

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	5870 Shadewater Drive, Cumming, GA 30041	Order ID	8137123	Property ID	32572958
Inspection Date	04/19/2022	Date of Report	04/19/2022		
Loan Number	49167	APN	257 112		
Borrower Name	Catamount Properties 2018 LLC	County	Forsyth		

Tracking IDs					
Order Tracking ID	04.19.22 BPO	Tracking ID 1	04.19.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BUSSEY,ERIC J	Condition Comments	
R. E. Taxes	\$2,628	no exterior repairs or hazards noted. A dumpster is in driveway, possibly for some interior work??? no evidence of any work being done on exterior at time of inspection	
Assessed Value	\$287,700		
Zoning Classification	Residential R2R		
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	Rural	Neighborhood Comments	
Local Economy	Improving	subject is in an older subdivision with other similar age and lot size homes. Styles and sq footages vary due to styles being single and two story and basements and non basement homes. No HOA or amenities noted	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$425,000		
Market for this type of property	Increased 6 11 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5870 Shadewater Drive	5835 Shadewater Dr	3905 F A A Rd	2940 Winchester Drive
City, State	Cumming, GA	Cumming, GA	Cumming, GA	Cumming, GA
Zip Code	30041	30041	30041	30041
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	2.32 ¹	1.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$361,000	\$425,000	\$331,000
List Price \$	--	\$361,000	\$425,000	\$331,000
Original List Date		03/22/2022	12/22/2021	03/11/2022
DOM · Cumulative DOM	-- · --	28 · 28	118 · 118	29 · 39
Age (# of years)	29	29	23	41
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	1.5 Stories split	1.5 Stories split	1.5 Stories split	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,280	1,420	1,685	1,196
Bdrm · Bths · ½ Bths	3 · 2	3 · 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)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	601	192	896	336
Pool/Spa	--	--	--	--
Lot Size	0.65 acres	0.82 acres	0.46 acres	.31 acres
Other	fireplace	fireplace	fireplace	fireplace

* 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 same subd, similar split style, similar basement feature. Little more sq footage on main, similar bed/baths, age, lot size. Noted as UNDER CONTRACT, appt only showing

Listing 2 neighboring subd, similar split style, but 4-sided brick construction, more sq footage on main does have more sq footage in basement than subject along with an additional bed/bath, more bed/baths. Similar age, lot size. Noted as ACTIVE, appt only showing list.

Listing 3 neighboring subd., similar age, lot size, sq footage. Little older construction, similar basement feature, single story ranch style. Similar bed/baths. Noted as ACTIVE, anytime access showing

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5870 Shadewater Drive	5820 Shadewater Way	3525 Chattahoochee Rd	2600 Poplar Lane
City, State	Cumming, GA	Cumming, GA	Cumming, GA	Cumming, GA
Zip Code	30041	30041	30041	30041
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	1.19 ¹	1.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$299,999	\$320,000
List Price \$	--	\$350,000	\$299,999	\$320,000
Sale Price \$	--	\$396,700	\$342,000	\$313,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	03/21/2022	03/04/2022	11/12/2021
DOM · Cumulative DOM	-- · --	34 · 34	22 · 22	6 · 28
Age (# of years)	29	30	35	23
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	1.5 Stories split	1.5 Stories split	1.5 Stories split	1.5 Stories spl
# Units	1	1	1	1
Living Sq. Feet	1,280	1,470	1,636	1,008
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	2 · 2
Total Room #	6	6	7	5
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%	50%
Basement Sq. Ft.	601	540	--	1,008
Pool/Spa	--	--	--	--
Lot Size	0.65 acres	0.72 acres	0.86 acres	.18 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	-\$12,500	-\$10,500	+\$500
Adjusted Price	--	\$384,200	\$331,500	\$313,500

* Sold 1 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** same subd, similar split style, similar basement feature but has an additional bed/bath(-8500). Little more sq footage on main(-4000), similar bed/baths on main, similar age, lot size. Noted as an appt only showing/sale
- Sold 2** neighboring subd, 2-story style, no basement, more sq footage (-8000), has an additional half bath (-2500). Similar age, lot size. Noted as an appt only showing list.
- Sold 3** neighboring subd, similar split style, less sq footage on main(4000), does have more sq footage in basement than subject along with an additional bed/bath(-8500), one less bedroom on main(5000), similar full baths. Similar age, lot size. Noted as an appt only showing list.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no recent sale or list history showing in the FMLS				
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	\$375,000	\$375,000
Sales Price	\$365,000	\$365,000
30 Day Price	\$360,000	--
Comments Regarding Pricing Strategy		
comparative method considered. More emphasis on SC1 and LC1 due to these matching subject style and in subject subdivision. Market is currently still appreciating with low DOM, low inventory.		

