

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	138 Heritage Way, Savannah, GEORGIA 31419	Order ID	8444660	Property ID	33346613
Inspection Date	09/27/2022	Date of Report	09/28/2022		
Loan Number	49211	APN	11008b10003		
Borrower Name	Catamount Properties 2018 LLC	County	Chatham		

Tracking IDs					
Order Tracking ID	09.26.22 BPO	Tracking ID 1	09.26.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Ralle King	Condition Comments	
R. E. Taxes	\$3,152	The subject property appears well maintained with no repairs or improvements needed.	
Assessed Value	\$300,100		
Zoning Classification	Single Family		
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	
Local Economy	Stable	The subject property is located close to schools, shopping, highways, hospitals and industry.	
Sales Prices in this Neighborhood	Low: \$270,000 High: \$400,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	138 Heritage Way	714 Canyon Drive	803 Granite Lane	632 Stonebridge Circle
City, State	Savannah, GEORGIA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31419	31419	31419
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.45 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$329,999	\$315,000	\$315,000
List Price \$	--	\$329,999	\$315,000	\$315,000
Original List Date		08/24/2022	09/22/2022	08/04/2022
DOM · Cumulative DOM	-- · --	34 · 35	5 · 6	54 · 55
Age (# of years)	20	14	16	15
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 Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,474	2,396	2,363	2,202
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	4 · 2	3 · 2
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	.20 acres	.10 acres	.25 acres	.20 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** Stonebridge at Berwick -Lagoon views open concept living with main floor primary suite and French door access to sunroom. Split floor plan features 2 additional bedrooms and full bath off of the great room. Upstairs is a large 4th bedroom or flex space. Walkable community with resort style pool & splash pad, tennis courts and large play space. Just where you want to be, close & easy access to Savannah, Pooler, Hunter Army Airfield, Schools, Shopping and more.
- Listing 2** Beautiful home located in the friendly and well-established Stonebridge at Berwick Plantation! This cozy home offers a great floor plan with tons of space! As you step through the foyer, you are greeted with a separate formal dining room perfect for entertaining. As you head further into the home, a spacious great room that opens to the kitchen with a raised breakfast bar and breakfast area and casual family room. Large Master Suite features a beautiful tray ceiling and private access to the back patio. The ensuite bathroom is complete with dual vanities, jetted garden tub, and separate shower. Two additional bedrooms located on the main floor and a 4th bedroom located upstairs with a walk-in closet. Convenient to Hunter Army Airfield, Pooler, Downtown Savannah, Richmond Hill. This neighborhood is LOADED with amenities!
- Listing 3** ***The Seller is offering a paint allowance with full price offer**** This home boasts over 2000 sq. ft. and is located in Berwick Community/ Stonebridge Subdivision~ This one story home features 3 bedrooms, 2 baths, formal living, formal dining with tray ceiling, eat in kitchen, pantry, laundry room, owner's ensuite with sitting area and tray ceiling, Owner's private bath has garden tub, separate shower, closet area and nice sized bonus room upstairs over garage that can be used as an office, woman cave or man cave, fenced backyard, Brand new AC unit July 2022, 2 car garage and fenced backyard. Appliances convey with no value. Close to shopping and dining, approximately 20 minutes to Downtown Savannah, 19 minutes to GA 204E/Abercorn Ext, and 19 minutes to Pooler, via I-95. HOA information is based on current website information. (not confirmed by association)

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	138 Heritage Way	147 Carlisle Way	147 Heritage Way	11 Fieldstone Court
City, State	Savannah, GEORGIA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31419	31419	31419
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.08 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$389,900	\$320,000	\$300,000
List Price \$	--	\$389,900	\$320,000	\$300,000
Sale Price \$	--	\$380,000	\$325,000	\$295,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/09/2022	06/24/2022	05/13/2022
DOM · Cumulative DOM	-- · --	7 · 39	36 · 84	41 · 73
Age (# of years)	20	12	19	18
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 Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,474	2,513	2,300	2,324
Bdrm · Bths · ½ Bths	3 · 2 · 1	5 · 2	4 · 2	4 · 3
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	.20 acres	.15 acres	.20 acres	.23 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,900	+\$17,400	+\$15,000
Adjusted Price	--	\$383,900	\$342,400	\$310,000

* 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** WELL MAINTAINED ,SPACIOUS HOME. 4 BEDROOMS SPLIT PLAN PLUS FINISHED BONUS ROOM (COULD BE 5TH BEDROOM),REAL HARDWOOD FLOORS ,CALIFORNIA SHUTTLES,GRANITE KITCHEN COUNTERS.FENCED BACK YARD ,HOUSE ON QUIET STREET.
- Sold 2** Move in ready immaculate home in Legacy Square. 3 Bed, 2 Bath with office that can be 4th bedroom. Updated kitchen, new flooring and roof is only 1 year old. Sunroom addition that can be used as a playroom, game room, or additional living room. Fenced yard with lagoon view. Won't last long!
- Sold 3** This 4 Bedroom. 3 Full Bath home is located in an amenity packed neighborhood and on a culdesac with a fenced yard on a lagoon and the playset is included! It has hardwood floors and a guest bedroom and bath on the main, New Stainless appliances, new carpet upstairs and a freshly painted interior! The Master Bedroom has a whirlpool Tub, Separate shower and Double Vanities! Open Sunday April 3 from 2-4. Hurry!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history in the past 12 months.				
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	\$380,000	\$380,000
Sales Price	\$370,000	\$370,000
30 Day Price	\$360,000	--
Comments Regarding Pricing Strategy		
I priced the subject property in line with currently listed and recently sold comps with similar characteristics and located in same neighborhood.		

