

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	156 Learner Court, Marietta, GA 30060	Order ID	8150785	Property ID	32601323
Inspection Date	04/26/2022	Date of Report	04/26/2022		
Loan Number	49022	APN	17-0273-0-016-0		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs

Order Tracking ID	04.22.22 BPO	Tracking ID 1	04.22.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Healey Marielan B	Condition Comments	This SFD property which was built in 1972, offers 1834 Sq.Ft. consists of a total of 6 rooms, primarily 2 bedrooms and 2.5 baths. The style is Traditional and based on visual inspection the home is in Average condition.
R. E. Taxes	\$367		
Assessed Value	\$179,370		
Zoning Classification	Residential		
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	It is located in a Suburban location. With a lot of SFD/Townhouses compare to Condos. The properties shares the similarity of design, utility, and overall appeal, with variations in size.undefined
Local Economy	Improving		
Sales Prices in this Neighborhood	Low: \$170,000 High: \$532,500		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	156 Learner Court	118 Smyrna Powder Springs Road Se	2046 Mills Lane Se	196 Deer Creek Trail Se
City, State	Marietta, GA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30060	30060	30060	30060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.93 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$345,000	\$380,000
List Price \$	--	\$325,000	\$335,000	\$335,000
Original List Date		02/25/2022	03/31/2022	03/11/2022
DOM · Cumulative DOM	-- · --	8 · 60	9 · 26	9 · 46
Age (# of years)	50	58	65	60
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	Split Traditional	Split Traditional	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,834	1,773	1,694	1,810
Bdrm · Bths · ½ Bths	2 · 2 · 1	4 · 1 · 1	3 · 2	4 · 2
Total Room #	6	8	7	8
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	None	None
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	700	886	--	1,810
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.18 acres	0.37 acres	0.34 acres
Other	Porch	Porch	Porch	Porch

* 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 Comparable: Lot within 20% variance, Age within 10 years, GLA within 100 sq.ft., Similar Condition, Quality, Half Baths, More Bedrooms, Fewer Full Baths

Listing 2 Comparable: Similar Full Baths, Acreage, Quality, Condition, More Bedrooms, Smaller GLA, Older Age, Fewer Half Baths

Listing 3 Comparable: Age within 10 years, GLA within 100 sq.ft., Similar Quality, Acreage, Full Baths, Condition, More Bedrooms, Fewer Half Baths

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	156 Learner Court	120 Lisa Lane	2621 Evergreen Trail Se	2608 Benson Poole Road Se
City, State	Marietta, GA	Smyrna, GA	Smyrna, GA	Smyrna, GA
Zip Code	30060	30082	30082	30082
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.04 ¹	0.29 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$289,900	\$305,000
List Price \$	--	\$314,999	\$289,900	\$305,000
Sale Price \$	--	\$300,000	\$304,000	\$305,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	11/12/2021	02/14/2022	11/03/2021
DOM · Cumulative DOM	-- · --	112 · 112	39 · 39	14 · 14
Age (# of years)	50	56	59	58
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	Split Traditional	Split Traditional	Split Traditional	Split Traditional
# Units	1	1	1	1
Living Sq. Feet	1,834	1,795	1,578	1,920
Bdrm · Bths · ½ Bths	2 · 2 · 1	3 · 2	3 · 1 · 1	5 · 3
Total Room #	6	7	7	9
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	50%	50%	100%
Basement Sq. Ft.	700	897	789	960
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.21 acres	0.23 acres	0.31 acres
Other	Porch	Porch	Porch	Porch
Net Adjustment	--	-\$4,000	+\$1,000	-\$11,000
Adjusted Price	--	\$296,000	\$305,000	\$294,000

* 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** Comparable: Age within 10 years, Lot within 20% variance, GLA within 100 sq.ft., Similar Full Baths, Condition, Quality, More Bedrooms, Fewer Half Baths -1k GAR,+1k HB,-4k BED,\$-4000
- Sold 2** Comparable: Age within 10 years, Lot within 20% variance, Similar Half Baths, Condition, Quality, More Bedrooms, Smaller GLA, Fewer Full Baths +3k GLA,+2k FB,-4k BED,\$1000
- Sold 3** Comparable: Age within 10 years, GLA within 100 sq.ft., Similar Condition, Acreage, Quality, More Full Baths, Bedrooms, Fewer Half Baths +2k GAR,+1k HB,-2k FB,-12k BED,\$-11000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None					
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	\$317,100	\$317,100
Sales Price	\$302,000	\$302,000
30 Day Price	\$277,840	--
Comments Regarding Pricing Strategy		
<p>The value as of today is \$302000, with typical marketing time at 11 days. The subject property is located in a neighborhood with easy access to the highway. Most yards and home exteriors appear to be in good order with only minor maintenance neglect. The area has above average market demand. The property is located in an area of equal value homes; it conforms to other homes in regard to Proximity, GLA, Age, Condition, View, Style, Lot, Beds, & Baths. The neighborhood has a shortage of homes on the market as there are more homes which have sold than listed in the past 6 months. Naturally, this shortage has enabled prices to rise and this trend is expected to continue over the next 6 months. The subject was strategically priced mid-market because all homes were from the same/similar subdivisions, and were of similar GLA, age, style, and lot utility. No extraordinary characteristics were noted to price low or high.</p>		

