

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	40 Vernon River Drive, Savannah, GEORGIA 31419	Order ID	8566503	Property ID	33778446
Inspection Date	01/01/2023	Date of Report	01/02/2023		
Loan Number	50521	APN	2068707005		
Borrower Name	Catamount Properties 2018 LLC	County	Chatham		

Tracking IDs					
Order Tracking ID	12.28.22 CS-Citi Update	Tracking ID 1	12.28.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Kelly Weaver	Condition Comments	
R. E. Taxes	\$1,664	The subject property appears well maintained with no repairs or improvements needed.	
Assessed Value	\$142,400		
Zoning Classification	Single Family		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(It appears doors and windows are closed.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Vernon River Plantation		
Association Fees	\$22 / Month (Greenbelt)		
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: \$180,000 High: \$250,000		
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	40 Vernon River Drive	36 Vernon River Drive	101 Brown Pelican Drive	64 King James 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.	--	0.02 ¹	0.09 ¹	5.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$220,000	\$219,900	\$189,900
List Price \$	--	\$220,000	\$219,900	\$189,900
Original List Date		09/20/2022	07/15/2022	12/01/2022
DOM · Cumulative DOM	-- · --	103 · 104	149 · 171	31 · 32
Age (# of years)	39	37	39	43
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 Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,286	1,261	1,385	1,258
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2	2 · 1 · 1	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.01 acres	.01 acres	.01 acres	.01 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** Remarks: Welcome home to this highly sought-after one story flat END UNIT in the charming Vernon River Plantation community. This quaint home features two bedrooms and two full bathrooms. There are lots of upgraded features including vaulted ceilings, large privacy fenced courtyard, and a breakfast room. It is centrally located near Hunter Army Airfield, Georgia Southern University and Truman Parkway. This lovely community boasts several amenities including a pool, playground and tennis court.
- Listing 2** Remarks: Have you dreamt of waking up by the marsh? With this townhome, you can! Move-in ready, new roof, and priced below appraised value! Perfectly located and appointed townhome with abundant natural light and updated flooring, paint, and appliances. Two bedroom abode is perfect for low maintenance living. The large, private courtyard has space for gardening or to have a pet. Wood burning fireplace and hardwood floors downstairs, and brick floored sunroom that makes the ideal breakfast area. Built-ins, pantry, bar area w/ wine storage, surround sound, and skylights in sunroom. Primary bedroom features large walk-in closet, and upstairs bath has plentiful storage and huge vanity. Private marshside community is in desirable Coffee Bluff area, with access to the Coffee Bluff Marina nearby. Neighborhood features pool, tennis, and playground. Enjoy the marsh breeze from two blocks over. Perfect for investor looking to rent long-term! Low maintenance, near the water, and under 250K? Sign me up!
- Listing 3** Remarks: BACK ON MARKET DUE TO NO FAULT OF SELLER! Welcome home to 64 King James Ct! This charming brick 2 bedroom/2 bathroom end unit home is ultimate low maintenance living! Upon walking up, you are greeted with a beautiful porch and pergola. This home boasts new flooring, fresh paint and light fixtures. Brand new kitchen cabinets, countertops and SS appliances. Spacious living room which opens to the dining room makes entertaining a breeze! Tons of natural light fills this home! Down the hall, you'll find the master suite w. 2 closets, ensuite with stand up shower and vanity & a sliding glass door out to the private, fully fenced, courtyard. This community is packed with amenities which include tennis courts, pool, clubhouse & park. Don't miss out on this convenient Georgetown location! Monthly dues includes all exterior maintenance , grounds keeping, termite and fire insurance, waste and all amenities. Make your appointment to view this home today!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	40 Vernon River Drive	32 Vernon River Drive	28 Vernon River Drive	104 Brown Pelican Drive
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.	--	0.03 ¹	0.05 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$240,000	\$250,000	\$235,000
List Price \$	--	\$240,000	\$250,000	\$235,000
Sale Price \$	--	\$255,000	\$250,000	\$235,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/13/2022	11/08/2022	08/16/2022
DOM · Cumulative DOM	-- · --	26 · 74	25 · 38	68 · 107
Age (# of years)	39	39	39	38
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 Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,286	1,364	1,424	1,364
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	2 · 2	2 · 2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.01 acres	.04 acres	.04 acres	.05 acres
Other	None	None	\$1500 Closing Costs	\$6000 Closing Costs
Net Adjustment	--	-\$7,800	-\$15,300	-\$13,800
Adjusted Price	--	\$247,200	\$234,700	\$221,200

* 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** Remarks: This beautiful townhome, in stunning Vernon River Plantation has everything one could wish for. Come see what life by the Vernon River could offer you today!
- Sold 2** No MLS comments. Sale comp two is similar to the subject property due to size, age, condition and location.
- Sold 3** Remarks: One of a kind townhome community on the Southside that offers marsh front living. Well cared for and serene neighborhood with easy access to major roadways, shopping and restaurants. Spacious open floor plan with unrestricted view of the patio. Plentiful cabinets in this efficient kitchen and a good sized dining room to entertain your family and friends. Gather around the wood burning fireplace during the cold winter months. 2 master suites upstairs. The owner's suite is very spacious and overlooks the patio and wooded area behind the home. Fresh paint and new carpet. Take a refreshing dip in the community pool, or get your cardio workout playing tennis. This is a place you can call home!

