

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	90 Brown Pelican Drive, Savannah, GA 31419	Order ID	8086036	Property ID	32453399
Inspection Date	03/29/2022	Date of Report	03/30/2022		
Loan Number	48695	APN	2068709001		
Borrower Name	Catamount Properties 2018 LLC	County	Chatham		

Tracking IDs					
Order Tracking ID	03.29.22 BPO	Tracking ID 1	03.29.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Herbert Buchanan	Condition Comments	
R. E. Taxes	\$1,408	The subject property appears well maintained with no repairs or improvements needed.	
Assessed Value	\$132,600		
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	
Local Economy	Stable	The subject property is located close to schools, shopping, highways, hospitals and industry.	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$250,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	90 Brown Pelican Drive	1 Longview Bluff Drive	102 Windmill Lane	107 Brown Pelican Drive
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.	--	0.19 ¹	1.49 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$180,000	\$150,000	\$109,900
List Price \$	--	\$180,000	\$150,000	\$109,900
Original List Date		03/15/2022	11/15/2021	03/27/2022
DOM · Cumulative DOM	-- · --	3 · 15	27 · 135	2 · 3
Age (# of years)	38	34	39	38
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	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,364	1,130	1,348	1,230
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2	2 · 1 · 1	2 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.05 acres	.05 acres	.05 acres	.05 acres
Other	None	None	None	None

* Listing 2 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** When size is just right! Immaculate one story, 2/2 townhome with just over 1100 square feet of lovey! Immaculate and impeccably maintained throughout. Beautiful hardwood floors in living room area, carpets in bedrooms. Nicely appointed kitchen with washer/dryer closet. Enclosed courtyard to rear. Absolutely delightful. No Investors. Homeowners only.
- Listing 2** BACK ON THE MARKET DUE TO NO FAULT OF SELLER!!! THIS WILL NOT LAST LONG!! Beautiful corner lot in the perfect location with every shop you need right down the road. Truman Parkway only seconds away to take you anywhere in Savannah. Spacious Living room, Kitchen, and bed rooms. Oversized A/C Unit keeps the home as cold as you need during hot summers or toasty during our short winters. Including an enclosed garage that can be used as a big third bedroom, gym, or game room.
- Listing 3** 2 bedroom townhome in picturesque, quiet Vernon River Plantation with so much potential! Includes living room with fireplace, separate dining area, sunroom, and private courtyard. Walk to the community pool, tennis courts, and playground. Located 1.75 from the beautiful Coffee Bluff Marina!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	90 Brown Pelican Drive	134 Brown Pelican Drive	85 Brown Pelican Drive	44 Fiddlers Court
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.	--	0.15 ¹	0.02 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$217,000	\$185,000	\$174,900
List Price \$	--	\$217,000	\$185,000	\$174,900
Sale Price \$	--	\$242,500	\$188,000	\$174,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/08/2021	12/03/2021	10/28/2021
DOM · Cumulative DOM	-- · --	21 · 37	35 · 63	20 · 57
Age (# of years)	38	38	38	37
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	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,364	1,296	1,364	1,230
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1	2 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.05 acres	.05 acres	.05 acres	.05 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,400	+\$1	+\$6,700
Adjusted Price	--	\$245,900	\$188,001	\$181,600

* 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** SELLER IS NOW ACCEPTING HIGHEST AND BEST UNTIL 9am on MONDAY 9/20/21! Enjoy breathtaking views of the Vernon River at 134 Brown Pelican Drive! An inviting courtyard with brick paver patio welcomes you to this 2 bed 2.5 bath end unit townhome featuring gorgeous hardwood flooring and plenty of natural sunlight throughout! Custom built-ins surround a warm fireplace in the family room while the fully equipped kitchen boasts stainless steel appliances, granite counter tops, and a wine cooler! New homeowners will love the property's smart home technology where all lights, surround sound, and door locks are powered by Alexa for comfortable living. Both bedrooms are found upstairs, each with generous closet space and full en-suite baths while the home's rear deck with serene coastal views offers the perfect backdrop for any occasion. Located just minutes from restaurants, shopping, hospitals, and Georgia Southern University's Armstrong campus! A must see!
- Sold 2** Welcome home to your move in ready 2 bedrooms, 2.5 bathrooms in Vernon River Plantation! Open floorpan with BRAND NEW HVAC and Roof! Whether you're looking for your next home or a great INVESTMENT opportunity, this home is it. Once you walk in the door you'll see a wood burning fireplace that opens up to a dining room and kitchen with views our your fenced in courtyard! Both bedrooms are located upstairs with their own private bathrooms and closets! This neighborhood has great amenities to include pool (which is walking distance from this unit), park and tennis court. Surrounded by beautiful oak trees and great neighbors you'll be right at home in this convenient community. It's a must see in person! Schedule your showing today before this beauty is gone. Seller is also paying \$2,440 assessment to repaint entire wood exterior to include fence, door and window trims.
- Sold 3** New flooring and appliances, fresh paint, living room with a fireplace, dining area, sunroom, courtyard and wonderful amenities.

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	\$190,000	\$190,000
Sales Price	\$185,000	\$185,000
30 Day Price	\$180,000	--
Comments Regarding Pricing Strategy		
I priced the subject property in line with currently listed and recently sold comps within the same neighborhood.		

