

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.

<b>Address</b>	5641 Wells Circle, Stone Mountain, GA 30087	<b>Order ID</b>	8682099	<b>Property ID</b>	34070893
<b>Inspection Date</b>	04/04/2023	<b>Date of Report</b>	04/04/2023		
<b>Loan Number</b>	51428	<b>APN</b>	18 020 09 102		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	DeKalb		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	04.03.23 BPO Citi-CS Update Request	<b>Tracking ID 1</b>	04.03.23 BPO Citi-CS Update Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC,	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$2,479	The subject is in average condition and conforms well to the neighborhood in its current condition. There were minor cosmetic needed repairs noted during the drive by only inspection. The lawn needs to be cut and treated for weeds. The siding boards are slightly soiled and should be pressure washed.
<b>Assessed Value</b>	\$118,800	
<b>Zoning Classification</b>	Residential X	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Deadbolt lock)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$350	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$350	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	The subject is located in the Wells townhome complex in Stone Mountain, GA/DeKalb county. The townhomes within the community are similar in style, age and size. They vary in condition. The property is proximate to shopping, schools, public transportation and parks.
<b>Sales Prices in this Neighborhood</b>	Low: \$140,000 High: \$440,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	5641 Wells Circle	5601 Wells Cir	5710 Wells Circle	835 Brandy Oaks Lane
<b>City, State</b>	Stone Mountain, GA	Stone Mountain, GA	Stone Mountain, GA	Stone Mountain, GA
<b>Zip Code</b>	30087	30087	30087	30088
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.08 <sup>1</sup>	0.07 <sup>1</sup>	1.68 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$199,000	\$169,900	\$184,900
<b>List Price \$</b>	--	\$199,000	\$169,900	\$184,900
<b>Original List Date</b>		03/01/2023	03/26/2023	03/03/2023
<b>DOM · Cumulative DOM</b>	-- · --	1 · 34	2 · 9	7 · 32
<b>Age (# of years)</b>	37	38	36	41
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,160	1,200	1,160	1,172
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	2 · 2 · 1	2 · 2 · 1
<b>Total Room #</b>	5	5	4	4
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.05 acres	0.02 acres	.10 acres	.20 acres
<b>Other</b>	Fireplace	Fireplace	Fireplace	Fireplace

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Comp is similar in square footage, neighborhood, condition, parking space, age and bathroom count. Inferior bedroom count. Located in the same complex as the subject. The tax records indicates this property has 3 bedrooms, but the listing indicates there are 2 bedrooms. The bedroom count data for the subject and the listings provided in the grid is from the tax records.
- Listing 2** MLS COMMENTS - Nice Newly Renovated, All brand new Stainless Steel Appliance Refrigerator, Stove, Microwave and Dishwasher. -- Prop Closing Date: 04/17/2023 Comp is inferior in bedroom count and superior in bathroom count. Similar neighborhood, parking space, age and square footage. Located in the same complex as the subject. Superior in condition.
- Listing 3** MLS COMMENTS - Large, beautiful, renovated, end unit townhome for sale in the hot Mainstreet Community located in Stone Mountain. This home offers a new open kitchen with new white cabinets, new granite counter tops, and new stainless appliances. The home also has all new paint, new laminate flooring, new carpet, and an open concept main floor. The homes bathrooms are all remodeled with new vanities, new granite counter tops, and new tile. The home has a fireplace, large dining area, upstairs laundry, walk in closets, and plenty of windows making the home very bright. The home is located on a cul-de-sac with two parking spaces and has some outside storage. Located in the Mainstreet Community which includes Swim/Tennis, 3 Pools, 2 Tennis Courts, 2 Lakes, 2 Play spaces, 1 Pavilion, Clubhouse, Resource Ctr, Faxing, Copying and Notary. Close to public transportation, shopping and schools. Home will not go FHA. Must See!! Prop Closing Date: 04/10/2023 Comp is superior in condition and lot size. Inferior in bedroom count. Search extended outside of the subject's complex due to a shortage of inventory.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	5641 Wells Circle	5630 Wells Cir	5592 Wells Cir.	5606 Wells Circle
<b>City, State</b>	Stone Mountain, GA	Stone Mountain, GA	Stone Mountain, GA	Stone Mountain, GA
<b>Zip Code</b>	30087	30087	30087	30087
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	0.10 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$175,000	\$194,500	\$215,000
<b>List Price \$</b>	--	\$150,000	\$194,500	\$215,000
<b>Sale Price \$</b>	--	\$146,500	\$197,500	\$215,000
<b>Type of Financing</b>	--	Cash	Fha	Fha
<b>Date of Sale</b>	--	11/21/2022	12/14/2022	03/30/2023
<b>DOM · Cumulative DOM</b>	-- · --	20 · 38	32 · 32	17 · 55
<b>Age (# of years)</b>	37	36	38	38
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Investor
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,160	1,160	1,306	1,451
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	5	4	5	5
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.05 acres	0.10 acres	0.05 acres	.04 acres
<b>Other</b>	Fireplace	Fireplace	Fireplace	Fireplace
<b>Net Adjustment</b>	--	+\$2,200	-\$12,000	-\$12,000
<b>Adjusted Price</b>	--	\$148,700	\$185,500	\$203,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Comp is inferior in bedroom count and superior in lot size. Similar style, parking space, age, neighborhood and bathroom count. Located in the same complex as the subject. Seller's Contribution: 0
- Sold 2** MLS COMMENTS - ----Multiple Offers received, calling for Highest and Best by Wednesday 16, 1pm. Recently updated three bedroom two bath, two story town home. Eat in kitchen features painted cabinets, and stainless steel appliances, and granite countertops. Living room with fireplace and private view opens to back patio. Engineered wood floors on main level, with carpet on upper level, and modern color scheme. Shopping and restaurants nearby. Ample parking, easy commute to Decatur / Emory. No HOA. No Rental Restrictions. Fee Simple - Comp is similar in room count, age, parking space, neighborhood and lot size. Superior in condition. Located in the same complex as the subject. Seller's Contribution: 0
- Sold 3** INVESTOR - Flipped property previously purchased on 10/15/22 for \$145,000. - Comp is similar in room count, age, parking space, neighborhood and location. Located in the same complex as the subject. Superior square footage and condition. MLS COMMENTS - THIS IS THE ONE YOU HAVE BEEN WAITING ON!! STOP THE CAR AND COME INSIDE TO VIEW this nicely updated townhome located in Stone Mountain, as you walk in you will find a large family room with a fireplace and 1/2 bath on the main level, enter through into the kitchen to find new granite counter tops with backsplash and yes, ALL new stainless-steel appliances including the refrigerator will remain with the property. From the eat in kitchen there's a private patio area that you will enjoy on beautiful day. Upstairs you will find 3 spacious rooms with fresh paint, updated light fixtures and hardwood flooring and 2 full baths freshly painted including the master bedroom with 2 closets and full bath, the secondary bedrooms are across the hall from the master bedroom being separated by the hall full bath. property has new paint inside and outside, new gutters, new flooring throughout, new stainless-steel appliances, new hot water heater, new light fixtures throughout, new granite countertops and new backsplash in the kitchen, new bath vanities and toilets. NO rental restrictions or HOA fees! CASH AND CONVENTIONAL ONLY AT THIS TIME. SOLD AS-IS, FHA eligible 3/10 NO SHOWINGS UNTIL MONDAY 2/6/2023 Seller's Contribution: 0

