

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>	7590 Watson Circle, Locust Grove, GEORGIA 30248	<b>Order ID</b>	8444660	<b>Property ID</b>	33346333
<b>Inspection Date</b>	09/27/2022	<b>Date of Report</b>	09/28/2022		
<b>Loan Number</b>	49193	<b>APN</b>	080I01040000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Henry		

Tracking IDs					
<b>Order Tracking ID</b>	09.26.22 BPO	<b>Tracking ID 1</b>	09.26.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	Catamount Properties 2018 LLC	The subject is located in a rural area and appears to be in average condition. The property has good curb appeal and conforms to the neighborhood. The property is located in close proximity to a busy road which may be a negative factor.
<b>R. E. Taxes</b>	\$4,840	
<b>Assessed Value</b>	\$315,400	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	The subject property is located in a neighborhood with other homes of similar size, style, and age. There is easy access to most amenities. The area hasn't become heavily driven by REO and Short sale activity.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$210,000 High: \$925,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7590 Watson Circle	6512 Terraglen Way	5156 Heron Bay Blvd	5136 Heron Bay Blvd
<b>City, State</b>	Locust Grove, GEORGIA	Locust Grove, GA	Locust Grove, GA	Locust Grove, GA
<b>Zip Code</b>	30248	30248	30248	30248
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.57 <sup>1</sup>	0.99 <sup>1</sup>	1.01 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$624,900	\$600,000	\$590,000
<b>List Price \$</b>	--	\$624,900	\$600,000	\$590,000
<b>Original List Date</b>		06/24/2022	08/05/2022	07/26/2022
<b>DOM · Cumulative DOM</b>	-- · --	94 · 96	54 · 54	20 · 64
<b>Age (# of years)</b>	8	16	18	18
<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>	2 Stories typical	2 Stories typical	2 Stories typical	2 Stories typical
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,869	3,242	3,097	2,996
<b>Bdrm · Bths · ½ Bths</b>	4 · 4	5 · 3 · 1	5 · 5	5 · 3 · 1
<b>Total Room #</b>	8	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	1,257	1,800
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.33 acres	.42 acres	.46 acres	.51 acres
<b>Other</b>	none	detached garage	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** 627 s.f. smaller +19K, similar style, location, condition, no seller concessions, detached garage -10K, This 4-sided brick home in sought out Heron Bay Golf and Country Club, South Atlanta's premier resort style community won't last long. This master community offers a very active lifestyle with a Golf course, Lake, 6 Tennis courts, 2 Swimming pools and a Waterfall! For the homebuyer with exquisite taste, this French Estate-style home is for you! This 5 bedroom, 3.5 bath home is on a cul-de-sac street with plenty of privacy is over 3,200sf. It's loaded with gorgeous custom details throughout. The Open concept makes this home perfect for entertaining family and friends. The Master bathroom surpasses all expectations! Spacious kitchen features a pantry, large gourmet island and oversized bar with granite counter tops on both. The kitchen opens into the family room surrounded by built-in bookcases and a fireplace. Primary suite with tray ceiling includes double vanity, walk-in closet, soaking tub, and separate shower. Home also features brand new carpeting, tile floors, formal dining room, keeping room and office. Relax and enjoy the outdoors on the large backyard. Perfect for entertaining Swim, tennis, golf community provides privacy and plenty of leisure options. Give your friends and family something to talk about when you invite them over to YOUR home! Don't forget that this amazing home also has a bonus detached garage that can easily be used as a workshop, playroom or an office, add \$9,000.00
- Listing 2** 772 s.f. smaller +23K, similar style, location, condition, no seller concessions, basement -25K, Large home with amazing view of golf course, 5 bedrooms 5 full baths on FINISHED BASEMENT. Granite countertops in kitchen with stainless steel appliances, gas stovetop and built-in oven/microwave combo. Hardwood floors throughout with tile floors in bathrooms. Large master suit with sitting area, family room, two gas fireplaces, and finished basement with built-in aquarium. This home has a lovely curb appeal with tons of community amenities. This home is price to sell and will not last long, deduct \$2000.00
- Listing 3** 873 s.f. smaller +26K, similar style, location, condition, no seller concessions, basement -25K, This is the home you've been waiting for! This beautiful four sided brick home has 5 bedrooms, 3.5 baths and a two car garage. The primary bedroom suite is on the main floor and features a sitting area, two closets and separate vanities in the bathroom. the main floor also features a generous dining room, half bathroom, double height ceilings in the foyer, family and keeping rooms. In the kitchen you will find bar height seating for four and enough room for an additional table. For the chef there is a 4 burner cooktop, wall oven, microwave and dishwasher. Off the kitchen you'll find your pantry and laundry room in addition to a beautiful deck which gives you a birds eye view of the golf course. The second floor features 3 bedrooms and one bathroom with separate sink areas. Once on the lower terrace level you will find a bar with wine refrigerator, a theater room, game room, a relaxing lounge area, flex space, an additional bedroom and bathroom with plenty of storage and light. The home sits on .5 acres and is enclosed in the rear with a wrought iron fence, add \$1,000.00

