

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	12 Davidson Avenue, Savannah, GA 31419	Order ID	8418392	Property ID	33273810
Inspection Date	09/09/2022	Date of Report	09/10/2022		
Loan Number	48572	APN	2065204007		
Borrower Name	Catamount Properties 2018 LLC	County	Chatham		

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	Morgan Bedgood	Condition Comments The subject property appears well maintained with no repairs or improvements needed.
R. E. Taxes	\$1,627	
Assessed Value	\$139,300	
Zoning Classification	Single Family	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject property is located close to schools, shopping, highways, hospitals and industry.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$269,900	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	12 Davidson Avenue	427 Edgewater Road	206 Kevin Drive	78 Rivers Bend Drive
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31406	31406	31406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.57 ¹	1.71 ¹	1.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$235,000	\$195,000	\$190,000
List Price \$	--	\$235,000	\$195,000	\$190,000
Original List Date		08/18/2022	08/02/2022	08/31/2022
DOM · Cumulative DOM	-- · --	23 · 23	39 · 39	10 · 10
Age (# of years)	42	47	51	44
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,248	1,174	1,372	1,368
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.29 acres	.30 acres	.15 acres	.33 acres
Other	None	None	None	None

* Listing 3 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** JUST LISTED! Must see all brick 3 bed 2 bath single family home just minutes from the Oglethorpe Mall and Truman Parkway. This home features freshly painted walls throughout, no carpet, and a nice shaded backyard perfect for a new family
- Listing 2** Wonderful opportunity for an investor or a buyer looking to make their own mark on a property! This all brick ranch is nestled on a quiet cul de sac in a conveniently located southside neighborhood. Garage previously enclosed to make a 4th bedroom and large laundry/storage room. Grow your rental portfolio with this cash flowing property or make it your personal home with a few updates. Minutes from all the southside has to offer, including shopping & restaurants. Tenant is month-to-month and would like to stay, however, can be given a 60-day notice-to-vacate by the new owner.
- Listing 3** Wonderful friendly and desirable Rivers Bend community off Whitefield Avenue! This attractive ranch home has great curb appeal and nice open floor plan. Where else can you get a 3 bedroom 2 full bath home that has a family room with fireplace, attached garage, and large fenced backyard...all for under \$200,000?! Tall windows across front give light-filled happy feeling in living room and dining room. Dining room could easily be home office or children's play area. Relax with your family and friends on covered porch in private backyard and enjoy grilling together and unwinding after a long day. This home needs some TLC, but could be soooo beautiful. You will love how super convenient it is to Truman Parkway, shopping, restaurants, and schools. Sold in "as is" condition. At this price, you may want to hurry!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	12 Davidson Avenue	25 Davidson Avenue	151 Greenbriar Court	112 Davidson Avenue
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31419	31419	31419
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.59 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$187,000	\$185,000	\$184,900
List Price \$	--	\$187,000	\$185,000	\$184,900
Sale Price \$	--	\$200,000	\$200,000	\$190,100
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/30/2022	03/31/2022	05/18/2022
DOM · Cumulative DOM	-- · --	2 · 49	26 · 58	14 · 47
Age (# of years)	42	39	39	42
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,248	1,147	1,176	1,130
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.29 acres	.18 acres	.22 acres	.32 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,100	+\$7,200	+\$11,800
Adjusted Price	--	\$210,100	\$207,200	\$201,900

* 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** What a great opportunity for first-time buyers or investors on Savannah's convenient Southside! This cute 3 bedroom, 2 bath home features a living room with high ceiling, wood burning fireplace, skylights for plenty of natural light, tile flooring throughout, new Hunter ceiling fans and a separate Dining Room. Galley Kitchen with breakfast area, one car garage, and nice fenced backyard to enjoy time outdoors. Location is perfect and so close to Truman Parkway which provides easy access to historic downtown Savannah and Tybee Island. Along with 2 malls, hospitals, colleges, many restaurants and many businesses you won't have far to go! For boaters and those that love the water, Coffee Bluff Marina is just minutes away with spectacular sunsets, playground and picnic pavilion. Hunter Army Airfield is also nearby.
- Sold 2** Charming brick ranch style home conventionally located near the Truman Parkway on a quiet dead end street. Step into living room with its vaulted ceiling and lovely stone gas fireplace. Both guest bedrooms have built ins for extra storage. The one car garage houses the laundry area and a water softener. You'll have plenty of room to garden and play in the vast fenced-in backyard. Check out the smart lock on the front door. Several light switches are smart as well. Removal of the popcorn ceilings is in progress and will need to be completed by the new owners.
- Sold 3** Looking for a new home to call your own? Look no further! This charming all brick home has 3 bedrooms, 2 bathroom and sits on a large lot. Conveniently located on Savannah's Southside. Minutes from Georgia Southern, Hunter Army Airfield and Truman Parkway. This will not last long!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history in the past 12 months.			
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	\$213,000	\$213,000
Sales Price	\$208,000	\$208,000
30 Day Price	\$203,000	--
Comments Regarding Pricing Strategy		
I priced the subject property in line with currently listed and recently sold comps with similar characteristics and located in surrounding neighborhoods.		

