

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.

<b>Address</b>	169 Cairnburgh Road, Richmond Hill, GA 31324	<b>Order ID</b>	8418392	<b>Property ID</b>	33273383
<b>Inspection Date</b>	09/09/2022	<b>Date of Report</b>	09/11/2022		
<b>Loan Number</b>	48604	<b>APN</b>	0622012		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bryan		

### Tracking IDs

<b>Order Tracking ID</b>	09.07.22 CS-Citi Update	<b>Tracking ID 1</b>	09.07.22 CS-Citi Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount Properties	<b>Condition Comments</b> The subject property appears well maintained with no repairs or improvements needed.
<b>R. E. Taxes</b>	\$2,067	
<b>Assessed Value</b>	\$242,000	
<b>Zoning Classification</b>	Single Family	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(It appears all window and doors are locked.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Buckhead	
<b>Association Fees</b>	\$500 / Year (Pool,Landscaping,Tennis)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject property is located close to schools, shopping, highways, hospitals and industry.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$489,000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	169 Cairnburgh Road	711 Sweet Hill Road	121 Laurenburg Drive	950 Rathlin Road
<b>City, State</b>	Richmond Hill, GA	Richmond Hill, GA	Richmond Hill, GA	Richmond Hill, GA
<b>Zip Code</b>	31324	31324	31324	31324
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.97 <sup>1</sup>	0.30 <sup>1</sup>	0.74 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$355,000	\$350,000	\$349,000
<b>List Price \$</b>	--	\$355,000	\$350,000	\$349,000
<b>Original List Date</b>		08/05/2022	05/17/2022	07/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	6 · 37	117 · 117	52 · 52
<b>Age (# of years)</b>	27	23	22	22
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,719	1,479	2,021	2,069
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 3
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.52 acres	.50 acres	.50 acres	1.03 acres
<b>Other</b>	None	None	None	None

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** No HOA, all brick 3 bedroom 2 bath home on a half-acre. Open floor plan, wood floors in main living area. Large master bath with separate tub and shower. Only minutes from marina and located in a great school system.
- Listing 2** BACK ON THE MARKET AT NO FAULT OF THE SELLER. Great family home all Brick with 4 bedrooms plus 2 full baths located in popular Buckhead Subdivision. Formal Dining Room. Great room with see-thru fireplace looking into heated Sunroom. Gourmet kitchen with stainless appliances, breakfast bar & breakfast area. Master bath with double vanity, separate shower and whirlpool bath. Privacy fenced yard with large patio overlooking wooded lot. Community amenities.
- Listing 3** Don't miss the opportunity to see this gorgeous home sitting on over 1 acre in the premier Buckhead subdivision. 3 bedrooms, 3 baths PLUS a bonus room that could easily be a 4th bedroom. Updated kitchen has a large granite bar, and tile flooring. The Spacious master bedroom is to the left of the house away from others rooms and offers an additional office space. Zoned for McAllister elementary school. Its rare to see such a pristine house sitting on over 1 acre in Richmond Hill so don't miss your chance to see it!!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	169 Cairnburgh Road	67 Laurenburg Court	51 Strome Court	90 Dover Drive
City, State	Richmond Hill, GA	Richmond Hill, GA	Richmond Hill, GA	Richmond Hill, GA
Zip Code	31324	31324	31324	31324
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 <sup>1</sup>	0.59 <sup>1</sup>	0.17 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,000	\$329,900	\$324,900
List Price \$	--	\$359,000	\$329,900	\$324,900
Sale Price \$	--	\$370,000	\$342,200	\$325,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/27/2022	05/25/2022	06/03/2022
DOM · Cumulative DOM	-- · --	38 · 65	4 · 54	55 · 94
Age (# of years)	27	21	28	28
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	1,719	1,953	1,971	1,705
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.52 acres	.51 acres	.77 acres	.60 acres
Other	None	None	None	None
Net Adjustment	--	-\$23,400	+\$25,200	+\$1,400
Adjusted Price	--	\$346,600	\$367,400	\$326,400

