

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	5513 Radford Loop, Fairburn, GA 30213	Order ID	8107297	Property ID	32496865
Inspection Date	04/07/2022	Date of Report	04/08/2022		
Loan Number	49209	APN	09F070300330063		
Borrower Name	Catamount Properties 2018 LLC	County	Fulton		

Tracking IDs					
Order Tracking ID	04.06.22 BPO	Tracking ID 1	04.06.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Freeman Sean Antoine	Condition Comments	
R. E. Taxes	\$4,105	Subject appears to be in average condition. Located in an established residential community of similar homes. No repairs noted.	
Assessed Value	\$207,000		
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	Renaissance @ South Park HOA		
Association Fees	\$150 / Month (Pool,Landscaping,Tennis)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in an established area of the county, 17 +/- miles from downtown Atlanta. Schools, shopping, recreational and medical facilities are in close proximity. Employment stability is average. Marketability and appeal are average.	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$330,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5513 Radford Loop	5305 Radford Loop	5884 Radford Loop	4432 Pinscher St
City, State	Fairburn, GA	Fairburn, GA	Fairburn, GA	Union City, GA
Zip Code	30213	30213	30213	30291
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ²	0.20 ²	2.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$286,335	\$292,000	\$230,000
List Price \$	--	\$286,335	\$292,000	\$230,000
Original List Date		11/16/2021	09/18/2021	03/08/2022
DOM · Cumulative DOM	-- · --	1 · 143	0 · 202	2 · 31
Age (# of years)	3	1	1	1
Condition	Average	Excellent	Excellent	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	1,700	2,136	2,136	1,636
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.03 acres	0.03 acres	0.03 acres	0.02 acres
Other	--	MLS#10002504	MLS#9053337	MLS#10027105

* 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.

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

Listing 1 Superior condition, New construction in same development as subject. Superior size, floorplan.

Listing 2 Superior, New construction in same development as subject. Superior size, larger floorplan.

Listing 3 Practically new end unit townhome in Union City, just a quick hop to the airport and downtown Atlanta. This spacious 4 bedroom / 2.5 bath townhome was completed in 2020, so all systems and interior are just under 2 years old. Enjoy stainless appliances, granite countertops in both kitchen and baths, and durable LVP flooring throughout. Tenant occupied. No rental restrictions!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5513 Radford Loop	7781 Rutgers	5663 Radford Loop	5813 Union Walk Dr
City, State	Fairburn, GA	Fairburn, GA	Fairburn, GA	Union City, GA
Zip Code	30213	30213	30213	30291
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.26 ¹	2.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$270,000	\$299,900	\$224,900
List Price \$	--	\$270,000	\$299,900	\$224,900
Sale Price \$	--	\$266,000	\$289,000	\$230,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	10/15/2021	01/20/2022	02/03/2022
DOM · Cumulative DOM	-- · --	0 · 35	4 · 35	4 · 27
Age (# of years)	3	4	6	1
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	1,700	1,946	1,976	1,477
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.03 acres	0.03 acres	0.03 acres	0.03 acres
Other	--	MLS#9049183	MLS#20007174	MLS#10012054
Net Adjustment	--	-\$4,920	-\$5,520	+\$6,460
Adjusted Price	--	\$261,080	\$283,480	\$236,460

* 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** Adjustments: -4920 sup. living area. Sophisticated brick front elevation with private rear 2 car garage. Offers an entry foyer that leads into the open layout, the space feels like a single family home. Contemporary Kitchen with stainless steel appliances. Oversized island with bar stool space for breakfast and lunch meals. The quality of design is world class. Owner suite includes sitting room space and private balcony overlooking the green space of the courtyard. Large master bath and closet. Generous size secondary bedrooms. Prime location to interstates and shoppings.
- Sold 2** Adjustment: -5520 sup. living area. The home offers hardwood floors throughout. Coffered ceiling await you in the living room. The kitchen comes with plenty of cabinet space and an island. The outdoor living space has been recently renovated. The upstairs loft has hardwood floors. The master bedroom offers vaulted ceilings, a bonus area, and shower and tub. Every bedroom comes with berber carpet. A full laundry room is located on the 2nd floor of the townhouse.
- Sold 3** Adjustments: +4460 inf. living area, +2000 inf garage. BEAUTIFUL END UNIT HOME inside of the Villages at Union Pointe. 3 BED, 2.5 BATH home features LVP hardwood flooring throughout the main, open concept family/dining overlooking gorgeous kitchen cabinetry, stain steel appliances with access to private patio for quiet enjoyment or entertainment. On the upper, the owners suite with private sitting area, en suite bath, large walk in closets, spacious secondary rooms and full bath. In close proximity to the Atlanta Airport, Intown Atlanta, the best shops and restaurants that Union City has to offer!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed in the last 12 months and has no listing history for the last 12 months in the local MLS.			
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	\$270,000	\$270,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$255,000	--
Comments Regarding Pricing Strategy		
The comparable search parameters were a Gamls search for single family homes sold within the prior six months, located in the subject's subdivision. 7 sales were found. The most recent/similar sales that bracket the subject's major features (age, gla, and bed/bath count) were used as the comparables above.		

