

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	902 New Horizon Street, Powder Springs, GA 30127	Order ID	8587844	Property ID	33830137
Inspection Date	01/19/2023	Date of Report	01/20/2023		
Loan Number	50546	APN	19-0726-0-060-0		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs					
Order Tracking ID	01.18.23 p2 BPO	Tracking ID 1	01.18.23 p2 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Catamount Properties 2018 LLC	Subject property appears to be in good condition based on inspection and its most recent MLS.
R. E. Taxes	\$965	
Assessed Value	\$31,792	
Zoning Classification	Condo	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	New Horizons 9999999999	
Association Fees	\$110 / Month (Other: Maintenance, trash)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Located within an area of maintained homes, subject conforms. Subject appears in maintained condition from exterior. No functional or external obsolescence noted. Located in a well maintained neighborhood. undefined
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$120,000 High: \$289,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	902 New Horizon Street	1005 Mill Pond Drive Se	1009 Mill Pond Drive	2716 Flintlock Place
City, State	Powder Springs, GA	Smyrna, GA	Smyrna, GA	Austell, GA
Zip Code	30127	30082	30082	30106
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	8.98 ¹	8.98 ¹	3.87 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$225,000	\$199,900	\$160,000
List Price \$	--	\$225,000	\$199,900	\$160,000
Original List Date		01/18/2023	12/12/2022	01/07/2023
DOM · Cumulative DOM	-- · --	1 · 2	38 · 39	12 · 13
Age (# of years)	37	36	36	50
Condition	Good	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	2	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Low rise	Other Low rise	Other Low rise	Other Low rise
# Units	1	1	1	1
Living Sq. Feet	876	1,229	1,229	986
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
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	0.08 acres	0.12 acres	0.12 acres	0.04 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: Age within 10 years, Similar Full Baths, Half Baths, Quality, Bedrooms, Condition, Acreage, Larger GLA -40 AC,-3530 GLA,\$-3570

Listing 2 Comparable: Similar Condition, Quality, Fewer Full Baths, Half Baths, Bedrooms -40 AC,-3530 GLA,\$-3570

Listing 3 Inferior: Fewer Bedrooms, Half Baths, Full Baths, Worse Condition, Similar Quality +30000 COND,+40 AC,-1100 GLA,+1300 YB,\$30240

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	902 New Horizon Street	1304 New Horizon Street	801 New Horizon Street	1201 New Horizon Street
City, State	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA
Zip Code	30127	30127	30127	30127
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.02 ¹	0.07 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$199,900	\$188,800	\$150,000
List Price \$	--	\$199,900	\$188,800	\$170,000
Sale Price \$	--	\$205,000	\$165,000	\$165,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	06/01/2022	06/01/2022	03/07/2022
DOM · Cumulative DOM	-- · --	11 · 11	28 · 28	27 · 27
Age (# of years)	37	23	37	37
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Low rise	2 Stories Low rise	2 Stories Low rise	2 Stories Low rise
# Units	1	1	1	1
Living Sq. Feet	876	960	876	948
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	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	0.08 acres	0.21 acres	0.08 acres	0.1 acres
Other	Porch	Porch	Porch	Porch
Net Adjustment	--	-\$1,530	\$0	\$0
Adjusted Price	--	\$203,470	\$165,000	\$165,000

* 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** Comparable: GLA within 100 sq.ft., Similar Bedrooms, Quality, Half Baths, Acreage, Full Baths, Condition, Newer Age -130 AC,-1400 YB,\$-1530
- Sold 2** Comparable: GLA within 100 sq.ft., Lot within 20% variance, Age within 10 years, Similar Full Baths, Bedrooms, Half Baths, Condition, Quality (No adjustments)
- Sold 3** Comparable: GLA within 100 sq.ft., Lot within 20% variance, Age within 10 years, Similar Quality, Full Baths, Bedrooms, Condition, Half Baths (No adjustments)

