105,800	+\$122,200
Adjusted Price	--	\$673,300	\$655,800	\$547,200

* 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** Another place to enjoy the great outdoors is on the large covered deck, just off the great room. This space overlooks the beautiful grassy area and a large pond. Imagine your life on this gorgeous property surrounded by family and friends enjoying a quiet evening in any of these spots or down by the pond on the dock. lot -11700
- Sold 2** Upstairs are 4 spacious bedrooms, including the primary suite. Oversized owners suite has a huge closet, spacious bathroom. The basement is ready for your finishing touches. --- lake +75k condition +20k lot +10800
- Sold 3** As you enter this low maintenance stepless ranch you are greeted with a bright open concept dining, huge kitchen that offers plenty of counter space/storage and Corian countertops. --- basement +20k lake +75k condition +20k lot +7200

Subject Sales & Listing History

Current Listing Status Currently Listed

Listing Agency/Firm Covenant Realty

Listing Agent Name Lee Nicholson

Listing Agent Phone 404-909-5872

of Removed Listings in Previous 12 Months 0

of Sales in Previous 12 Months 0

Listing History Comments

This home last sold on 09/07/2021 for \$492400 Current MLS comments "This impressive renovated home features 1.72 Acres on Lake Lanier, 4 Beds and 3 Full Baths across 3 finished levels! The Home is at the south end of Lanier for easy access from the City to use as a second home or a primary residence. It has ample size and space with 2470 square feet above grade plus a 1000 sq ft finished basement. The entire home was recently renovated, giving this house a modern open feel. Beautiful warm craftsman touches punctuate the design with cedar tones, exposed beams. The main living area features a gorgeous chef's kitchen with island, 10' high tile backsplash, freestanding range hood and a pasta arm! The kitchen is open to the incredible vaulted great room. The Primary Suite and Ensuite Bath occupy the entire upper floor. The Primary Bath features frameless glass shower with marble tile. There is so much more to this house! Outside you will find a wrap around porch with stairs to a terrace level deck overlooking the lot, and a picturesque stream. No dock or dock permit as of now. Lot could be dockable, but the silt needs to be dredged from the cove. Serious buyers please inquire for more information. "

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$625,000	\$625,000
Sales Price	\$605,000	\$605,000
30 Day Price	\$595,000	--

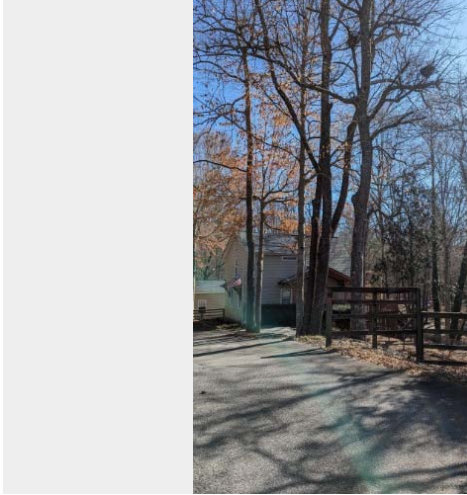
Comments Regarding Pricing Strategy

I went back 03 months, out in distance 0.50 miles, and even with relaxing the GLA search criteria I was unable to find sufficient comps which fit the client's requirements. Within 15 miles and back 12 months I found 11 comps of which I could only use 6 due to subject homes characteristics and marketing factors. The ones used are the best possible currently available comps within 15 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps. The property is maintained. No damage was noted for this property. The lawn has been mowed. No debris noted on the exterior. From an exterior inspection of this home the home does not have any damage. I would recommend the interior be inspected to verify condition. The homes within the subject's s/d appear to be well maintained. No deferred maintenance was noted throughout the community.

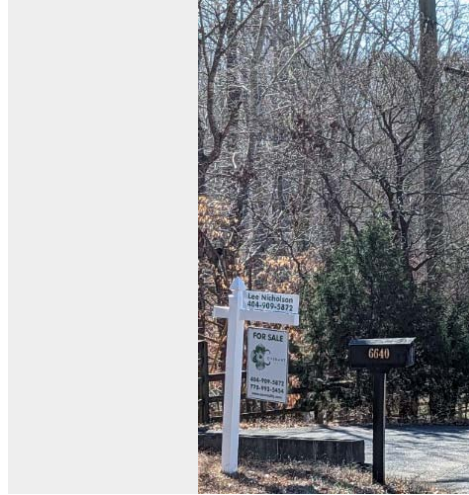
Clear Capital Quality Assurance Comments Addendum

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.