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



Street



Other

Listing Photos

L1 1 Longview Bluff Drive
Savannah, GA 31419



Front

L2 102 Windmill Lane
Savannah, GA 31419



Front

L3 107 Brown Pelican Drive
Savannah, GA 31419



Front

Sales Photos

S1 134 Brown Pelican Drive
Savannah, GA 31419



Front

S2 85 Brown Pelican Drive
Savannah, GA 31419



Front

S3 44 Fiddlers Court
Savannah, GA 31419



Front

ClearMaps Addendum

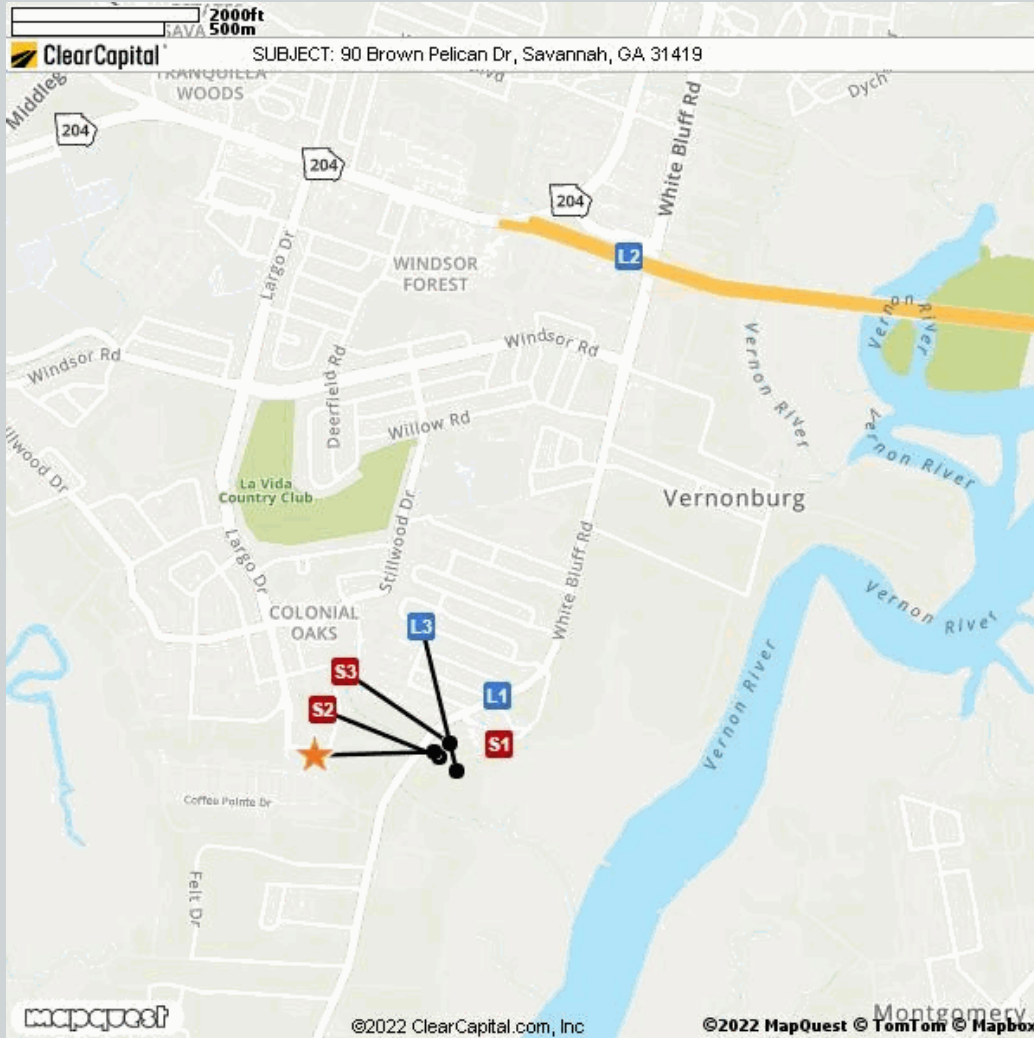
Address ★ 90 Brown Pelican Drive, Savannah, GA 31419

Loan Number 48695

Suggested List \$190,000

Suggested Repaired \$190,000

Sale \$185,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	90 Brown Pelican Drive, Savannah, GA 31419	--	Parcel Match
L1 Listing 1	1 Longview Bluff Drive, Savannah, GA 31419	0.19 Miles ¹	Parcel Match
L2 Listing 2	102 Windmill Lane, Savannah, GA 31419	1.49 Miles ¹	Parcel Match
L3 Listing 3	107 Brown Pelican Drive, Savannah, GA 31419	0.08 Miles ¹	Parcel Match
S1 Sold 1	134 Brown Pelican Drive, Savannah, GA 31419	0.15 Miles ¹	Parcel Match
S2 Sold 2	85 Brown Pelican Drive, Savannah, GA 31419	0.02 Miles ¹	Parcel Match
S3 Sold 3	44 Fiddlers Court, Savannah, GA 31419	0.05 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	9.64 miles	Date Signed	03/29/2022

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.