

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>	106 Wren Court, Savannah, GA 31419	<b>Order ID</b>	8107297	<b>Property ID</b>	32497119
<b>Inspection Date</b>	04/07/2022	<b>Date of Report</b>	04/07/2022		
<b>Loan Number</b>	49235	<b>APN</b>	11004j09013		
<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>	Clay Townsend	<b>Condition Comments</b> The subject property appears well maintained with no repairs or improvements needed.
<b>R. E. Taxes</b>	\$3,319	
<b>Assessed Value</b>	\$224,900	
<b>Zoning Classification</b>	Single Family	
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject property is located close to schools, shopping, highways, hospitals and industry.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$220,000 High: \$300,000	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	106 Wren Court	11 Bristlecone Court	133 Cormorant Way	308 Wild Heron Road
<b>City, State</b>	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
<b>Zip Code</b>	31419	31419	31419	31419
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.42 <sup>1</sup>	0.51 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$285,000	\$265,000	\$265,000
<b>List Price \$</b>	--	\$285,000	\$265,000	\$265,000
<b>Original List Date</b>		03/28/2022	04/01/2022	02/18/2022
<b>DOM · Cumulative DOM</b>	-- · --	9 · 10	5 · 6	47 · 48
<b>Age (# of years)</b>	23	28	21	23
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,775	1,937	1,487	1,885
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2 · 1	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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>	.30 acres	.21 acres	.22 acres	.25 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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** Spacious home waiting for you to move in, located in the quiet neighborhood of Kings grant. 3 bedrooms and 2 baths on main, 4th bedroom above garage. Hardwood floors throughout and fresh paint. Two car garage. Close to the Harry Truman parkway, Richmond Hill, I-95 and 20 minutes away from downtown.
- Listing 2** 4 bedroom home features soaring ceilings, separate dining room and eat in kitchen, laundry room, 2 car garage, corner lot.
- Listing 3** Wonderful 3 bedroom/2 bath home with a HUGE fenced backyard! New HVAC, new gorgeous walk-in master shower! Beautiful living area complete with a wood burning fireplace. Large and fully updated kitchen, white cabinets, quartz counter tops, and a light and bright breakfast area with a bay window overlooking the large yard. Split bedroom set up allows primary bedroom to be a serene retreat. A stunning walk-in shower was recently added. Huge walk-in closet. 2 more bedrooms and a bathroom plus a laundry room complete this beautifully maintained home. The backyard is fully fenced, with a patio, firepit and is LARGE!! Come see it today!!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	106 Wren Court	136 Junco Way	164 Junco Way	3 Ibis Way
<b>City, State</b>	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
<b>Zip Code</b>	31419	31419	31419	31419
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.29 <sup>1</sup>	0.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$245,000	\$249,900	\$249,900
<b>List Price \$</b>	--	\$245,000	\$249,900	\$249,900
<b>Sale Price \$</b>	--	\$256,000	\$255,900	\$255,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	12/23/2021	11/19/2021	01/31/2022
<b>DOM · Cumulative DOM</b>	-- · --	56 · 113	11 · 49	9 · 61
<b>Age (# of years)</b>	23	24	24	23
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,775	1,645	1,934	1,655
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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>	.30 acres	.71 acres	.56 acres	.21 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$6,500	-\$7,950	+\$6,000
<b>Adjusted Price</b>	--	\$262,500	\$247,950	\$261,000

\* Sold 3 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** This stunning brick Home is tucked away on a quiet cul de sac with a private yard featuring 3 bedrooms, 2 bathrooms, and 1645 sq ft on a 0.70 acre lot! The great room boasts tall ceilings with a wood burning fireplace. The Home has a newer roof, fresh paint, and new floors throughout the hallway and bedrooms. The open concept living area with an airy kitchen provides a ton of prep space, cabinets, and large pantry. The spacious laundry room and two car garage are located near the kitchen. The generously sized master bedroom suite is complete with a walk in closet, bathroom with double vanities, and soaking tub. The backyard offers a relaxing deck and mature landscaping. The property line extends past the trees and is extremely private! Amenities include two swimming pools, playground, and tennis/basketball courts. This desirable Georgetown Community is convenient to Hunter Army Airfield, the Savannah Airport, and Downtown!
- Sold 2** Great location! Great family orientated neighborhood. What a great area to raise your family. Convenient to everything that Savannah has to offer. Just minutes to I-95, downtown Savannah and the southside of Savannah. Very close to HAAF. Lots of space for a growing family or if you just need extra space. Come take a look today! This home also includes a bonus room or 4th bedroom above the garage.
- Sold 3** Updated, charming brick front home with a huge screened porch and deck in popular Heron Crest in Georgetown. This well landscaped single story home sits on quiet cul-de-sac with laminate flooring / tile throughout the home. You will love the vaulted ceilings in the great room with wood burning fireplace and dining room built-ins. The previous fourth bedroom has been opened up to be a den/flex room now open to living room. Kitchen has granite counters, back splash, Stainless appliances and tile flooring. Split floor plan with large primary bedroom and ensuite with separate shower and garden tub. The other two bedrooms are very good sized with large closets. Enjoy evenings on the huge newly built screened back porch with fan and cable hookup adjacent to large deck and overlooking fenced back yard with a separate small patio and a garden shed. The garage has storage units and work bench. This home is a true charmer and a must see.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No listing history in 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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$265,000	\$265,000
<b>Sales Price</b>	\$260,000	\$260,000
<b>30 Day Price</b>	\$255,000	--
<b>Comments Regarding Pricing Strategy</b>		
I priced the subject property in line with currently listed and recently sold comps with similar characteristics and located in surrounding area.		

