

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	1028 Sims Drive, Augusta, GEORGIA 30909	Order ID	8444660	Property ID	33346342
Inspection Date	09/28/2022	Date of Report	09/29/2022		
Loan Number	49233	APN	0800182000		
Borrower Name	Catamount Properties 2018 LLC	County	Richmond		

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	CATAMONT PROPERTIES 2018 LLC	Condition Comments	Subject appears to be in average condition with no signs of any needed repairs. Condition is similar to surrounding homes.
R. E. Taxes	\$3,275		
Assessed Value	\$95,491		
Zoning Classification	Residential R-1B		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(All doors and windows appear secure)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Sims Landing		
Association Fees	\$600 / Year (Pool,Other: clubhouse, street lights)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	subject neighborhood consists of various sizes and styles of homes. Ongoing new construction in the immediate area.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$135000 High: \$350,000		
Market for this type of property	Increased 11 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1028 Sims Drive	4109 Pullman Cir	2521 Victory St	3103 Theodore St
City, State	Augusta, GEORGIA	Augusta, GA	Augusta, GA	Augusta, GA
Zip Code	30909	30909	30909	30909
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.52 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$290,000	\$349,900	\$300,000
List Price \$	--	\$290,000	\$349,900	\$300,000
Original List Date		09/16/2022	09/06/2022	09/19/2022
DOM · Cumulative DOM	-- · --	11 · 13	21 · 23	8 · 10
Age (# of years)	4	7	13	10
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 other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	3,224	1,906	2,998	2,840
Bdrm · Bths · ½ Bths	5 · 4	4 · 2 · 1	6 · 3	4 · 3
Total Room #	10	6	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.39 acres	0.13 acres	0.13 acres
Other	--	--	--	--

* 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 Chosen due to shortage of available listed homes in area. Search was expanded to attempt to locate a comparable with more similar SF. This comparable SF is inferior. All other aspects are similar to the subject.

Listing 2 Similar age, SF to subject. Inferior lot size and comp has no garage.

Listing 3 Age and location are similar to subject. Lot size is inferior as well as SF. No other comparables were found that were more similar to subject in SF.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1028 Sims Drive	339 Stablebridge Dr	2157 Willhaven Dr	2806 Huntcliffe Dr
City, State	Augusta, GEORGIA	Augusta, GA	Augusta, GA	Augusta, GA
Zip Code	30909	30909	30909	30909
Datasource	Public Records	MLS	MLS	Public Records
Miles to Subj.	--	0.04 ¹	0.39 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$354,256	\$329,900	\$285,000
List Price \$	--	\$354,256	\$329,900	\$285,000
Sale Price \$	--	\$355,256	\$332,400	\$285,000
Type of Financing	--	Conv	Va	Va
Date of Sale	--	03/21/2022	08/31/2022	04/04/2022
DOM · Cumulative DOM	-- · --	90 · 90	54 · 54	3 · 3
Age (# of years)	4	5	13	12
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 other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	3,224	3,166	3,362	2,964
Bdrm · Bths · ½ Bths	5 · 4	5 · 4	5 · 3	5 · 3
Total Room #	10	9	9	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	--	Pool - Yes	--	--
Lot Size	0.29 acres	.3 acres	0.23 acres	0.13 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$7,620	+\$13,600
Adjusted Price	--	\$355,256	\$340,020	\$298,600

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Similar age, SF, lot size and condition. No adjustments to comp needed.

Sold 2 Inferior lot size (6000), superior SF (-1380) and inferior bathroom count (3000)

Sold 3 Inferior lot size (8000), inferior SF (2600), inferior bathroom count (3000)

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Fabulous Aiken Homes,Llc	Listed 7/19/2021 for \$330,000 Price reduced 7/21/2021 to \$320,000 Removed from market 9/9/2021 unknown reason					
Listing Agent Name	Farrah La Pan						
Listing Agent Phone	706-504-6691						
# 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
07/21/2022	\$375,000	09/15/2022	\$355,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$347,900	\$347,900
Sales Price	\$344,900	\$344,900
30 Day Price	\$340,000	--
Comments Regarding Pricing Strategy		
Price opinion based on similar listings and sales in the immediate are of subject. Most weight given to sold comp one as it is most similar overall to the subject property taking into consideration that the market has leveled out since comp ones sale date and possible beginning to slow.		