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** 4 bed, 2 bath, brick beauty sits on half an acre in highly sought after Buckhead! Property has a large manicured yard that backs up to private woods and is located on a sleepy cul-de-sac in the heart of Richmond Hill. Home features a split floor plan with a HUGE owners suite that features ensuite spa bathroom, large walk in closet and tray ceilings. The spacious living room's vaulted ceilings, wood burning fireplace and open concept is perfect for entertaining. Kitchen features breakfast bar, separate breakfast nook, and tile floors, etc. Upstairs bonus room with closet can be used as 4th bedroom or office/home gym. Additional features include side double garage, back patio, formal dining room, etc. Roof is only four years old! Neighborhood amenities are in walking distance and include playground, pool and tennis courts. Ask us about 3d matterport tour!
- Sold 2** Welcome to Majestic, Serene Buckhead in Richmond Hill. This lovely 3 bedroom 2 bath home features an open Kitchen With Plenty of Cabinets, Bar height Countertop, Eat-In Breakfast Area and a separate Large Dining Area with Two Double French Doors. The Master EnSuite has a whirlpool Tub and Separate Shower, Double Sink Vanity With Private Water Closet! Large Walk-in Closet! Beautiful Cherry Hardwood Floors in Living Room, Family Room and Hall Way! Ceramic Tile in Kitchen, Foyer and Laundry Room! A 2 car garage and beautiful backyard rounds out this amazing property. Roof and Water Heater are 4 years old. The A/C outside condenser is less than 1 year. Enjoy the backyard view from the patio. All this is within walking distance to terrific Amenities: Swimming Pool, Tennis Courts, Basketball Court, Clubhouse and a large recreational park that includes baseball, soccer, football fields and bicycle trails. This home will not disappoint. Schedule your private tour.
- Sold 3** Ask us about our 3D Tours!!! This beautiful 3 bedroom and 2 bath traditional brick home sits on over a half acre lot, located on a cul-de-sac, with a private wooded backyard. New HVAC and new floors installed! The home offers a flow through living/dining room a perfect setting for hosting a guest dinner. A fireplace to curl up during chilly nights. Enjoy preparing meals in the spacious NEW kitchen complete with beautiful counter tops, backsplash, ample cabinet space, and stainless steel appliances. Sized for spacious comfort, the generous master bedroom boasts a sitting area, jetted tub, separate shower, and over sized walk-in closet. Head outside to the huge fenced in back yard with a patio perfect for outdoor barbeques. Simply ideal for year-round entertaining. Nestled in a sought-after Buckhead neighborhood. Leave your car keys at home and easily walk to grocery stores, restaurants, supermarkets, local shops and great shopping, an easy drive from everything you need.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	ReMax	Listed on 8/26/2022 for \$355,000					
<b>Listing Agent Name</b>	Mike Stubbs						
<b>Listing Agent Phone</b>	912-756-5888						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
08/26/2022	\$355,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$340,000	\$340,000
<b>Sales Price</b>	\$335,000	\$335,000
<b>30 Day Price</b>	\$330,000	--
<b>Comments Regarding Pricing Strategy</b>		
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.