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	\$227,000	\$227,000
Sales Price	\$222,000	\$222,000
30 Day Price	\$217,000	--
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 area.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Other

Listing Photos

L1 36 Vernon River Drive
Savannah, GA 31419



Front

L2 101 Brown Pelican Drive
Savannah, GA 31419



Front

L3 64 King James Court
Savannah, GA 31419



Front

Sales Photos

S1 32 Vernon River Drive
Savannah, GA 31419



Front

S2 28 Vernon River Drive
Savannah, GA 31419



Front

S3 104 Brown Pelican Drive
Savannah, GA 31419



Front

ClearMaps Addendum

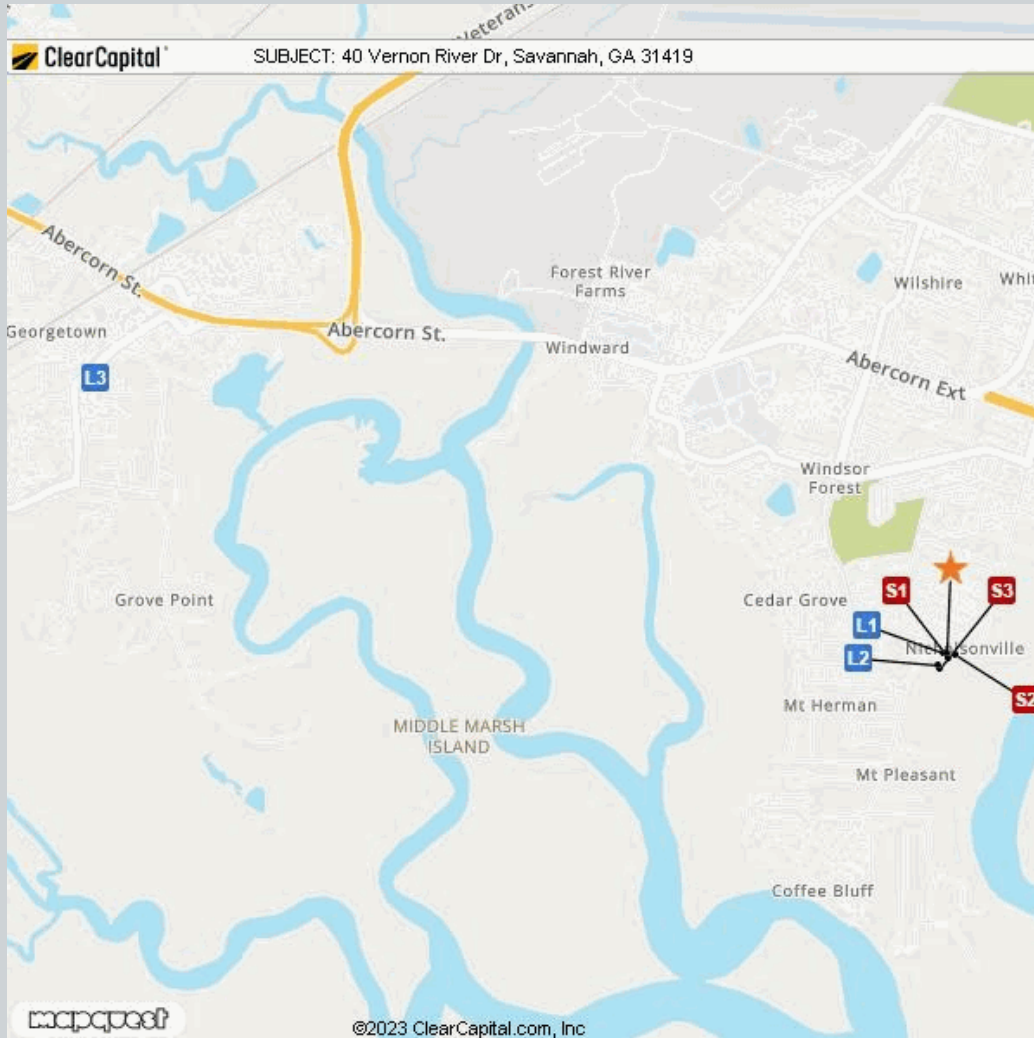
Address ★ 40 Vernon River Drive, Savannah, GEORGIA 31419

Loan Number 50521

Suggested List \$227,000

Suggested Repaired \$227,000

Sale \$222,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	40 Vernon River Drive, Savannah, Georgia 31419	--	Parcel Match
L1 Listing 1	36 Vernon River Drive, Savannah, GA 31419	0.02 Miles ¹	Parcel Match
L2 Listing 2	101 Brown Pelican Drive, Savannah, GA 31419	0.09 Miles ¹	Parcel Match
L3 Listing 3	64 King James Court, Savannah, GA 31419	5.20 Miles ¹	Parcel Match
S1 Sold 1	32 Vernon River Drive, Savannah, GA 31419	0.03 Miles ¹	Parcel Match
S2 Sold 2	28 Vernon River Drive, Savannah, GA 31419	0.05 Miles ¹	Parcel Match
S3 Sold 3	104 Brown Pelican Drive, Savannah, GA 31419	0.10 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	9.74 miles	Date Signed	01/01/2023

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.