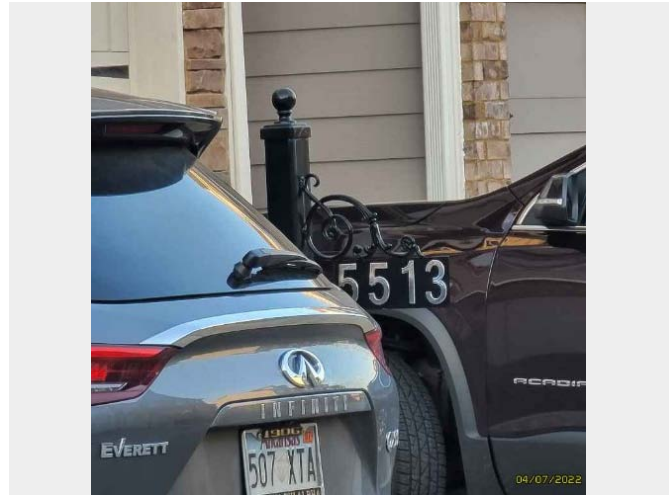
Clear Capital Quality Assurance Comments Addendum

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



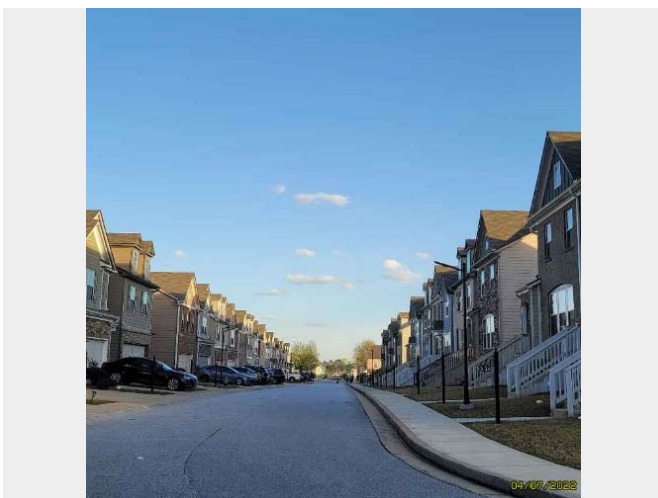
Address Verification



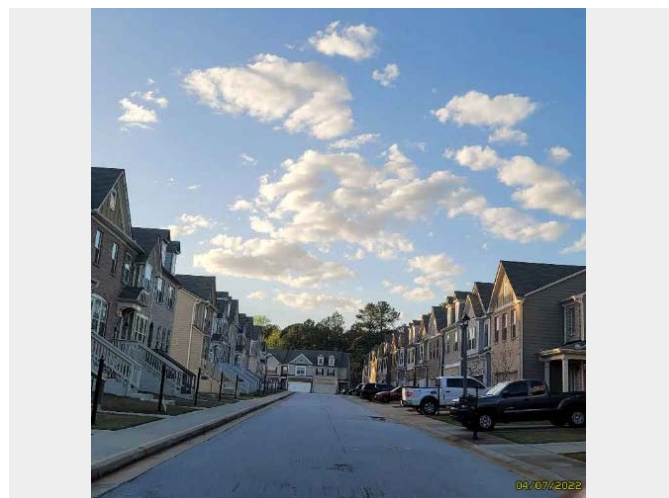
Side



Side



Street



Street

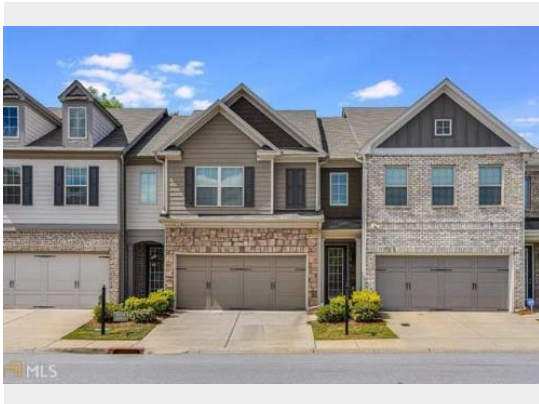
Listing Photos

L1 5305 Radford Loop
Fairburn, GA 30213



Front

L2 5884 Radford Loop
Fairburn, GA 30213



Front

L3 4432 Pinscher St
Union City, GA 30291



Front

Sales Photos

S1 7781 Rutgers
Fairburn, GA 30213



Front

S2 5663 Radford Loop
Fairburn, GA 30213



Front

S3 5813 Union Walk Dr
Union City, GA 30291



Front

ClearMaps Addendum

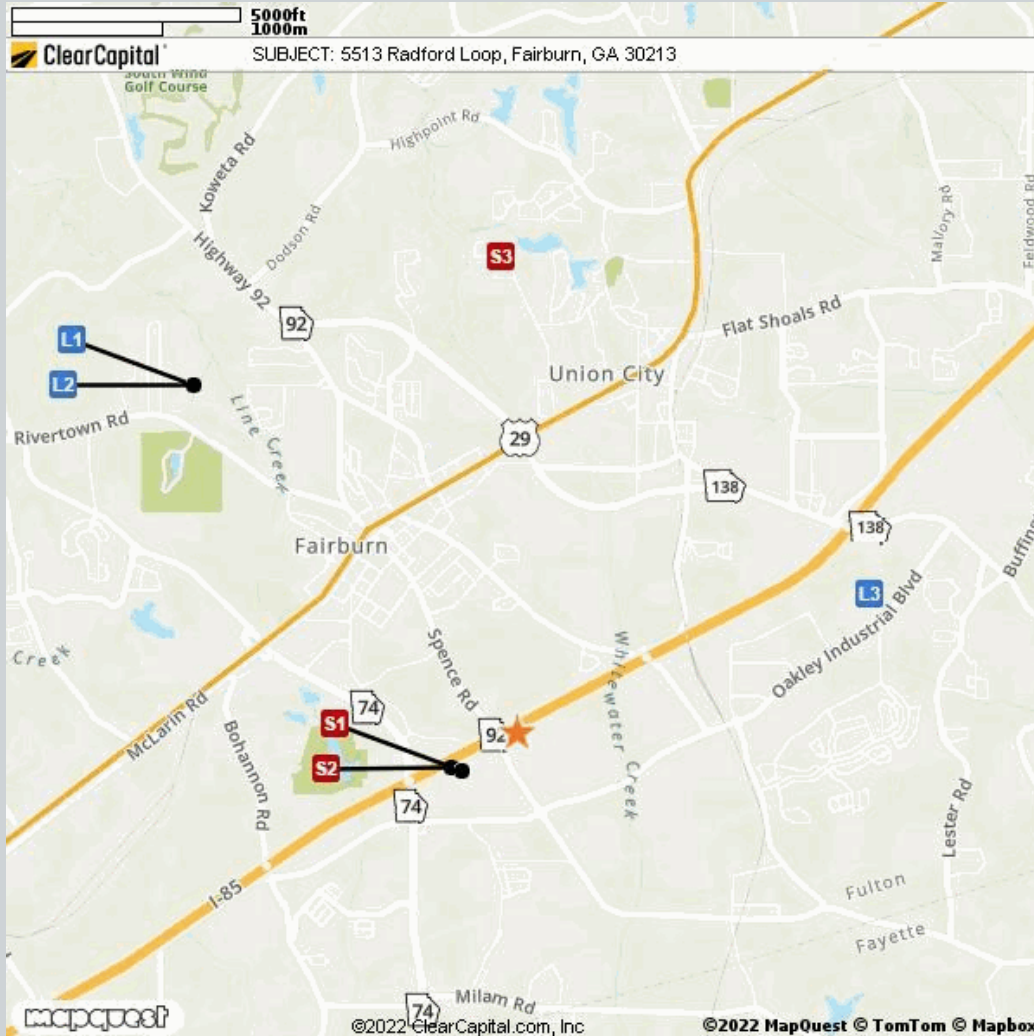
Address ★ 5513 Radford Loop, Fairburn, GA 30213

Loan Number 49209

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5513 Radford Loop, Fairburn, GA 30213	--	Parcel Match
L1 Listing 1	5305 Radford Loop, Fairburn, GA 30213	0.20 Miles ²	Unknown Street Address
L2 Listing 2	5884 Radford Loop, Fairburn, GA 30213	0.20 Miles ²	Unknown Street Address
L3 Listing 3	4432 Pinscher St, Union City, GA 30291	2.22 Miles ¹	Parcel Match
S1 Sold 1	7781 Rutgers, Fairburn, GA 30213	0.22 Miles ¹	Parcel Match
S2 Sold 2	5663 Radford Loop, Fairburn, GA 30213	0.26 Miles ¹	Parcel Match
S3 Sold 3	5813 Union Walk Dr, Union City, GA 30291	2.76 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	Molly Slocumb-Riley	Company/Brokerage	Property Advantage LLC
License No	221139	Address	8975 Raven Dr Jonesboro GA 30238
License Expiration	11/30/2023	License State	GA
Phone	6788704208	Email	padvantagellc@gmail.com
Broker Distance to Subject	9.42 miles	Date Signed	04/08/2022

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.