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



Side



Street



Other

Listing Photos

L1 714 Canyon Drive
Savannah, GA 31419



Front

L2 803 Granite Lane
Savannah, GA 31419



Front

L3 632 Stonebridge Circle
Savannah, GA 31419



Front

Sales Photos

S1 147 Carlisle Way
Savannah, GA 31419



Front

S2 147 Heritage Way
Savannah, GA 31419



Front

S3 11 Fieldstone Court
Savannah, GA 31419



Front

ClearMaps Addendum

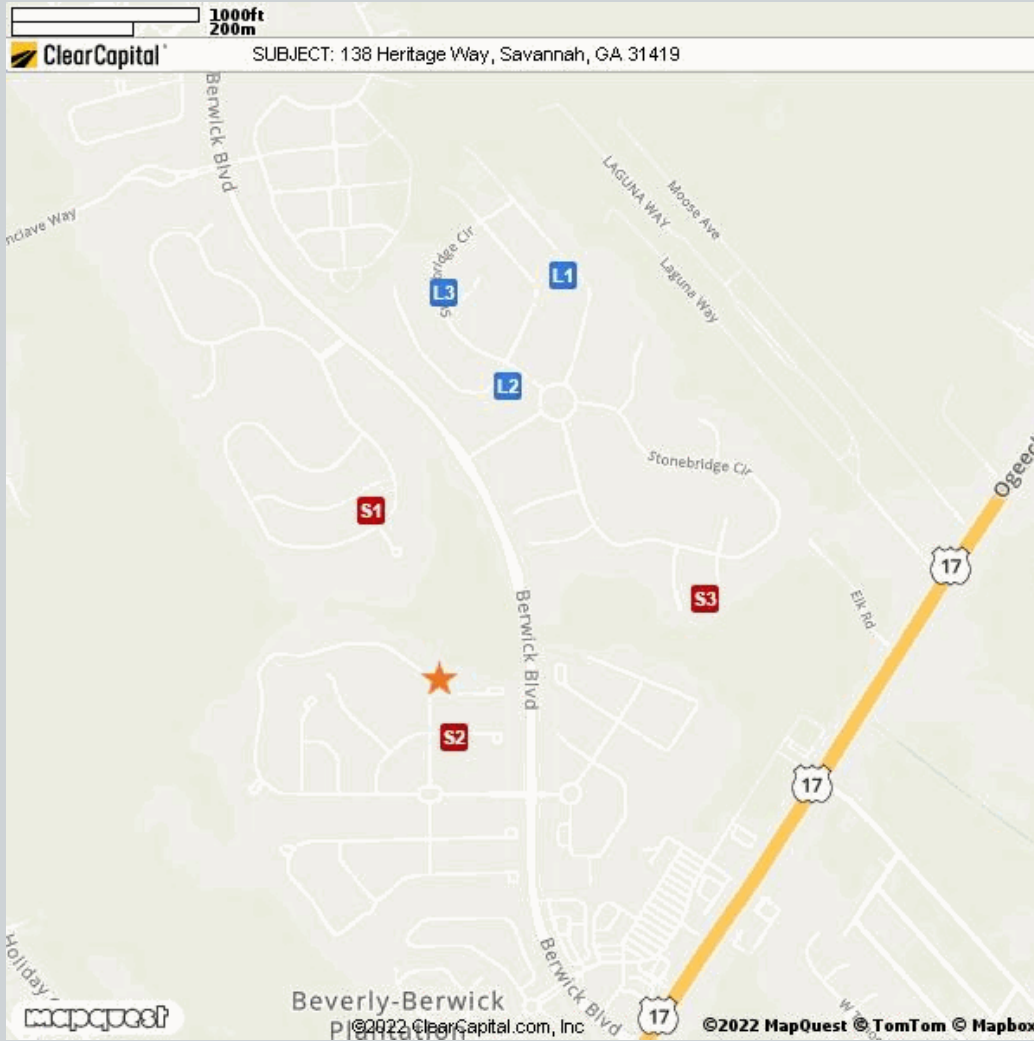
Address ★ 138 Heritage Way, Savannah, GEORGIA 31419

Loan Number 49211

Suggested List \$380,000

Suggested Repaired \$380,000

Sale \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	138 Heritage Way, Savannah, Georgia 31419	--	Parcel Match
L1 Listing 1	714 Canyon Drive, Savannah, GA 31419	0.63 Miles ¹	Parcel Match
L2 Listing 2	803 Granite Lane, Savannah, GA 31419	0.45 Miles ¹	Parcel Match
L3 Listing 3	632 Stonebridge Circle, Savannah, GA 31419	0.57 Miles ¹	Parcel Match
S1 Sold 1	147 Carlisle Way, Savannah, GA 31419	0.27 Miles ¹	Parcel Match
S2 Sold 2	147 Heritage Way, Savannah, GA 31419	0.08 Miles ¹	Parcel Match
S3 Sold 3	11 Fieldstone Court, Savannah, GA 31419	0.42 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.

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

Broker Name	Jennifer Breon	Company/Brokerage	ERA Coastal RE
License No	302412	Address	324 Mulberry Drive Richmond Hill GA 31324
License Expiration	01/31/2026	License State	GA
Phone	9123120333	Email	breonbpo@gmail.com
Broker Distance to Subject	7.10 miles	Date Signed	09/27/2022

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.