### Subject Photos



Front



Address Verification



Side



Side



Street



Other

## Listing Photos

**L1** 711 Sweet Hill Road  
Richmond Hill, GA 31324



Front

**L2** 121 Laurenburg Drive  
Richmond Hill, GA 31324



Front

**L3** 950 Rathlin Road  
Richmond Hill, GA 31324



Front



## Sales Photos

**S1** 67 Laurenburg Court  
Richmond Hill, GA 31324



Front

**S2** 51 Strome Court  
Richmond Hill, GA 31324



Front

**S3** 90 Dover Drive  
Richmond Hill, GA 31324



Front

### ClearMaps Addendum

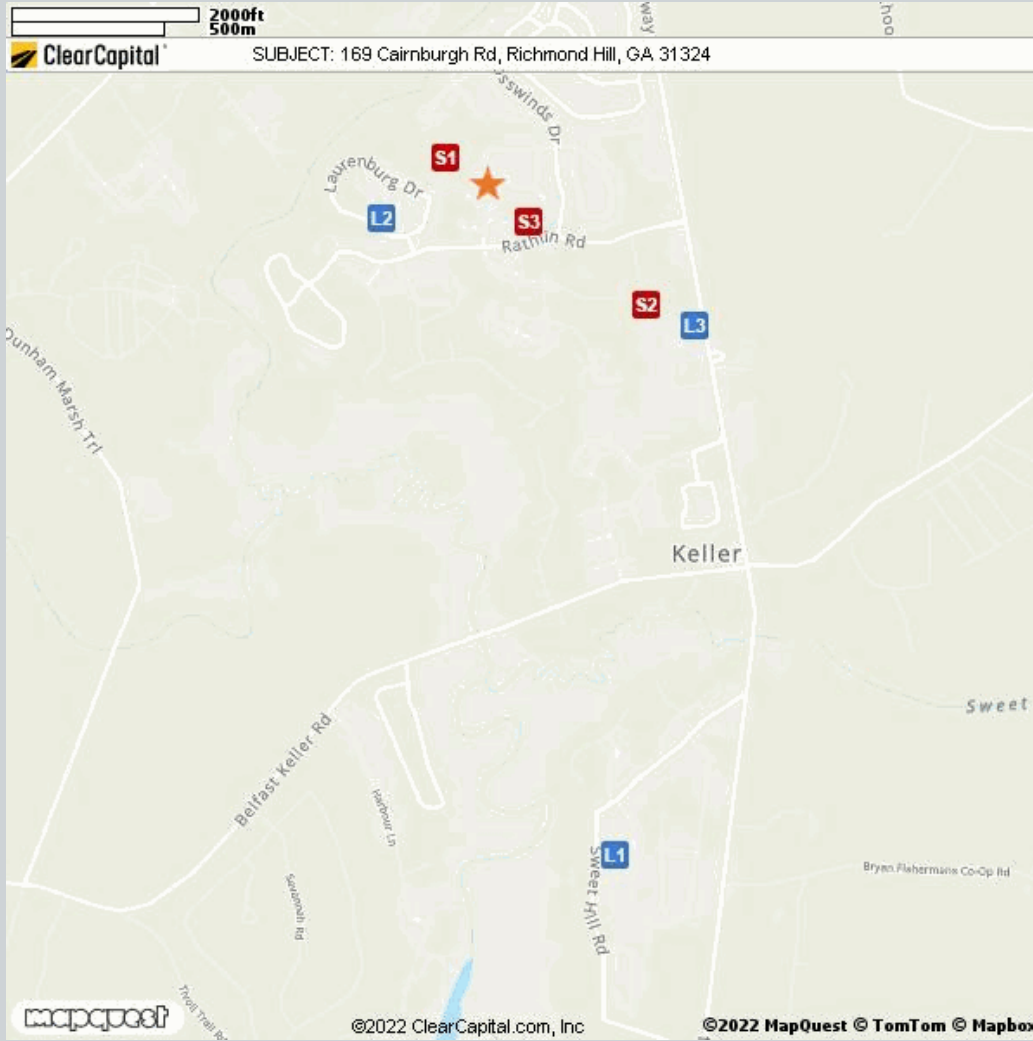
**Address** ★ 169 Cairnburgh Road, Richmond Hill, GA 31324

**Loan Number** 48604

**Suggested List** \$340,000

**Suggested Repaired** \$340,000

**Sale** \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	169 Cairnburgh Road, Richmond Hill, GA 31324	--	Parcel Match
L1 Listing 1	711 Sweet Hill Road, Richmond Hill, GA 31324	1.97 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	121 Laurenburg Drive, Richmond Hill, GA 31324	0.30 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	950 Rathlin Road, Richmond Hill, GA 31324	0.74 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	67 Laurenburg Court, Richmond Hill, GA 31324	0.14 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	51 Strome Court, Richmond Hill, GA 31324	0.59 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	90 Dover Drive, Richmond Hill, GA 31324	0.17 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Jennifer Breon	<b>Company/Brokerage</b>	ERA Coastal RE
<b>License No</b>	302412	<b>Address</b>	324 Mulberry Drive Richmond Hill GA 31324
<b>License Expiration</b>	01/31/2026	<b>License State</b>	GA
<b>Phone</b>	9123120333	<b>Email</b>	breonbpo@gmail.com
<b>Broker Distance to Subject</b>	6.79 miles	<b>Date Signed</b>	09/11/2022

*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.**