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



Street

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 5835 Shadewater Dr
Cumming, GA 30041



Front

L2 3905 F A A Rd
Cumming, GA 30041



Front

L3 2940 Winchester Drive
Cumming, GA 30041



Front

Sales Photos

S1 5820 Shadewater Way
Cumming, GA 30041



Front

S2 3525 Chattahoochee Rd
Cumming, GA 30041



Front

S3 2600 Poplar Lane
Cumming, GA 30041



Front

ClearMaps Addendum

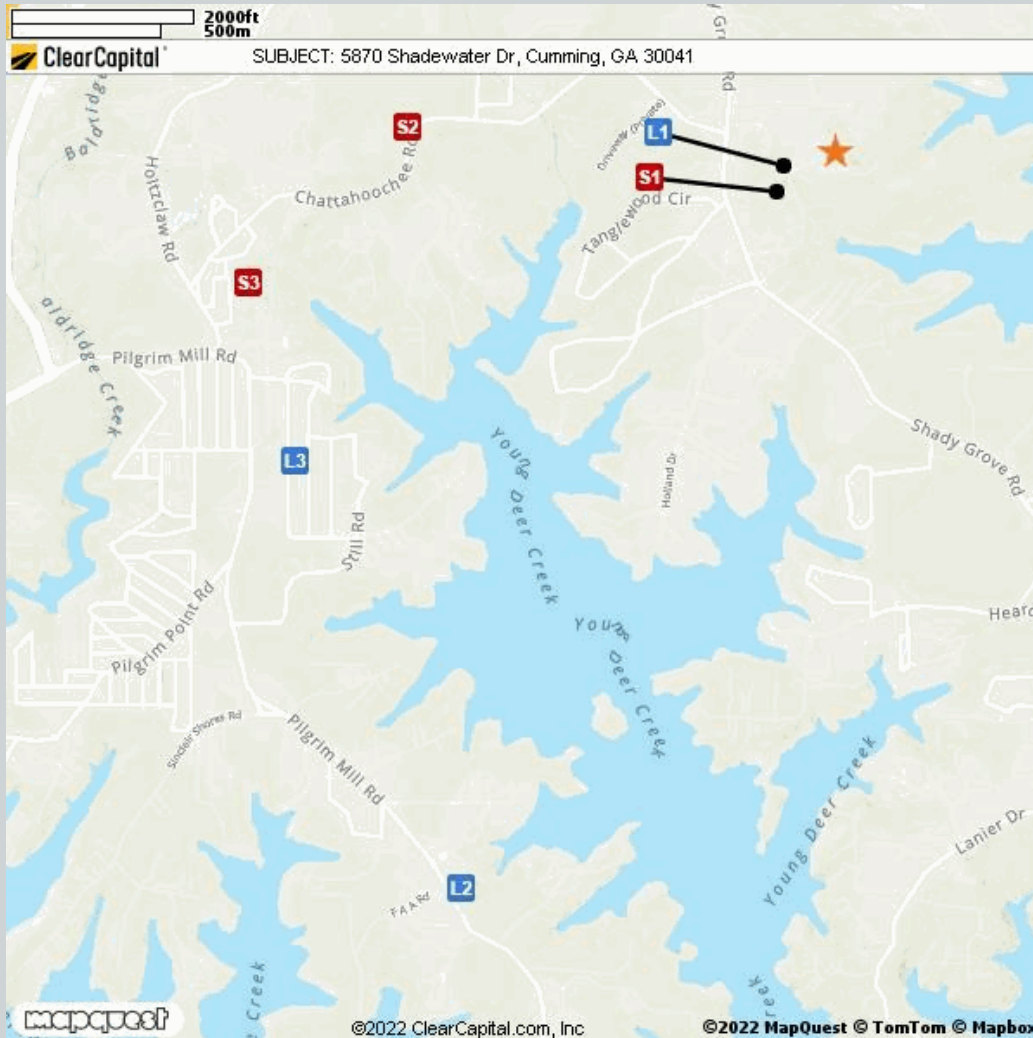
Address ★ 5870 Shadewater Drive, Cumming, GA 30041

Loan Number 49167

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5870 Shadewater Drive, Cumming, GA 30041	--	Parcel Match
L1 Listing 1	5835 Shadewater Dr, Cumming, GA 30041	0.09 Miles ¹	Parcel Match
L2 Listing 2	3905 F A A Rd, Cumming, GA 30041	2.32 Miles ¹	Parcel Match
L3 Listing 3	2940 Winchester Drive, Cumming, GA 30041	1.74 Miles ¹	Parcel Match
S1 Sold 1	5820 Shadewater Way, Cumming, GA 30041	0.12 Miles ¹	Parcel Match
S2 Sold 2	3525 Chattahoochee Rd, Cumming, GA 30041	1.19 Miles ¹	Parcel Match
S3 Sold 3	2600 Poplar Lane, Cumming, GA 30041	1.68 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	Blair Anderson	Company/Brokerage	Keller Williams Realty Atlanta Partners
License No	175427	Address	3867 Silver Brook Lane Gainesville GA 30506
License Expiration	02/28/2025	License State	GA
Phone	6784277225	Email	anderba@comcast.net
Broker Distance to Subject	8.12 miles	Date Signed	04/19/2022

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.