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Chambers Select Realty	Subject property is currently listed for \$195000.					
Listing Agent Name	Wendy Gravlin Chambers						
Listing Agent Phone	404-593-5156						
# 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
12/14/2022	\$195,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$173,250	\$173,250
Sales Price	\$165,000	\$165,000
30 Day Price	\$151,800	--
Comments Regarding Pricing Strategy		
<p>Subject property appears to be in good condition based on inspection. The subject is located in a neighborhood with easy access to the highway. The area has high market demand. The neighborhood has a shortage of homes on the market as there are more homes which have sold than listed in the past 6 months. Naturally, this shortage has enabled values to rise and this trend is expected to continue over the next 6 months. There were not enough similar low rise condo comparable found within the subject's immediate area. Due to this, it was necessary to exceed proximity guidelines in order to obtain low rise condo comps. Subject property and comps used are near a highway/busy road and commercial properties. The subjects close proximity to a highway/busy road and commercial properties are negative factors that could deter potential home buyers. Highway/busy road and commercial properties may bring added noise and business activity just beyond the property premises.</p>		

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



Street

Listing Photos

L1 1005 Mill Pond Drive SE
Smyrna, GA 30082



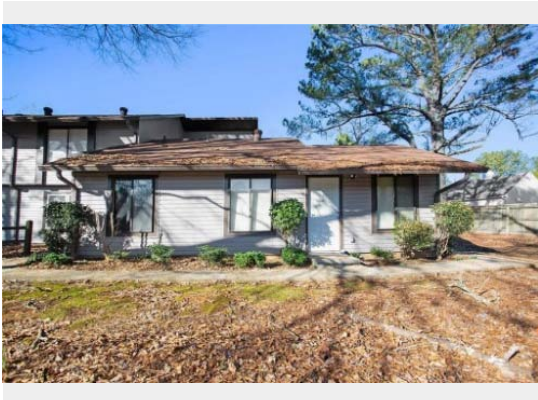
Front

L2 1009 Mill Pond Drive
Smyrna, GA 30082



Front

L3 2716 Flintlock Place
Austell, GA 30106



Front

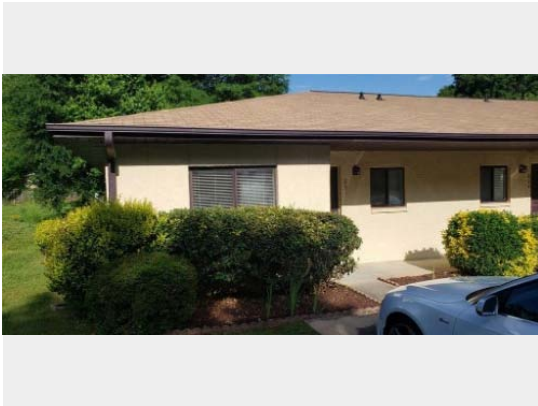
Sales Photos

S1 1304 New Horizon Street
Powder Springs, GA 30127



Front

S2 801 NEW HORIZON Street
Powder Springs, GA 30127



Front

S3 1201 New Horizon Street
Powder Springs, GA 30127



Front

ClearMaps Addendum

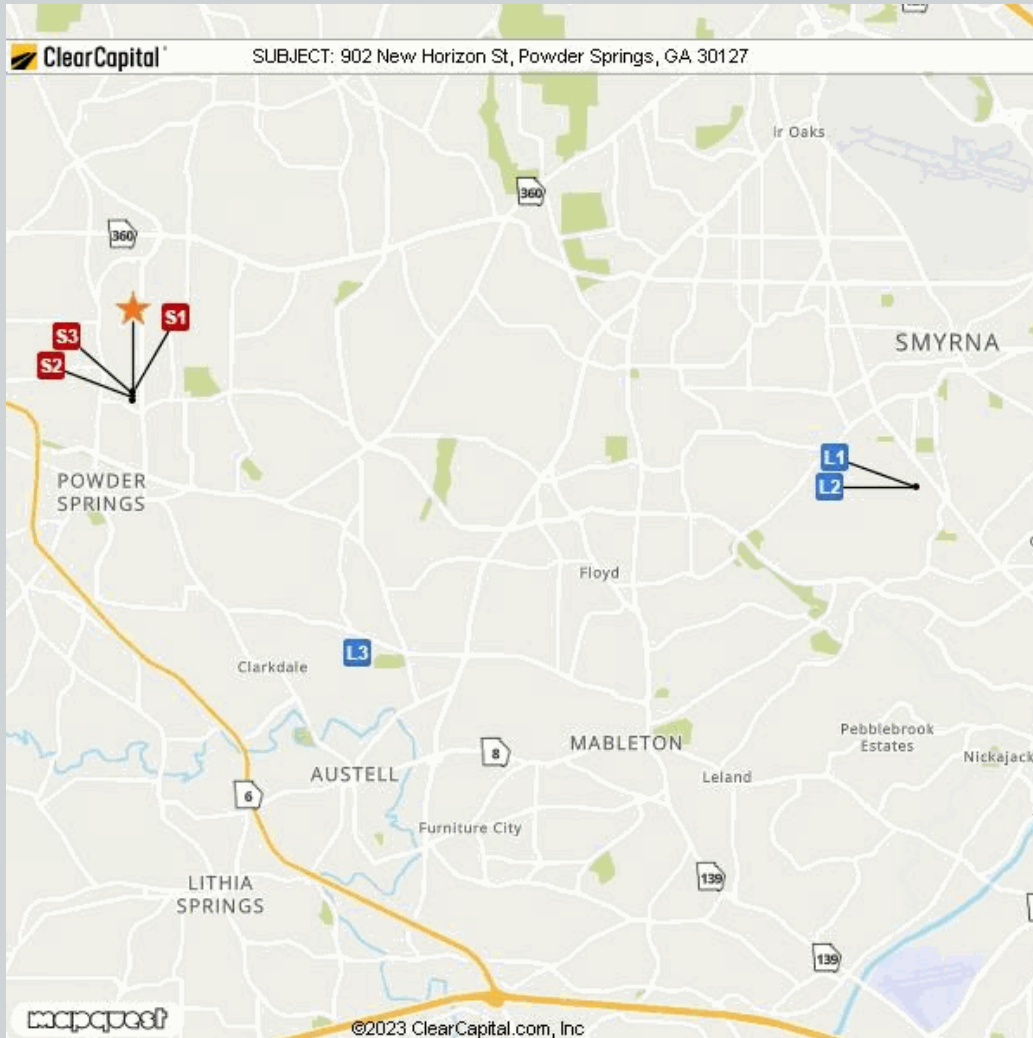
Address ★ 902 New Horizon Street, Powder Springs, GA 30127

Loan Number 50546

Suggested List \$173,250

Suggested Repaired \$173,250

Sale \$165,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	902 New Horizon Street, Powder Springs, GA 30127	--	Parcel Match
L1 Listing 1	1005 Mill Pond Drive Se, Smyrna, GA 30082	8.98 Miles ¹	Parcel Match
L2 Listing 2	1009 Mill Pond Drive, Smyrna, GA 30082	8.98 Miles ¹	Parcel Match
L3 Listing 3	2716 Flintlock Place, Austell, GA 30106	3.87 Miles ¹	Parcel Match
S1 Sold 1	1304 New Horizon Street, Powder Springs, GA 30127	0.09 Miles ¹	Parcel Match
S2 Sold 2	801 New Horizon Street, Powder Springs, GA 30127	0.02 Miles ¹	Parcel Match
S3 Sold 3	1201 New Horizon Street, Powder Springs, GA 30127	0.07 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	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	14.46 miles	Date Signed	01/20/2023

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.