

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>	30 Lagan Lane, Savannah, GA 31407	<b>Order ID</b>	8107297	<b>Property ID</b>	32497324
<b>Inspection Date</b>	04/07/2022	<b>Date of Report</b>	04/07/2022		
<b>Loan Number</b>	49207	<b>APN</b>	70978A19017		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Chatham		

Tracking IDs					
<b>Order Tracking ID</b>	04.06.22 BPO	<b>Tracking ID 1</b>	04.06.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Michael High	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$227,229	<p>According to Chatham County Annual Notice of Assessment, the 40 percent assessed value is \$67,160, and the 100 percent appraised value is \$167,900. No other values are given. I was unable to enter the property.</p>	
<b>Assessed Value</b>	\$67,160		
<b>Zoning Classification</b>	R3-Residential lots		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Windows are down, doors are shut, lockbox is on the front door, and gate is closed)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$4,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$4,000		
<b>HOA</b>	Newport Subdivision		
<b>Association Fees</b>	\$110 / Year (Other: common areas)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	<p>The neighborhood does not appear to be the most desirable for a repeat buyer. Most of the homes are not well kept, and a lot of the homes are small. The number of sales in this community is not high. There were not many active listings in this neighborhood, but there are listings within a 1-mile radius; however, these homes are nicer, some new.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$160,000 High: \$257,000		
<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
Street Address	30 Lagan Lane	4 Tiller Way	14 Roseberry Circle	6 Sandy Point Way
City, State	Savannah, GA	Port Wentworth, GA	Port Wentworth, GA	Port Wentworth, GA
Zip Code	31407	31407	31407	31407
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.13 <sup>1</sup>	0.84 <sup>1</sup>	1.29 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$224,900	\$305,000	\$200,000
List Price \$	--	\$224,900	\$305,000	\$200,000
Original List Date		03/29/2022	04/06/2022	12/23/2021
DOM · Cumulative DOM	-- · --	3 · 9	1 · 1	1 · 105
Age (# of years)	14	15	7	14
Condition	Fair	Good	Good	Fair
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,677	1,787	3,130	2,378
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 3	3 · 2 · 1
Total Room #	9	9	11	8
Garage (Style/Stalls)	None	Attached 1 Car	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	0.18 acres	0.11 acres	0.13 acres	0.13 acres
Other	--	--	--	--

\* 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.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Listing 1 and the subject are the most similar. The only difference is the lot size and there is a 100 square foot difference in size. If the subject is in good condition when placed on the market, this property would be a great comparable.

**Listing 2** Listing 2 is located outside of the Newport Subdivision, but it is within a 1-mile radius. The homes in Listing 2's subdivision are nicer, larger, newer and appear to be more well-kept. Also, there are new properties being built in the subdivision.

**Listing 3** According to the MLS, listing 3 is need of minor repairs, and TLC. The pictures reflect old carpet, flooring, and damaged appliances. The lot size is smaller than the subject, but the comparable is larger than the subject.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	30 Lagan Lane	1 Tiller Court	4 Gimbal Circle	24 Lagan Lane
City, State	Savannah, GA	Port Wentworth, GA	Port Wentworth, GA	Port Wentworth, GA
Zip Code	31407	31407	31407	31407
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.15 <sup>1</sup>	0.31 <sup>1</sup>	0.03 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$213,000	\$225,900	\$175,000
List Price \$	--	\$213,000	\$225,900	\$175,000
Sale Price \$	--	\$215,500	\$238,000	\$175,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	10/21/2021	03/18/2022	06/16/2021
DOM · Cumulative DOM	-- · --	5 · 44	176 · 196	1 · 40
Age (# of years)	14	13	17	15
Condition	Fair	Average	Average	Fair
Sales Type	--	Fair Market Value	Investor	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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,677	1,656	1,963	1,495
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2 · 1	3 · 2
Total Room #	9	9	9	9
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.15 acres	0.15 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	-\$7,000	+\$10,000
Adjusted Price	--	\$220,500	\$231,000	\$185,000

\* 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** Flooring, colorful walls, number of bedrooms/baths, and overall look is very similar to the subject. The comparable lot size is smaller and the square footage, but not by much.
- Sold 2** The property is similar to the subject, except the comparable has one less room. However, the square footage of the comparable is more than the subject and the comparable includes an extra garage space for parking.
- Sold 3** The comparable is smaller in lot size and square footage. Property was tenant occupied, and needed minor repairs.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			According to the MLS, this property has not been listed since 2017.				
<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>	\$221,000	\$225,000
<b>Sales Price</b>	\$221,000	\$225,000
<b>30 Day Price</b>	\$221,000	--
<b>Comments Regarding Pricing Strategy</b>		
The home may not have been updated, but if it looks similar to when it was purchased, the property should be able to be sold for 225k. As-is, no repairs, the property may can be fixed for 4k, and sold for 221k		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Front