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



Street



Street



Other

Listing Photos

L1 118 Smyrna Powder Springs Road SE
Marietta, GA 30060



Front

L2 2046 Mills Lane SE
Marietta, GA 30060



Front

L3 196 Deer Creek Trail SE
Marietta, GA 30060



Front

Sales Photos

S1 120 Lisa Lane
Smyrna, GA 30082



Front

S2 2621 Evergreen Trail SE
Smyrna, GA 30082



Front

S3 2608 Benson Poole Road SE
Smyrna, GA 30082



Front

ClearMaps Addendum

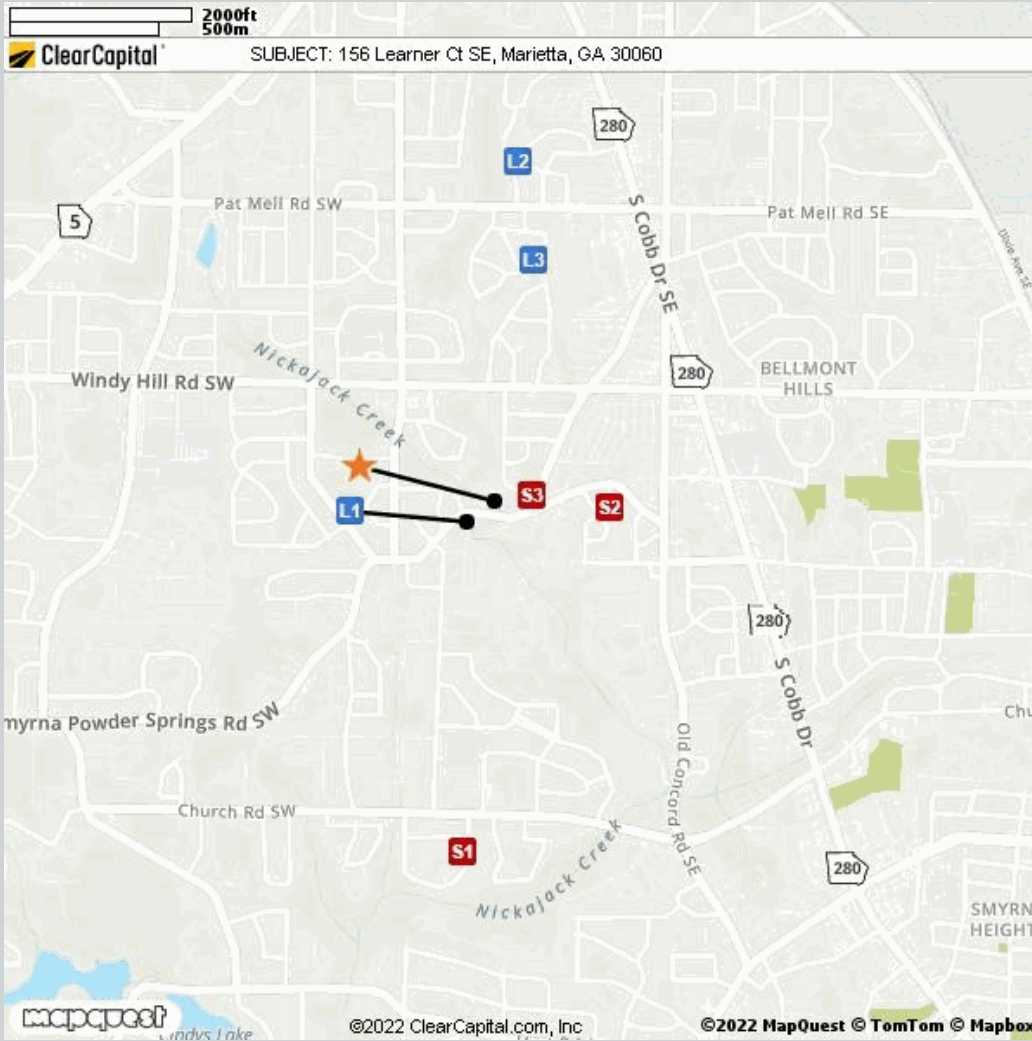
Address ★ 156 Learner Court, Marietta, GA 30060

Loan Number 49022

Suggested List \$317,100

Suggested Repaired \$317,100

Sale \$302,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	156 Learner Court, Marietta, GA 30060	--	Parcel Match
L1 Listing 1	118 Smyrna Powder Springs Road Se, Marietta, GA 30060	0.10 Miles ¹	Parcel Match
L2 Listing 2	2046 Mills Lane Se, Marietta, GA 30060	0.93 Miles ¹	Parcel Match
L3 Listing 3	196 Deer Creek Trail Se, Marietta, GA 30060	0.65 Miles ¹	Parcel Match
S1 Sold 1	120 Lisa Lane, Smyrna, GA 30082	1.04 Miles ¹	Parcel Match
S2 Sold 2	2621 Evergreen Trail Se, Smyrna, GA 30082	0.29 Miles ¹	Parcel Match
S3 Sold 3	2608 Benson Poole Road Se, Smyrna, GA 30082	0.07 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	Dan McCloskey	Company/Brokerage	Better Way Atlanta Realty
License No	250020	Address	2200 River Heights Court Marietta GA 30067
License Expiration	10/31/2024	License State	GA
Phone	4048677406	Email	danmccloskey@p4site.com
Broker Distance to Subject	7.09 miles	Date Signed	04/26/2022

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.