

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	1332 Velvet Creek Way Sw, Marietta, GA 30008	Order ID	8418392	Property ID	33273809
Inspection Date	09/09/2022	Date of Report	09/12/2022		
Loan Number	48548	APN	19077400640		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs					
Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$3,055	The subject is a two story traditional style home situated in a cul de sac. The subject is valued in good condition after reviewing interior FMLS photos. The MLS sheet has been uploaded. See the uploaded document section. The subjects gross living area and lot size were obtained from the tax assessors website and/or FMLS/Realist.*****Note comments from FMLS when the subject was sold in 2021. Large Traditional in Quiet Neighborhood on Half Cul-De-Sac. All New, Spacious Kitchen with Granite Countertops, White Cabinets, Island and New Whirlpool SS Appliances. Fresh Paint Throughout. New Carpet and New Wood Type Flooring Throughout. Master on Main Plus 4 Spacious Bedrooms Upstairs. Large Deck and Private Backyard. Unfinished Basement and Two Car Garage.	
Assessed Value	\$100,672		
Zoning Classification	Residential		
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	NA		
Association Fees	\$45 / Year (Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Located in an established and maintained neighborhood. Using FMLS, within a 2 mile radius, there are 110 listings. Of the 110 listings, 0 are reo, 0 are short sales, 110 are fair market.	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$775,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1332 Velvet Creek Way Sw	3480 Sierra Ridge Way	3340 Vineland Dr	4009 Saddlebrook Creek Dr
City, State	Marietta, GA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30008	30008	30008	30060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.41 ¹	1.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$399,900	\$480,000
List Price \$	--	\$450,000	\$395,000	\$420,000
Original List Date		08/11/2022	08/23/2022	07/01/2022
DOM · Cumulative DOM	-- · --	31 · 32	19 · 20	55 · 73
Age (# of years)	30	8	26	17
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	2 Stories Traditional	2 Stories Contemporary/Modern	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,978	2,478	2,400	3,002
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 2 · 1	4 · 2 · 1	5 · 2 · 1
Total Room #	9	8	7	8
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	Yes
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	300	462	--	1,600
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.3 acres	0.33 acres	0.24 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.

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

Listing 1 List comp 1 has inferior gross living area to the subject. Updated. Finished basement.

Listing 2 List comp 2 has inferior gross living area to the subject. Upgrades.

Listing 3 List comp 3 has superior gross living area to the subject. Updated. Basement. Search radius extended up to 2 miles given the subject's gla,age and comp requirements.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1332 Velvet Creek Way Sw	1327 Velvet Creek Way	3415 Velvet Creek Dr	3310 Touchwood Ct
City, State	Marietta, GA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30008	30008	30008	30008
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.19 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$447,000	\$448,000	\$424,900
List Price \$	--	\$447,000	\$449,900	\$414,900
Sale Price \$	--	\$466,150	\$449,900	\$425,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	12/28/2021	06/03/2022	06/29/2022
DOM · Cumulative DOM	-- · --	4 · 34	14 · 31	43 · 69
Age (# of years)	30	29	33	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,978	2,261	3,272	2,469
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 3 · 1	4 · 3 · 1	4 · 2 · 1
Total Room #	9	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	300	750	504	300
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.28 acres	0.26 acres	0.66 acres
Other	None	None	None	None
Net Adjustment	--	+\$46,390	-\$1,730	+\$17,783
Adjusted Price	--	\$512,540	\$448,170	\$442,783

* 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** Sold comp 1 has inferior gross living area to the subject. Upgrades.Basement. Seller paid \$985 in closing costs. Mkt timing \$18646, lot size \$200, diff in gla \$26529, bedroom ct \$2000, closing costs -\$985,
- Sold 2** Sold comp 2 has superior gross living area to the subject. Upgrades. Basement. No closing costs paid by the seller. Mkt timing \$6748, lot size \$400, bedroom ct \$2000, diff in gla -\$10878
- Sold 3** Sold comp 3 has inferior gross living area to the subject. Upgrades.Basement. Seller paid \$4700 in closing costs. Mkt timing \$4250, diff in gla \$18833, bedroom ct \$2000, full bathroom ct \$1000, lot size diff -\$3600, closing costs -\$4700

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Using FMLS/Realist, the subject was sold for \$384,500 on 03/01/2022.				
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
11/17/2020	\$329,900	--	--	Sold	03/01/2022	\$384,500	MLS
--	--	--	--	Sold	03/01/2022	\$384,500	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$456,000	\$456,000
Sales Price	\$448,000	\$448,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
Attention given to sold comp 2 due to the least amount of adjustments. The subjects address was confirmed by using aerial photos and neighboring mailboxes. Unable to provide 2 or more listings/sold comparables with the same bedroom/bathroom count as the subject. Adjustments have been made to account for the differences.		

