

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	3460 Rose Arbor Court, Atlanta, GA 30340	Order ID	8489124	Property ID	33490468
Inspection Date	10/25/2022	Date of Report	10/25/2022		
Loan Number	49342	APN	18-294-01-012		
Borrower Name	Catamount Properties 2018 LLC	County	Dekalb		

Tracking IDs

Order Tracking ID	10.24.22 BPO Citi-CS Update	Tracking ID 1	10.24.22 BPO Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$4,702		Type: SFD, Style: Traditional, Condition: Average, Year Built: 1994, GLA: 2584 Sq. Ft., Total Rooms: 9, Bedrooms: 4, Baths: 2.5.
Assessed Value	\$151,080		
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	Rose Arbor 0000000000		
Association Fees	\$280 / Year (Other: Maintenance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable		The subject is located in a Urban area. With a general similarity of design, utility, and overall appeal, with variations in size.
Sales Prices in this Neighborhood	Low: \$275,000 High: \$885,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3460 Rose Arbor Court	3101 Galangale Way	3364 Rose Ridge	3692 Northlake Drive
City, State	Atlanta, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA
Zip Code	30340	30340	30340	30340
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.36 ¹	0.12 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$405,000	\$499,800	\$555,000
List Price \$	--	\$389,000	\$499,800	\$515,000
Original List Date		10/03/2022	09/30/2022	07/28/2022
DOM · Cumulative DOM	-- · --	15 · 22	25 · 25	89 · 89
Age (# of years)	28	58	26	59
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,584	2,400	2,533	2,884
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2
Total Room #	9	9	8	9
Garage (Style/Stalls)	None	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	0.2 acres	0.4 acres	0.2 acres	0.4 acres
Other	Porch	Porch	Porch	Porch

* Listing 3 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 Comparable: Similar Quality, Bedrooms, Half Baths, Acreage, Full Baths, Condition, Smaller GLA, Older Age -3k AC,+7k GLA,+6k YB,\$9928

Listing 2 Comparable: Age within 10 years, GLA within 100 sq.ft., Lot within 20% variance, Similar Full Baths, Half Baths, Quality, Condition, Fewer Bedrooms +12k BED,\$12000

Listing 3 Comparable: Similar Full Baths, Condition, Acreage, Bedrooms, Quality, Larger GLA, Older Age, Fewer Half Baths -3k AC,-12k GLA,+6k YB,+3k HB,\$-6700

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3460 Rose Arbor Court	3229 Olde Dekalb Way	3559 Hidden Acres Drive	3603 Embry Circle
City, State	Atlanta, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA
Zip Code	30340	30340	30340	30341
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.37 ¹	0.89 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$434,900	\$450,000	\$495,000
List Price \$	--	\$434,900	\$450,000	\$475,000
Sale Price \$	--	\$434,900	\$440,000	\$475,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/29/2022	07/29/2022	07/12/2022
DOM · Cumulative DOM	-- · --	47 · 47	31 · 31	306 · 306
Age (# of years)	28	48	50	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,584	2,156	2,623	2,588
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 3
Total Room #	9	9	8	9
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	50%	50%
Basement Sq. Ft.	--	--	1,311	1,294
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.4 acres	0.5 acres	0.3 acres
Other	Porch	Porch	Porch	Porch
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$434,900	\$440,000	\$475,000

* Sold 3 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** Comparable: Similar Condition, Quality, Full Baths, Acreage, Bedrooms, Half Baths, Smaller GLA, Older Age -3k AC,+17k GLA,+4k YB,\$18176
- Sold 2** Comparable: GLA within 100 sq.ft., Similar Full Baths, Half Baths, Quality, Condition, Acreage, Older Age, Fewer Bedrooms -5k AC,+4k YB,0 BSMT,+12k BED,\$10700
- Sold 3** Comparable: GLA within 100 sq.ft., Similar Condition, Quality, Acreage, Bedrooms, More Full Baths, Older Age, Fewer Half Baths - 1k AC,+6k YB,+3k HB,-10k FB,0 BSMT,\$-2000

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	: Chambers Select Realty	Subject's sales history was searched in 36 months and none was available					
Listing Agent Name	Wendy Gravlin Chambers						
Listing Agent Phone	678-926-4584						
# 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	\$473,550	\$473,550
Sales Price	\$451,000	\$451,000
30 Day Price	\$414,920	--
Comments Regarding Pricing Strategy		
<p>The value as of today is \$451000, with typical marketing time at 90 days. The subject property is located in a neighborhood with easy access to the highway. Most yards and home exteriors appear to be in good order with only minor maintenance neglect. The area has above average market demand. Many homes in the neighborhood are similar and have an average DOM of 180 days or less. There is approximately as many current listings on the market as homes which have sold in the past 6 months. The subject was strategically priced mid-market because all homes were from the same/similar subdivisions, and were of similar GLA, age, style, and lot utility. No extraordinary characteristics were noted to price low or high.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street



