

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	124 Westwood Drive, Rincon, GEORGIA 31326	Order ID	8444660	Property ID	33346340
Inspection Date	09/29/2022	Date of Report	09/29/2022		
Loan Number	49267	APN	0465H208a00		
Borrower Name	Catamount Properties 2018 LLC	County	Effingham		

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	Catamount Properties	Condition Comments The subject property appears well maintained with no repairs or improvements needed.
R. E. Taxes	\$2,000	
Assessed Value	\$129,903	
Zoning Classification	Single Family	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(It appears all windows and doors are closed and locked.)		
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 The subject property is located close to schools, shopping, highways, hospitals and industry.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$298,000	
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	124 Westwood Drive	16 Plantation Circle	205 Jasper Lane	601 Plantation Drive
City, State	Rincon, GEORGIA	Rincon, GA	Rincon, GA	Rincon, GA
Zip Code	31326	31326	31326	31326
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.34 ¹	2.04 ¹	3.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,900	\$264,900	\$259,900
List Price \$	--	\$269,900	\$264,900	\$259,900
Original List Date		09/22/2022	08/31/2022	08/25/2022
DOM · Cumulative DOM	-- · --	7 · 7	29 · 29	35 · 35
Age (# of years)	58	29	23	28
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,433	1,423	1,284	1,557
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	None	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	.40 acres	.79 acres	.23 acres	.85 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** Beautiful, all-brick home in the heart of Rincon. This property sits on a .79-acre lot with no HOA. A fenced-in yard and screened back porch enhance the charm of this perfect place to call home. Fresh paint throughout, this home is move-in ready.
- Listing 2** Well maintained home on a cul-de-sac in Lost Plantation! This three bedroom, two bath home offers all new systems with a 2 year old Roof, HVAC system replaced 3 years ago, and water heater less than a year old! Cathedral ceilings and a Fireplace make the Living room the perfect place to relax! Also featuring a separate dining room, kitchen with a pantry and stainless appliances to include the refrigerator, breakfast nook, and laundry room off of the kitchen. The master suite has a private bathroom and walk in closet. Walk out the backdoor to your own piece of heaven in the gorgeous landscaped backyard that is fully enclosed with a privacy fence. Lost Plantation has it all with multiple pools, playgrounds, tennis courts, sidewalks, streetlights, and you can join the golf club! Just minutes to the new Rincon Elementary school, shopping and dining!!
- Listing 3** Charming, all-brick home in the heart of Rincon with no HOA! Private and fenced .85 acre lot provides ample room for your boat, RV and outdoor living. The home itself is move-in ready with fresh paint throughout. All bedrooms are generous size with a separate flex room that would be great for an office or additional storage. Make your appointment before this one's gone!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	124 Westwood Drive	215 Whitehall Avenue	113 Mulberry Way	108 Whitehall Avenue
City, State	Rincon, GEORGIA	Rincon, GA	Rincon, GA	Rincon, GA
Zip Code	31326	31326	31326	31326
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.16 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,900	\$205,000	\$214,900
List Price \$	--	\$229,900	\$205,000	\$214,900
Sale Price \$	--	\$229,000	\$220,000	\$215,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/01/2022	08/19/2022	08/15/2022
DOM · Cumulative DOM	-- · --	37 · 62	29 · 79	5 · 45
Age (# of years)	58	50	56	60
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,433	1,350	1,551	1,325
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.40 acres	.36 acres	.42 acres	.48 acres
Other	None	None	None	None
Net Adjustment	--	+\$8,300	+\$11,800	+\$10,800
Adjusted Price	--	\$237,300	\$231,800	\$225,800

* Sold 2 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** Welcome home to this well-maintained Rincon brick ranch! The interior offers a fresh coat of paint, hardwood & tile floors, and a great layout! The kitchen provides tons of counter space, SS appliances, and convenient access to the large screened-in porch! A large flex space can easily dual as a bonus room, play room, or extra bedroom if needed. The backyard is a blank slate giving owners the opportunity to make it their own and features a large storage shed. Located in the heart of Rincon, just a short drive to restaurants, grocery stores, and schools.
- Sold 2** Welcome to this well-maintained 3 bedroom 2 bathroom ranch in Rincon! The interior offers a spacious family room anchored by a brick fireplace. The kitchen provides tons of counter space, SS appliances, and a bar top perfect for serving breakfast! Enjoy a Lowcountry evening on the screened-in porch or entertain family and friends in the 0.41 acres, fenced-in backyard. The lot provides a large shed in the back perfect for storage.
- Sold 3** Remarks: Bring the Chickens and the Kids! Welcome Home to this all brick 3BR/2BA ranch home in Westwood Heights with great schools. Outside enjoy a large fenced backyard, chicken coop w/ muscadine grapes growing overhead, a workshop (25x12) w/electric, a new 20x12 deck ready for finishing touches, and firepit on this .46 acre lot. Inside, enter a roomy living room w/vaulted ceiling, open dining room, decorative fireplace, and kitchen with all stainless steel appliances: fridge, microwave, oven w/cooktop and dishwasher. A side entry in kitchen leads to carport and laundry room. Easy maintenance vinyl flooring throughout, ceiling fans, and three nice size bedrooms with plenty of natural light and closet space. No flood zone, No HOA dues, Taxes approx \$2,200, Roof approx 7 yrs, and gas water heater (40 Gal) 4 yrs. Don't miss this opportunity to make this house your next home, Investors welcomed also!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	ReMax 1st Choice	Listed on 9/14/2022 for \$260,000 15 Days on Market					
Listing Agent Name	Robin Ferrerra						
Listing Agent Phone	912-826-1000						
# 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
09/14/2022	\$260,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$240,000	\$240,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
I priced the subject property in line with currently listed and recently sold comps with similar characteristics and located in surrounding 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 16 Plantation Circle
Rincon, GA 31326