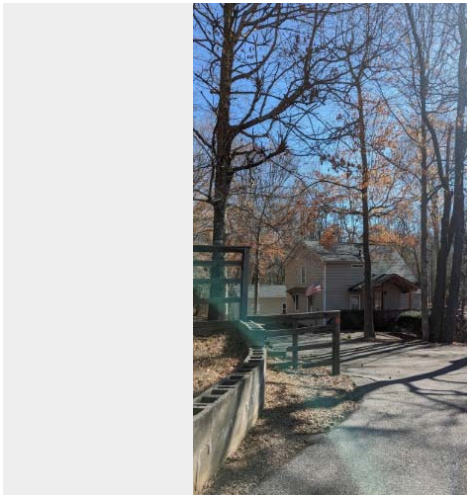
Subject Photos



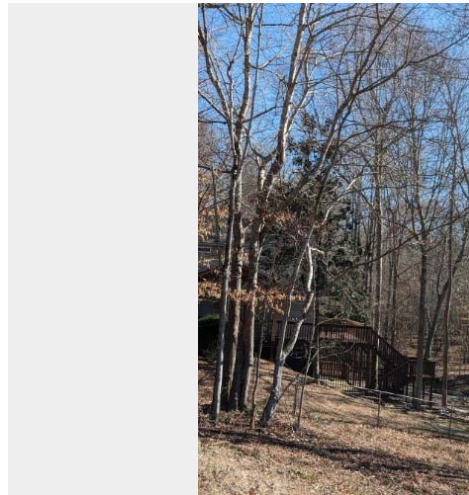
Front



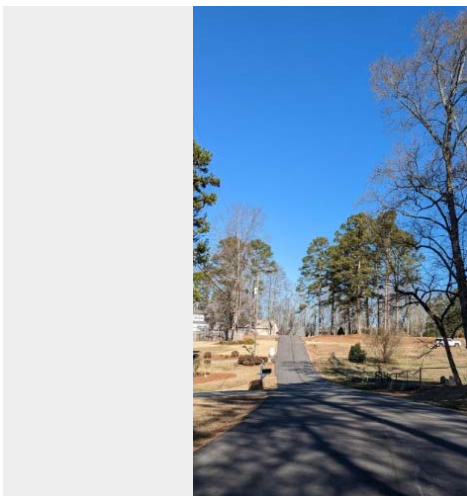
Address Verification



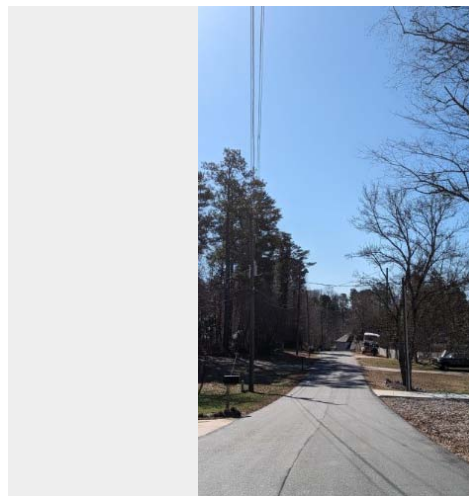
Side



Side

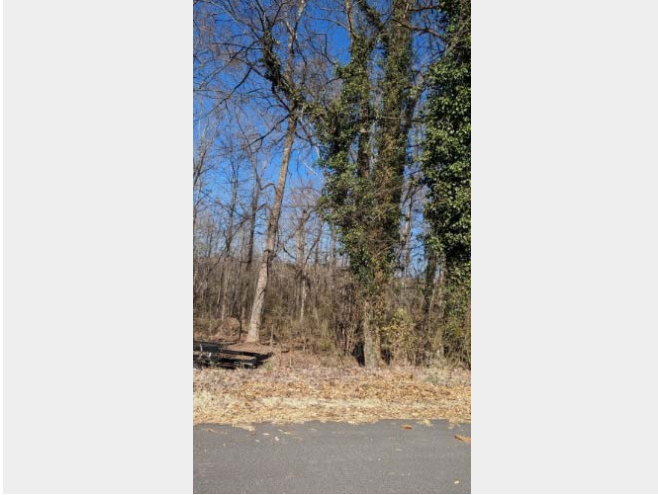


Street



Street

Subject Photos



Other

Listing Photos

L1 5114 Shirley Rd
Gainesville, GA 30506



Other

L2 298 Greenwood Estates Dr
Cumming, GA 30040



Other

L3 7640 Lanier View Ridge
Cumming, GA 30041



Other

Sales Photos

S1 100 Amber Lake Dr
Ball Ground, GA 30107



Other

S2 4345 Moon Shadow Trace
Cumming, GA 30041



Other

S3 5965 Shadewater Dr
Cumming, GA 30041



Other

ClearMaps Addendum

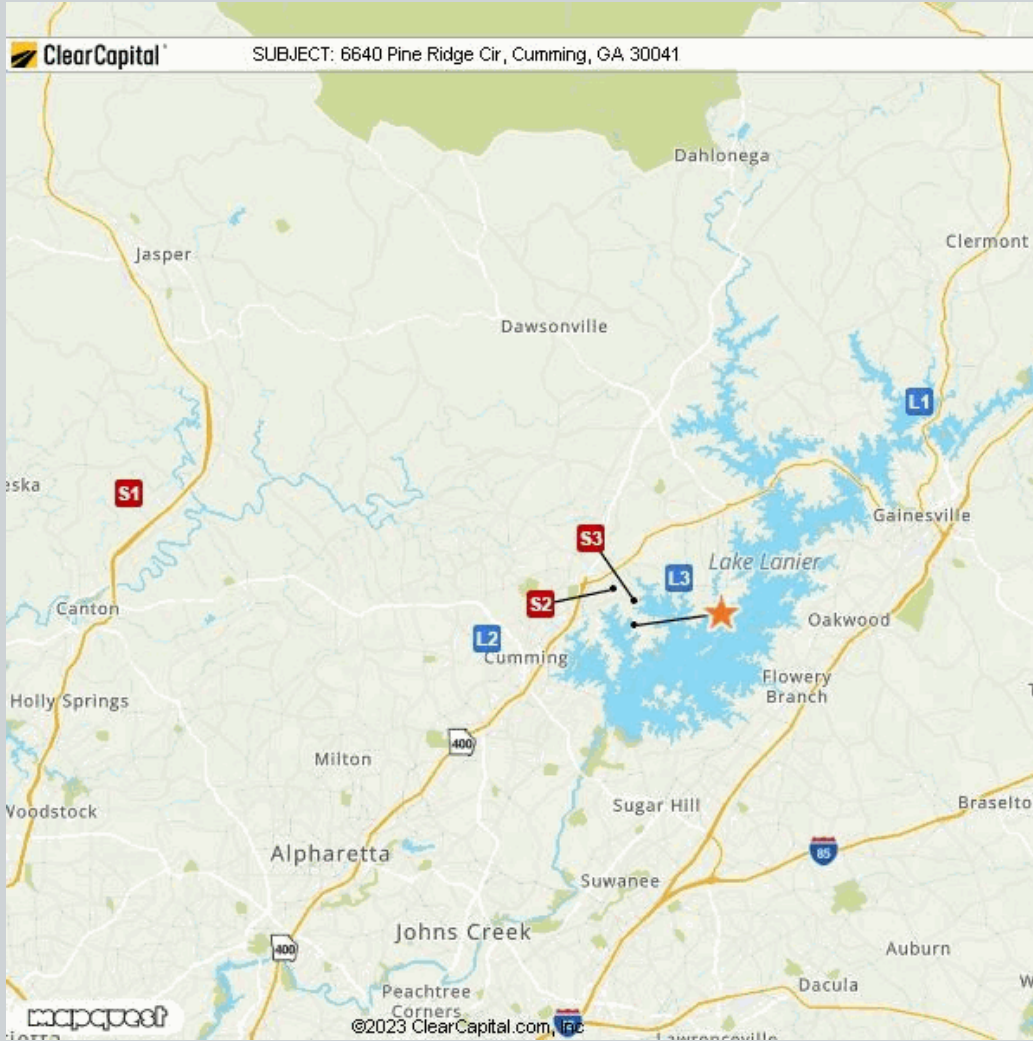
Address ★ 6640 Pine Ridge Circle, Cumming, GA 30041

Loan Number 48302

Suggested List \$625,000

Suggested Repaired \$625,000

Sale \$605,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6640 Pine Ridge Circle, Cumming, GA 30041	--	Parcel Match
L1 Listing 1	5114 Shirley Rd, Gainesville, GA 30506	16.43 Miles ¹	Parcel Match
L2 Listing 2	298 Greenwood Estates Dr, Cumming, GA 30040	6.72 Miles ¹	Parcel Match
L3 Listing 3	7640 Lanier View Ridge, Cumming, GA 30041	2.94 Miles ¹	Parcel Match
S1 Sold 1	100 Amber Lake Dr, Ball Ground, GA 30107	23.71 Miles ¹	Parcel Match
S2 Sold 2	4345 Moon Shadow Trace, Cumming, GA 30041	1.89 Miles ¹	Parcel Match
S3 Sold 3	5965 Shadewater Dr, Cumming, GA 30041	1.09 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	Amy Jones	Company/Brokerage	Elite Premier Properties
License No	260309	Address	79 Crockett Drive Dawsonville GA 30534
License Expiration	01/31/2027	License State	GA
Phone	6782273007	Email	amy.jones@elitereo.com
Broker Distance to Subject	13.26 miles	Date Signed	02/06/2023

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.