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



Side



Side



Street



Other

Listing Photos

L1 427 Edgewater Road
Savannah, GA 31406



Front

L2 206 Kevin Drive
Savannah, GA 31406



Front

L3 78 Rivers Bend Drive
Savannah, GA 31406



Front

Sales Photos

S1 25 Davidson Avenue
Savannah, GA 31419



Front

S2 151 Greenbriar Court
Savannah, GA 31419



Front

S3 112 Davidson Avenue
Savannah, GA 31419



Front

ClearMaps Addendum

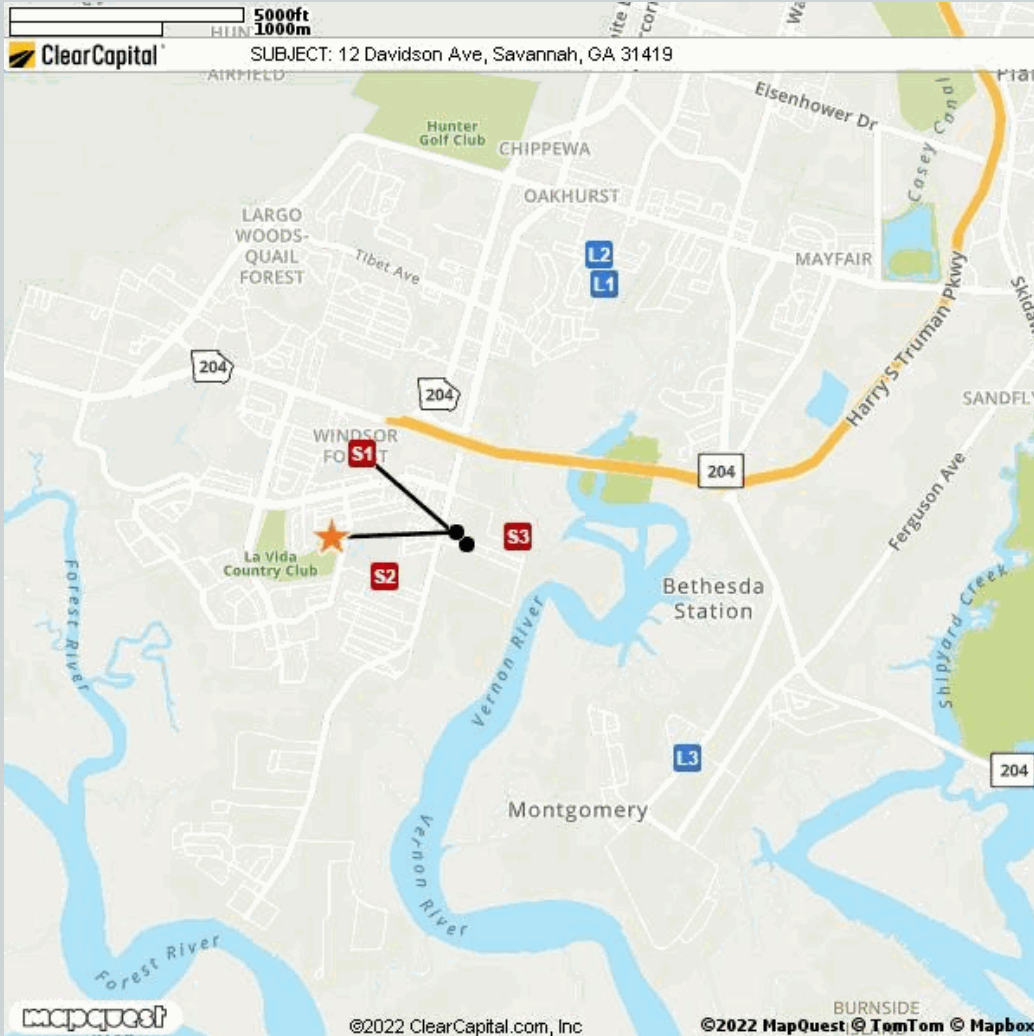
Address ★ 12 Davidson Avenue, Savannah, GA 31419

Loan Number 48572

Suggested List \$213,000

Suggested Repaired \$213,000

Sale \$208,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12 Davidson Avenue, Savannah, GA 31419	--	Parcel Match
L1 Listing 1	427 Edgewater Road, Savannah, GA 31419	1.57 Miles ¹	Parcel Match
L2 Listing 2	206 Kevin Drive, Savannah, GA 31419	1.71 Miles ¹	Parcel Match
L3 Listing 3	78 Rivers Bend Drive, Savannah, GA 31419	1.89 Miles ¹	Parcel Match
S1 Sold 1	25 Davidson Avenue, Savannah, GA 31419	0.09 Miles ¹	Parcel Match
S2 Sold 2	151 Greenbriar Court, Savannah, GA 31419	0.59 Miles ¹	Parcel Match
S3 Sold 3	112 Davidson Avenue, Savannah, GA 31419	0.31 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	Jennifer Breon	Company/Brokerage	ERA Coastal RE
License No	302412	Address	324 Mulberry Drive Richmond Hill GA 31324
License Expiration	01/31/2026	License State	GA
Phone	9123120333	Email	breonbpo@gmail.com
Broker Distance to Subject	10.30 miles	Date Signed	09/10/2022

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.