Street



Street

Subject Photos



Other

Listing Photos

L1 3101 Galangale Way
Atlanta, GA 30340



Front

L2 3364 ROSE Ridge
Atlanta, GA 30340



Front

L3 3692 Northlake Drive
Atlanta, GA 30340



Front

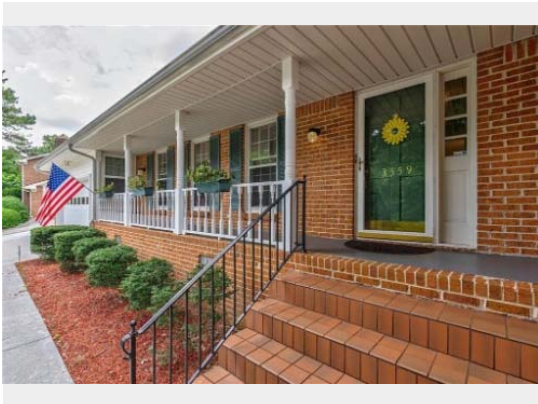
Sales Photos

S1 3229 Olde Dekalb Way
Atlanta, GA 30340



Front

S2 3559 Hidden Acres Drive
Atlanta, GA 30340



Front

S3 3603 Embry Circle
Atlanta, GA 30341



Front

ClearMaps Addendum

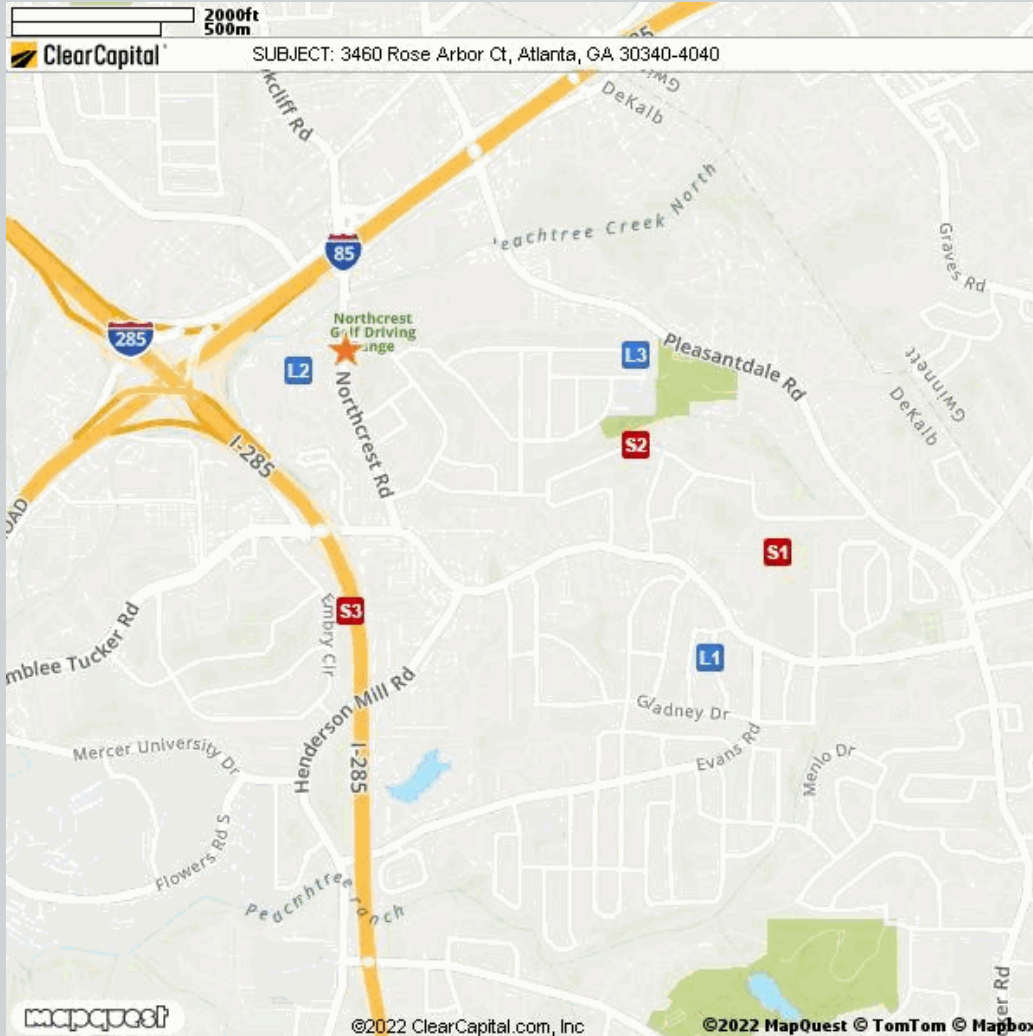
Address ★ 3460 Rose Arbor Court, Atlanta, GA 30340

Loan Number 49342

Suggested List \$473,550

Suggested Repaired \$473,550

Sale \$451,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3460 Rose Arbor Court, Atlanta, GA 30340	--	Parcel Match
L1 Listing 1	3101 Galangale Way, Atlanta, GA 30340	1.36 Miles ¹	Parcel Match
L2 Listing 2	3364 Rose Ridge, Atlanta, GA 30340	0.12 Miles ¹	Parcel Match
L3 Listing 3	3692 Northlake Drive, Atlanta, GA 30340	0.85 Miles ¹	Parcel Match
S1 Sold 1	3229 Olde Dekalb Way, Atlanta, GA 30340	1.37 Miles ¹	Parcel Match
S2 Sold 2	3559 Hidden Acres Drive, Atlanta, GA 30340	0.89 Miles ¹	Parcel Match
S3 Sold 3	3603 Embry Circle, Atlanta, GA 30341	0.72 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	Dan McCloskey	Company/Brokerage	Better Way Atlanta Realty
License No	250020	Address	2200 River Heights Court Marietta GA 30067
License Expiration	10/31/2024	License State	GA
Phone	4048677406	Email	danmccloskey@p4site.com
Broker Distance to Subject	10.78 miles	Date Signed	10/25/2022

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.