Front



Address Verification



Address Verification



Street

## Listing Photos

**L1** 4 Tiller Way  
Port Wentworth, GA 31407



Front

**L2** 14 Roseberry Circle  
Port Wentworth, GA 31407



Front

**L3** 6 Sandy Point Way  
Port Wentworth, GA 31407



Front

## Sales Photos

**S1** 1 Tiller Court  
Port Wentworth, GA 31407



Front

**S2** 4 Gimbal Circle  
Port Wentworth, GA 31407



Front

**S3** 24 Lagan Lane  
Port Wentworth, GA 31407



Front



## ClearMaps Addendum

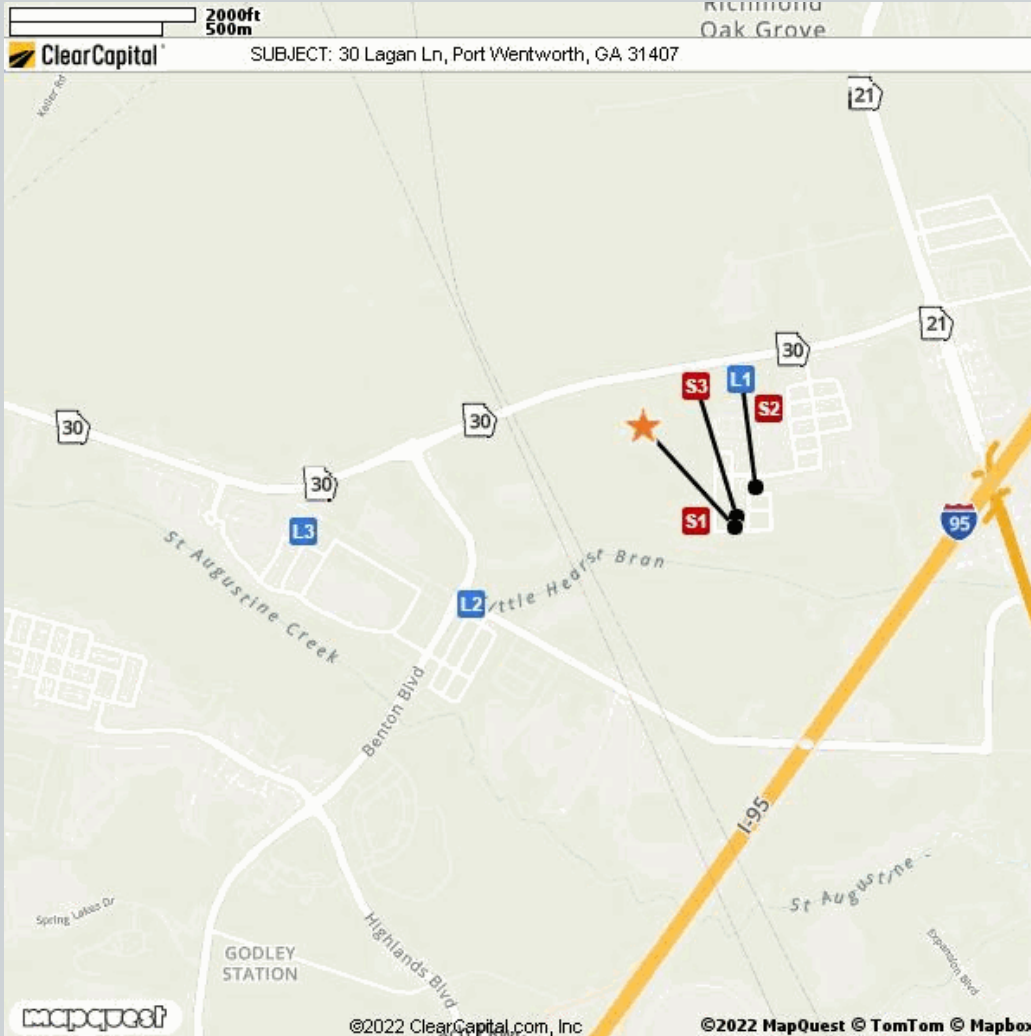
**Address** ★ 30 Lagan Lane, Savannah, GA 31407

**Loan Number** 49207

**Suggested List** \$221,000

**Suggested Repaired** \$225,000

**Sale** \$221,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	30 Lagan Lane, Savannah, GA 31407	--	Parcel Match
L1 Listing 1	4 Tiller Way, Port Wentworth, GA 31407	0.13 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	14 Roseberry Circle, Port Wentworth, GA 31407	0.84 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6 Sandy Point Way, Port Wentworth, GA 31407	1.29 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1 Tiller Court, Port Wentworth, GA 31407	0.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4 Gimbal Circle, Port Wentworth, GA 31407	0.31 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	24 Lagan Lane, Port Wentworth, GA 31407	0.03 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.

\*\*\* 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

<b>Broker Name</b>	Brittany Walker	<b>Company/Brokerage</b>	Scott Realty Professionals
<b>License No</b>	391909	<b>Address</b>	100 E Montgomery Xrds Ste A Savannah GA 31406
<b>License Expiration</b>	11/30/2023	<b>License State</b>	GA
<b>Phone</b>	9124014481	<b>Email</b>	bwalker9092@gmail.com
<b>Broker Distance to Subject</b>	14.24 miles	<b>Date Signed</b>	04/07/2022

*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.**