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



Street

Listing Photos

L1 4109 Pullman Cir
Augusta, GA 30909



Front

L2 2521 Victory St
Augusta, GA 30909



Front

L3 3103 Theodore St
Augusta, GA 30909



Front

Sales Photos

S1 339 Stablebridge Dr
Augusta, GA 30909



Front

S2 2157 Willhaven Dr
Augusta, GA 30909



Front

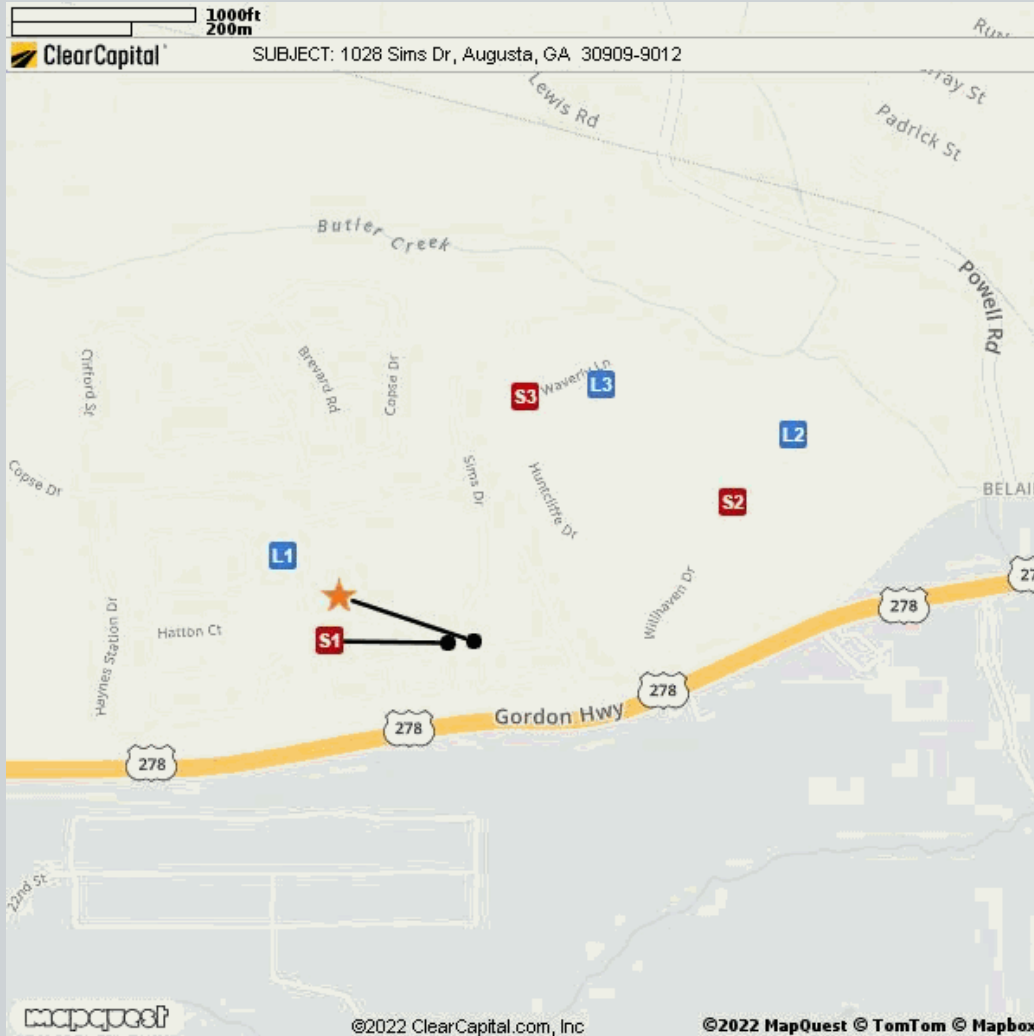
S3 2806 Huntcliffe Dr
Augusta, GA 30909



Front

ClearMaps Addendum

Address ★ 1028 Sims Drive, Augusta, GEORGIA 30909
Loan Number 49233 **Suggested List** \$347,900 **Suggested Repaired** \$347,900 **Sale** \$344,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1028 Sims Drive, Augusta, Georgia 30909	--	Parcel Match
L1 Listing 1	4109 Pullman Cir, Augusta, GA 30909	0.31 Miles ¹	Parcel Match
L2 Listing 2	2521 Victory St, Augusta, GA 30909	0.52 Miles ¹	Parcel Match
L3 Listing 3	3103 Theodore St, Augusta, GA 30909	0.38 Miles ¹	Parcel Match
S1 Sold 1	339 Stablebridge Dr, Augusta, GA 30909	0.04 Miles ¹	Parcel Match
S2 Sold 2	2157 Willhaven Dr, Augusta, GA 30909	0.39 Miles ¹	Parcel Match
S3 Sold 3	2806 Huntcliffe Dr, Augusta, GA 30909	0.33 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 Rogers	Company/Brokerage	Augusta & Beyond Properties LLC
License No	278822	Address	4904 Orchard Hill Drive Grovetown GA 30813
License Expiration	09/30/2024	License State	GA
Phone	7063065021	Email	realtorjenrogers@yahoo.com
Broker Distance to Subject	4.93 miles	Date Signed	09/29/2022

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.