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	7590 Watson Circle	6117 Golf View Crossing	7703 Watson Cir	7082 Blue Sky Dr
<b>City, State</b>	Locust Grove, GEORGIA	Locust Grove, GA	Locust Grove, GA	Locust Grove, GA
<b>Zip Code</b>	30248	30248	30248	30248
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.23 <sup>1</sup>	0.59 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$485,900	\$475,000	\$475,000
<b>List Price \$</b>	--	\$485,900	\$475,000	\$475,000
<b>Sale Price \$</b>	--	\$485,000	\$485,000	\$490,000
<b>Type of Financing</b>	--	Fha	Va	Va
<b>Date of Sale</b>	--	05/31/2022	04/18/2022	03/04/2022
<b>DOM · Cumulative DOM</b>	-- · --	17 · 36	12 · 44	5 · 30
<b>Age (# of years)</b>	8	11	3	15
<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>	2 Stories typical	2 Stories typical	2 Stories typical	2 Stories typical
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,869	4,257	4,427	3,252
<b>Bdrm · Bths · ½ Bths</b>	4 · 4	4 · 4	5 · 4	5 · 4
<b>Total Room #</b>	8	8	9	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
<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>	.33 acres	.38 acres	.35 acres	1 acres
<b>Other</b>	none	none	none	none
<b>Net Adjustment</b>	--	-\$11,600	-\$16,700	+\$16,000
<b>Adjusted Price</b>	--	\$473,400	\$468,300	\$506,000

\* Sold 1 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** 388 s.f. larger -11.6K, similar style, location, condition, no seller concessions, You have found your home! This well-maintained 4BR, 4BA has everything you are looking for from a huge master bedroom with a sitting area, a jack and jill room, and a loft area upstairs. There is a separate bedroom and bathroom downstairs, great for a guest room or an office. The open floor plan is great for entertaining. Master bathroom has a walk-in tub for when you just need to relax. Roof was replaced last year. Three car garage gives you room for all of your vehicles. Heron Bay offers access to pools, golf courses, tennis courts, clubhouse, and just about anything else you could want in a peaceful neighborhood setting just south of Atlanta. Less than 30 minutes to the airport and less than 10 minutes from major shopping and dining, deduct \$11,600.00
- Sold 2** 558 s.f. larger -16.7K, similar style, location, condition, no seller concessions, Gorgeous home located at the 16th hole of the Heron Bay Golf Course featuring 5 bedrooms and 4 full bathrooms, unfinished basement with deck, spacious owners suite with sitting area and master bath with separate tub/shower. Bedroom on main level of home. This home has an open concept with a great room, breakfast area and kitchen with beautiful granite countertops highlighting a kitchen island and all stainless steel appliances including refrigerator. The coveted Heron Bay Golf & Country Club boasts luxurious neighborhood amenities such as the championship golf course, aquatic center, access to the lakefront park on the stunning Cole Reservoir, fully equipped fitness center in the Lodge, tennis courts, nature trails, fire pits, multiple clubhouses, and much more, deduct \$16,700.00
- Sold 3** 617 s.f. smaller +18.5K, similar style, location, condition, no seller concessions, larger lot -2.5K, Stunning 5 Bedroom 4 Bath home in an awesome community with many amenities. It is Two Stories, has a Family Room with catwalk across 2nd floor overlooking FR, and out over a lovely level backyard. Upgraded kitchen with Granite and Stainless appliances. Large kitchen island with beautiful hardwood floors and built in desk. Separate living room and formal dining room with dual staircase allowing entrance from the home front as well as from the kitchen area. 3 Car split Garage with side entry, split with 2 Car, plus 1 car split. Enlarged patio poured patio just right to enjoy full patio set and BBQ area. Brick Front with Hardiplank sides, add \$16,000.00

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				According to GAMLIS, the subject property has not been listed or sold within the past 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$485,000	\$485,000
<b>Sales Price</b>	\$480,000	\$480,000
<b>30 Day Price</b>	\$475,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject property is located in a semi- rural/rural area in a subdivision with other homes of similar size, style and age. Although there are some FMV properties listed for sale in this area, it appears buyers are seeking the lower priced REO properties where available in order to maximize their buying power. While it appears to be in average condition from the exterior, street view, I recommend an interior BPO in order to determine the overall condition. The area hasn't become heavily driven by REO and Short Sale activity for sales and I would expect to see that trend continue for the immediate future. While some of the selected comps may be outside the recommended guidelines, these remain the best and closest available comps at this time based on the size, age and location of the subject property</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