Front

L2 205 Jasper Lane
Rincon, GA 31326



Front

L3 601 Plantation Drive
Rincon, GA 31326



Front

Sales Photos

S1 215 Whitehall Avenue
Rincon, GA 31326



Front

S2 113 Mulberry Way
Rincon, GA 31326



Front

S3 108 Whitehall Avenue
Rincon, GA 31326



Front

ClearMaps Addendum

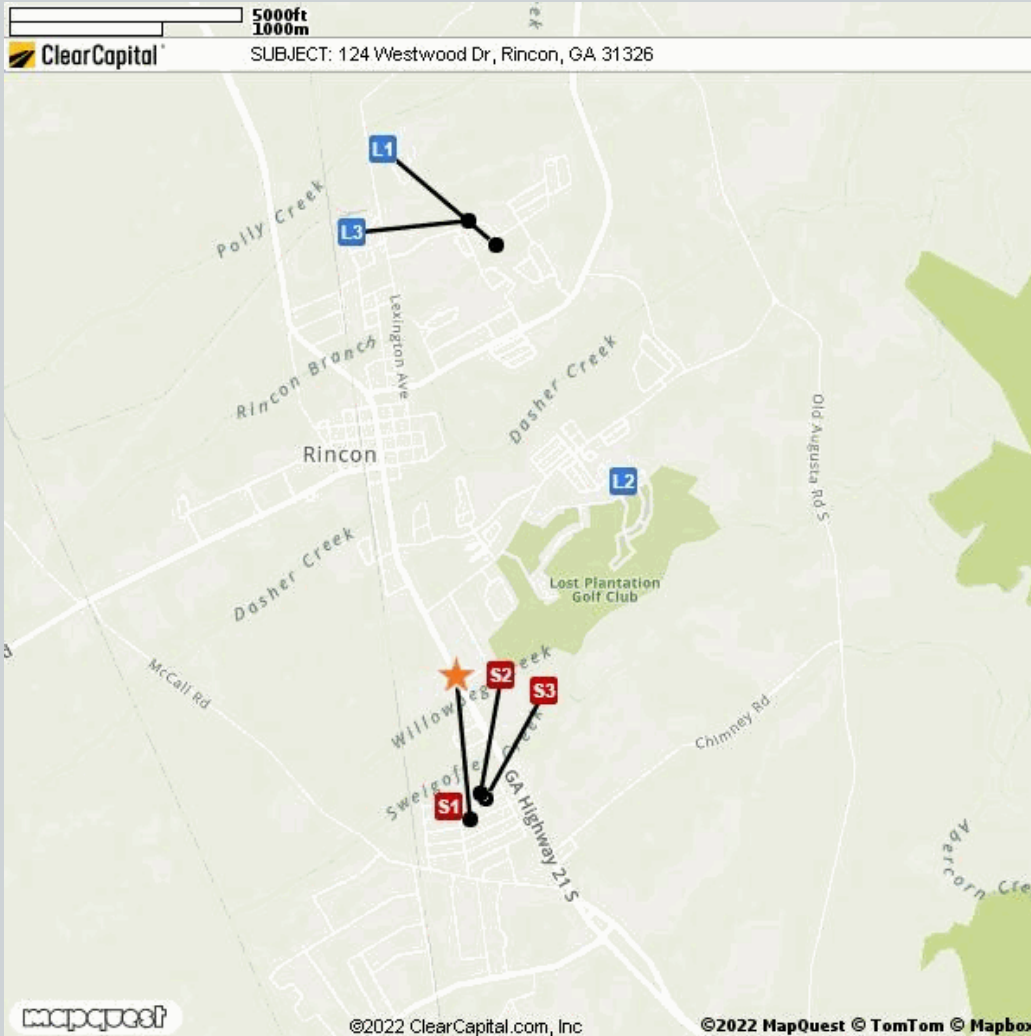
Address ★ 124 Westwood Drive, Rincon, GEORGIA 31326

Loan Number 49267

Suggested List \$240,000

Suggested Repaired \$240,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	124 Westwood Drive, Rincon, Georgia 31326	--	Parcel Match
L1 Listing 1	16 Plantation Circle, Rincon, GA 31326	3.34 Miles ¹	Parcel Match
L2 Listing 2	205 Jasper Lane, Rincon, GA 31326	2.04 Miles ¹	Parcel Match
L3 Listing 3	601 Plantation Drive, Rincon, GA 31326	3.47 Miles ¹	Parcel Match
S1 Sold 1	215 Whitehall Avenue, Rincon, GA 31326	0.20 Miles ¹	Parcel Match
S2 Sold 2	113 Mulberry Way, Rincon, GA 31326	0.16 Miles ¹	Parcel Match
S3 Sold 3	108 Whitehall Avenue, Rincon, GA 31326	0.15 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	21.92 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.