

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	19 Gale Street, Ringgold, GA 30736	Order ID	8314385	Property ID	33028524
Inspection Date	07/06/2022	Date of Report	07/07/2022		
Loan Number	50528	APN	R0060-11600-2		
Borrower Name	Catamount Properties 2018 LLC	County	Catoosa		

Tracking IDs

Order Tracking ID	07.06.22 BPO	Tracking ID 1	07.06.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Pennymac Loan Svcs LLC	Condition Comments Subject appears to be in average condition, but overgrowth of shrubbery restricts complete viewing.
R. E. Taxes	\$150,527	
Assessed Value	\$62,657	
Zoning Classification	Residential	
Property Type	Townhouse	
Occupancy	Vacant	
Secure?	Yes	
(Property is secured due to foreclosure)		
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 neighborhood is located within blocks of commerce, minimal distance to all amenities and area schools, Properties in the immediate area are a mixture of sf and condo units
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$59,900 High: \$614,900	
Market for this type of property	Increased 15 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	19 Gale Street	163 Briarstone Dr	83 Flagstone Dr	548 Flagstone Dr
City, State	Ringgold, GA	Rossville, GA	Rossville, GA	Rossville, GA
Zip Code	30736	30741	30741	30741
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	7.32 ¹	7.94 ¹	7.63 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$185,900	\$194,900	\$225,000
List Price \$	--	\$185,900	\$194,900	\$209,000
Original List Date		06/16/2022	06/01/2022	06/16/2022
DOM · Cumulative DOM	-- · --	4 · 21	17 · 36	14 · 21
Age (# of years)	8	18	22	21
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	1,325	1,156	1,200	1,200
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	.15 acres	.10 acres	.09 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** One-Level living in one of the most convenient locations around! This 2 bedroom, 2 bath townhome is completely move-in ready. Living space offers an open floor plan, kitchen with new cabinets, and great upgrades, which include new cabinets. HVAC was replaced in 2019. Roof was replaced in 2018. HOA covers lawncare, annual gutter cleaning, and all common area maintenance. The Briarstone community is very well maintained, and close to all that East Ridge has to offer, and only 15 minutes to downtown Chattanooga.
- Listing 2** Welcome home to ease and convenience in Dogwood Place! Enjoy your peaceful covered porch before stepping inside to your completely move-in ready home! This one level townhome features hardwoods, laminate, tile (and no carpet!), open living spaces, a fireplace, neutral design, and plenty of natural light! Step out back to your serene covered patio. HVAC replaced in 2021!
- Listing 3** Super convenient townhome community of Dogwood Place. This one level 2 bedroom 2 full bath townhome offers an open kitchen living space concept with a split bedroom plan for privacy. You can also enjoy sitting on your front patio or relax on your screened in back porch for added living space. This is truly a low maintenance home in a neighbor friendly community. Call us today before this one gets sold

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	19 Gale Street	86 Thistlewood Dr	630 Flagstone Dr	1104 Applebrook Dr
City, State	Ringgold, GA	Ringgold, GA	Rossville, GA	Rossville, GA
Zip Code	30736	30736	30741	30741
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	5.46 ¹	7.59 ¹	7.48 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$252,700	\$179,900	\$240,000
List Price \$	--	\$249,700	\$179,900	\$240,000
Sale Price \$	--	\$241,000	\$210,000	\$239,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/20/2021	03/10/2022	05/31/2022
DOM · Cumulative DOM	-- · --	4 · 43	2 · 23	8 · 28
Age (# of years)	8	6	19	17
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	1,325	1,555	1,428	1,413
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	5	4	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	.11 acres	.12 acres	.10 acres
Other	None	None	None	None
Net Adjustment	--	-\$5,000	-\$3,500	-\$3,500
Adjusted Price	--	\$236,000	\$206,500	\$235,500

* 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.

Recent Sales - Cont.

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

- Sold 1** Adjustment for SF. MLS Comments: This one has it all! Come view this amazingly well maintained 1555 sq ft townhome in the beautiful Reserve community. The home offers a gorgeous kitchen, large living room with corner fireplace, split bedroom floorplan to ensure privacy, a spacious master bedroom, en suite with double bowl vanity & walk-in shower, a sizeable laundry room, plus a screened back porch to enjoy morning coffee. Extras include a roomy pantry, stainless steel appliances, lots of crown molding, custom cabinets & vanities, granite countertops, laundry room cabinets, water softener, laundry sink, end unit & a level lot. The Reserve features a gated entrance, swimming pool, level streets for walking plus a super convenient location. Come visit today and make this your new home!!
- Sold 2** Adjustment for SF & age. MLS Comments: This one has it all! Come view this amazingly well maintained 1555 sq ft townhome in the beautiful Reserve community. The home offers a gorgeous kitchen, large living room with corner fireplace, split bedroom floorplan to ensure privacy, a spacious master bedroom, en suite with double bowl vanity & walk-in shower, a sizeable laundry room, plus a screened back porch to enjoy morning coffee. Extras include a roomy pantry, stainless steel appliances, lots of crown molding, custom cabinets & vanities, granite countertops, laundry room cabinets, water softener, laundry sink, end unit & a level lot. The Reserve features a gated entrance, swimming pool, level streets for walking plus a super convenient location. Come visit today and make this your new home!!
- Sold 3** Adjustment for Age & SF. MLS Comments: Welcome to the gated Apple Brook community where you will find comfort, convenience, and amenities. This end unit 2 bedroom, 2 baths, 1 car garage condo offers open concept living with a spacious kitchen that opens up to the living room that includes a propane gas fireplace. The master suite is large with a walk-in closet and a master bath featuring double vanities. Community pool, clubhouse, and a 1-mile perimeter paved walking track. Conveniently located within minutes to I-75. Call today for your private showing!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No history since 2015 when property sold				
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	\$213,500	\$213,500
Sales Price	\$210,000	\$210,000
30 Day Price	\$181,500	--
Comments Regarding Pricing Strategy		
Values are based on combination of comps used in this report and are in line with current market conditions		