Front



Address Verification



Address Verification



Side



Side



## Subject Photos



Back



Street



Street



Street



Other

## Listing Photos

**L1** 6512 Terraglen WAY  
Locust Grove, GA 30248



Front

**L2** 5156 Heron Bay BLVD  
Locust Grove, GA 30248



Front

**L3** 5136 Heron Bay BLVD  
Locust Grove, GA 30248



Front

## Sales Photos

**S1** 6117 Golf View Crossing  
Locust Grove, GA 30248



Front

**S2** 7703 Watson CIR  
Locust Grove, GA 30248



Front

**S3** 7082 Blue Sky DR  
Locust Grove, GA 30248



Front

## ClearMaps Addendum

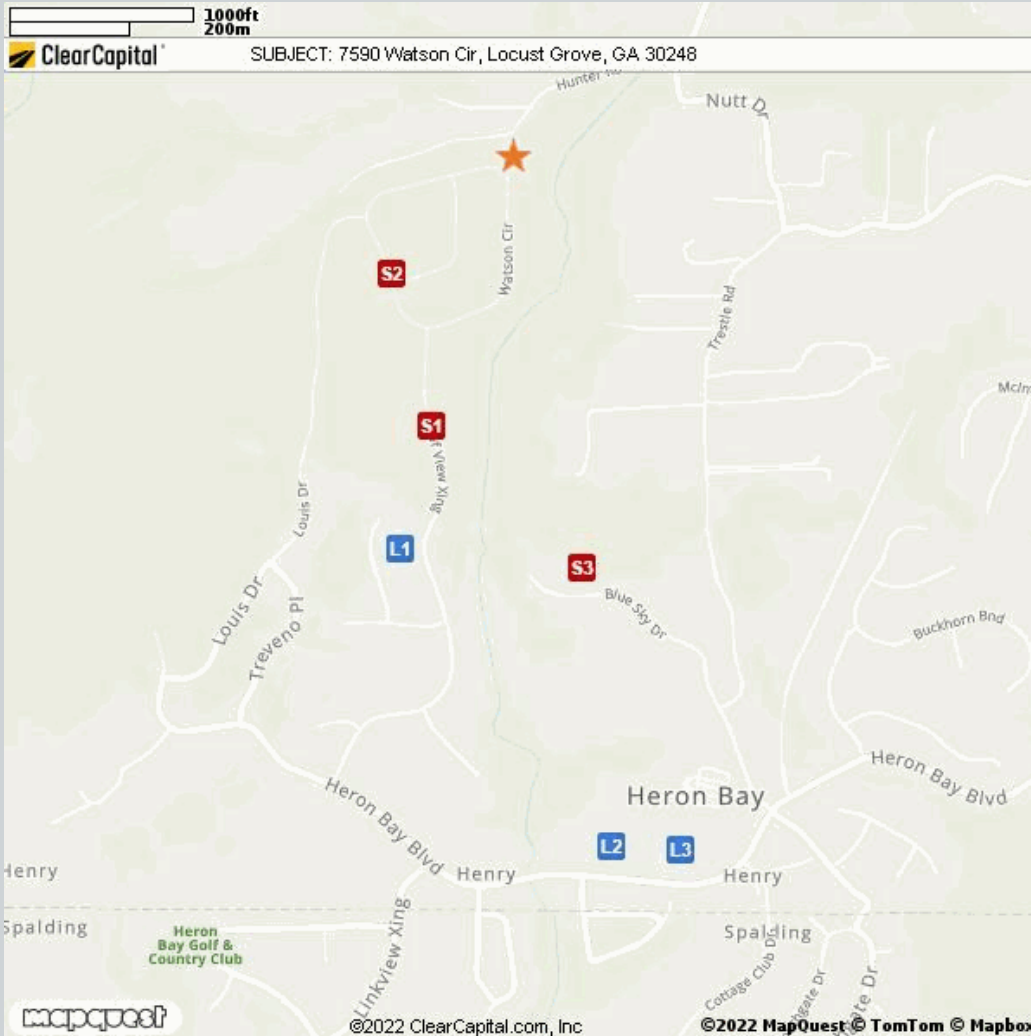
**Address** ★ 7590 Watson Circle, Locust Grove, GEORGIA 30248

**Loan Number** 49193

**Suggested List** \$485,000

**Suggested Repaired** \$485,000

**Sale** \$480,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7590 Watson Circle, Locust Grove, Georgia 30248	--	Parcel Match
L1 Listing 1	6512 Terraglen Way, Locust Grove, GA 30248	0.57 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5156 Heron Bay Blvd, Locust Grove, GA 30248	0.99 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5136 Heron Bay Blvd, Locust Grove, GA 30248	1.01 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6117 Golf View Crossing, Locust Grove, GA 30248	0.39 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7703 Watson Cir, Locust Grove, GA 30248	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7082 Blue Sky Dr, Locust Grove, GA 30248	0.59 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>	David Yates	<b>Company/Brokerage</b>	Homeland Realty
<b>License No</b>	279536	<b>Address</b>	1922 Lake Ridge Ct Jonesboro GA 30236
<b>License Expiration</b>	03/31/2024	<b>License State</b>	GA
<b>Phone</b>	4705391965	<b>Email</b>	Davidyates10@yahoo.com
<b>Broker Distance to Subject</b>	11.93 miles	<b>Date Signed</b>	09/28/2022

*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.**