## 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



Address Verification



Side



Side



Street



Other

## Listing Photos

**L1** 11 Bristlecone Court  
Savannah, GA 31419



Front

**L2** 133 Cormorant Way  
Savannah, GA 31419



Front

**L3** 308 Wild Heron Road  
Savannah, GA 31419



Front



## Sales Photos

**S1** 136 Junco Way  
Savannah, GA 31419



Front

**S2** 164 Junco Way  
Savannah, GA 31419



Front

**S3** 3 Ibis Way  
Savannah, GA 31419



Front

### ClearMaps Addendum

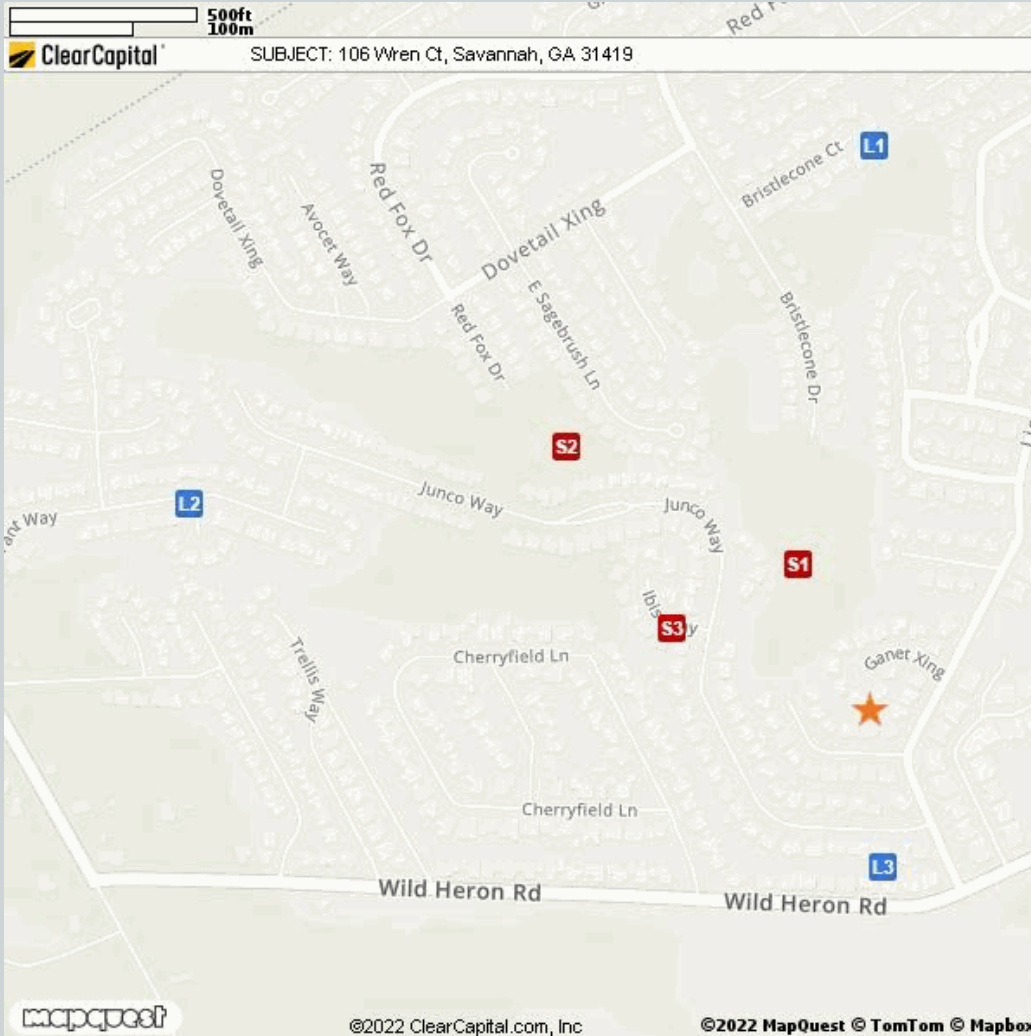
**Address** ★ 106 Wren Court, Savannah, GA 31419

**Loan Number** 49235

**Suggested List** \$265,000

**Suggested Repaired** \$265,000

**Sale** \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	106 Wren Court, Savannah, GA 31419	--	Parcel Match
L1 Listing 1	11 Bristlecone Court, Savannah, GA 31419	0.42 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	133 Cormorant Way, Savannah, GA 31419	0.51 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	308 Wild Heron Road, Savannah, GA 31419	0.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	136 Junco Way, Savannah, GA 31419	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	164 Junco Way, Savannah, GA 31419	0.29 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3 Ibis Way, Savannah, GA 31419	0.15 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>	Jennifer Breon	<b>Company/Brokerage</b>	ERA Coastal RE
<b>License No</b>	302412	<b>Address</b>	324 Mulberry Drive Richmond Hill GA 31324
<b>License Expiration</b>	01/31/2026	<b>License State</b>	GA
<b>Phone</b>	9123120333	<b>Email</b>	breonbpo@gmail.com
<b>Broker Distance to Subject</b>	4.47 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.**