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



Front



Front



Front



Front



Address Verification

Subject Photos



Side



Street



Street



Other

Listing Photos

L1 163 Briarstone Dr
Rossville, GA 30741



Front

L2 83 Flagstone Dr
Rossville, GA 30741



Front

L3 548 Flagstone Dr
Rossville, GA 30741



Front

Sales Photos

S1 86 Thistlewood Dr
Ringgold, GA 30736



Front

S2 630 Flagstone Dr
Rossville, GA 30741



Front

S3 1104 Applebrook Dr
Rossville, GA 30741



Front

ClearMaps Addendum

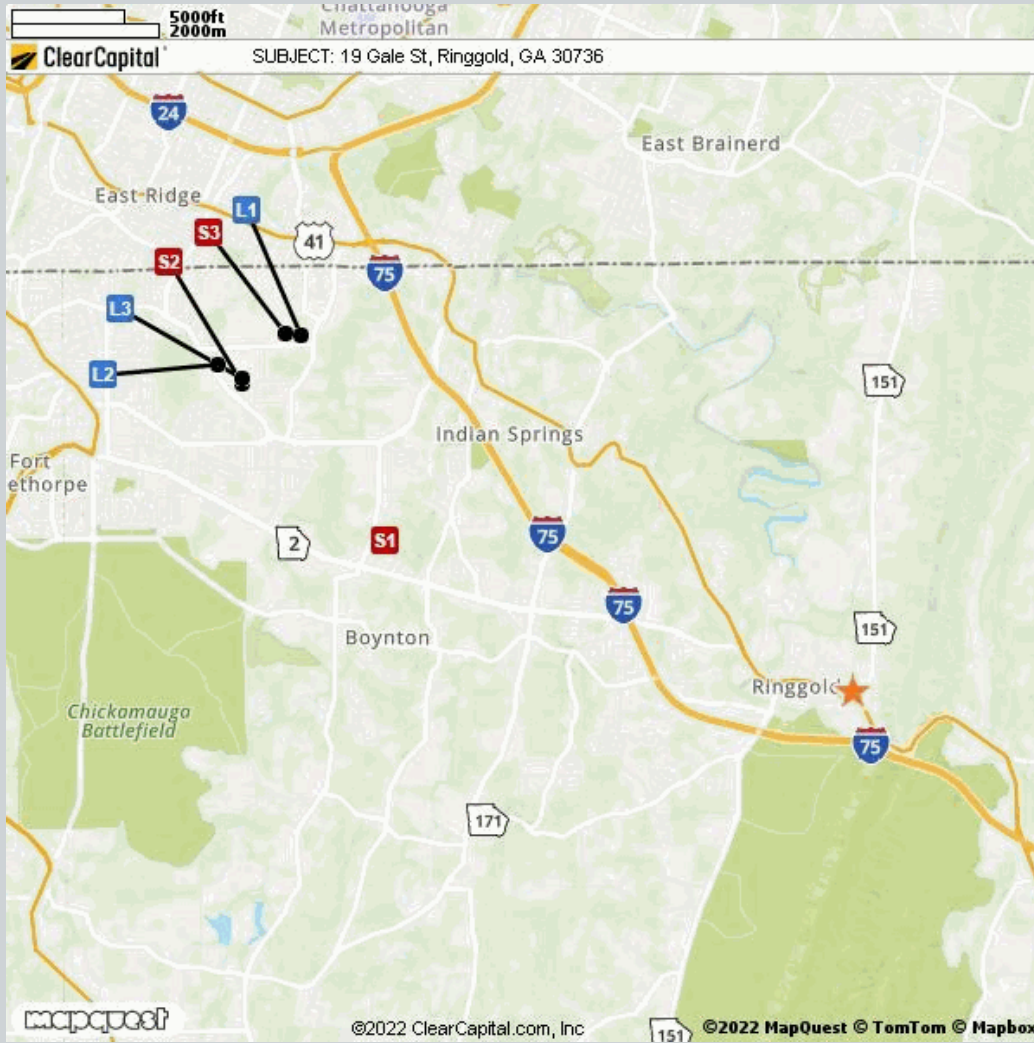
Address ★ 19 Gale Street, Ringgold, GA 30736

Loan Number 50528

Suggested List \$213,500

Suggested Repaired \$213,500

Sale \$210,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19 Gale Street, Ringgold, GA 30736	--	Parcel Match
L1 Listing 1	163 Briarstone Dr, Rossville, GA 30741	7.32 Miles ¹	Parcel Match
L2 Listing 2	83 Flagstone Dr, Rossville, GA 30741	7.94 Miles ¹	Parcel Match
L3 Listing 3	548 Flagstone Dr, Rossville, GA 30741	7.63 Miles ¹	Parcel Match
S1 Sold 1	86 Thistlewood Dr, Ringgold, GA 30736	5.46 Miles ¹	Parcel Match
S2 Sold 2	630 Flagstone Dr, Rossville, GA 30741	7.59 Miles ¹	Parcel Match
S3 Sold 3	1104 Applebrook Dr, Rossville, GA 30741	7.48 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.

*** 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

Broker Name	Cathy Hixon	Company/Brokerage	Berkshire Hathaway Home Services Realty Center
License No	216475	Address	3089 Battlefield Pkwy Fort Oglethorpe GA 30742
License Expiration	03/31/2024	License State	GA
Phone	4234131610	Email	chixon@realtycenter.com
Broker Distance to Subject	6.08 miles	Date Signed	07/07/2022

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.