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



Address Verification



Address Verification



Address Verification



Street



Other

Listing Photos

L1 3480 Sierra Ridge Way
Marietta, GA 30008



Front

L2 3340 Vineland Dr
Marietta, GA 30008



Front

L3 4009 Saddlebrook Creek Dr
Marietta, GA 30060



Front

Sales Photos

S1 1327 Velvet Creek Way
Marietta, GA 30008



Front

S2 3415 Velvet Creek Dr
Marietta, GA 30008



Front

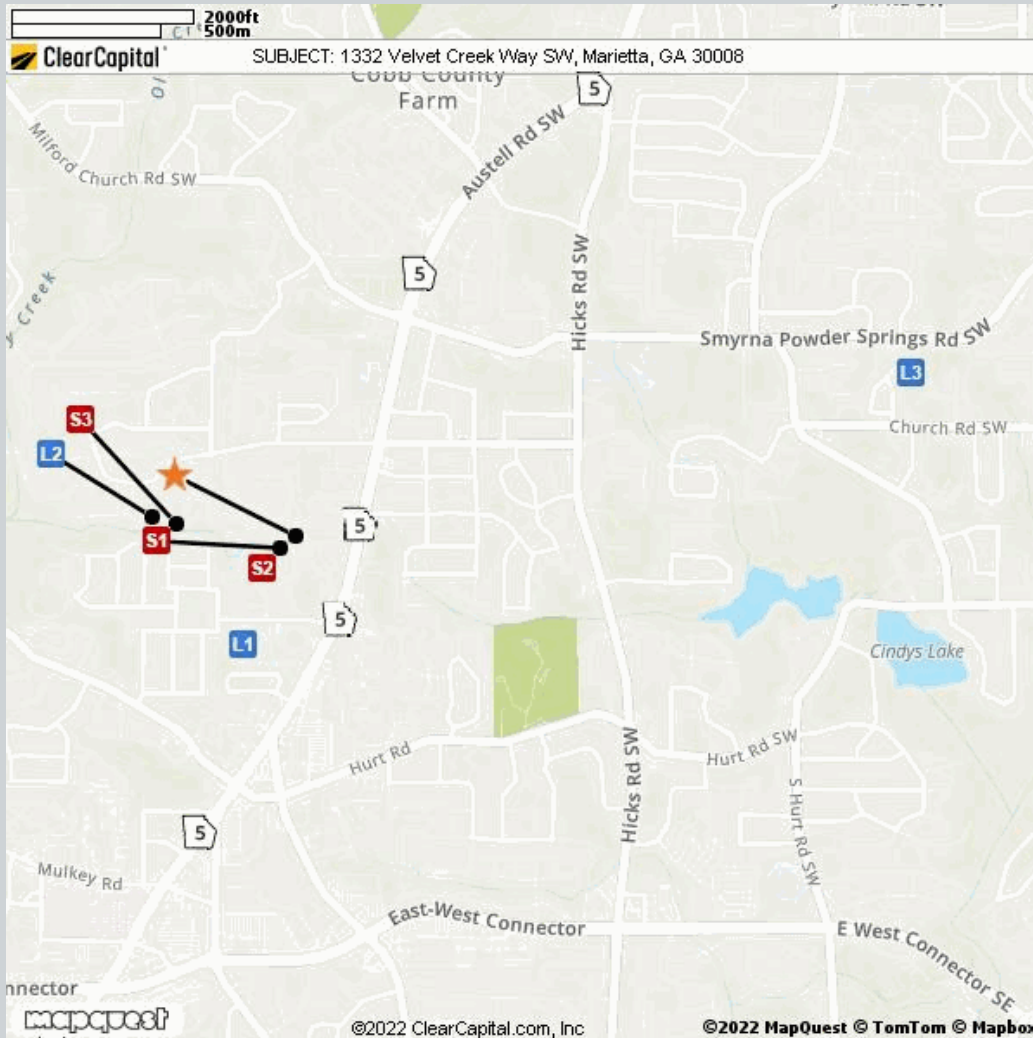
S3 3310 Touchwood Ct
Marietta, GA 30008



Front

ClearMaps Addendum

Address ★ 1332 Velvet Creek Way Sw, Marietta, GA 30008
Loan Number 48548 **Suggested List** \$456,000 **Suggested Repaired** \$456,000 **Sale** \$448,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1332 Velvet Creek Way Sw, Marietta, GA 30008	--	Parcel Match
L1 Listing 1	3480 Sierra Ridge Way, Marietta, GA 30008	0.40 Miles ¹	Parcel Match
L2 Listing 2	3340 Vineland Dr, Marietta, GA 30008	0.41 Miles ¹	Parcel Match
L3 Listing 3	4009 Saddlebrook Creek Dr, Marietta, GA 30060	1.77 Miles ¹	Parcel Match
S1 Sold 1	1327 Velvet Creek Way, Marietta, GA 30008	0.06 Miles ¹	Parcel Match
S2 Sold 2	3415 Velvet Creek Dr, Marietta, GA 30008	0.19 Miles ¹	Parcel Match
S3 Sold 3	3310 Touchwood Ct, Marietta, GA 30008	0.34 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	Hubbard Pope	Company/Brokerage	Hubbard Pope Realty
License No	160682	Address	4377 Coopers Creek Dr SE Smyrna GA 30082
License Expiration	07/31/2025	License State	GA
Phone	4042265281	Email	hubbpope@gmail.com
Broker Distance to Subject	5.34 miles	Date Signed	09/12/2022

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.