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				According to the DeKalb county tax records, the last sale of this property was on 10/6/2022 for \$105,000. The property was listed on 12/2/2022 for \$144,000. The listing was withdrawn from the MLS database on 12/28/2022. There is no other data listed in MLS or FMLS regarding this property.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
--	--	--	--	Sold	10/06/2022	\$105,000	Tax Records
12/02/2022	\$146,000	12/14/2022	\$144,000	Withdrawn	12/28/2022	\$144,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$170,000	\$170,500
<b>Sales Price</b>	\$160,000	\$160,500
<b>30 Day Price</b>	\$150,000	--
<b>Comments Regarding Pricing Strategy</b>		
Competitive market analysis used to price the subject property. The greatest weight has been assigned to sold comp 1. The property has been priced on the lower end since the property does not appear to have been updated, based upon the drive by inspection only. I suggest an interior inspection to determine the subject's overall condition and bedroom count. The bedroom count data reported in the tax records is not always consistent with the MLS data in this neighborhood. Renovated properties within this community sale on the higher end as indicated with S2 & S3 which are both in the same complex as the subject.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance is because the prior report arbitrarily valued the subject on the high end of the sold comp range, resulting in a higher overall subject value.



## Subject Photos



Front



Address Verification



Street



Street



Street



Other



## Subject Photos



Other



Other



Other

## Listing Photos

**L1** 5601 Wells Cir  
Stone Mountain, GA 30087



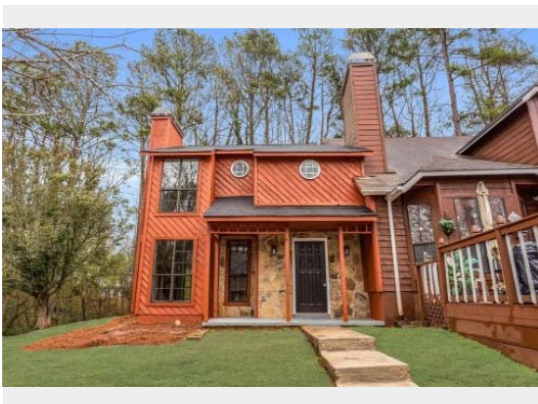
Front

**L2** 5710 Wells Circle  
Stone Mountain, GA 30087



Front

**L3** 835 Brandy Oaks Lane  
Stone Mountain, GA 30088



Front

## Sales Photos

**S1** 5630 Wells Cir  
Stone Mountain, GA 30087



Front

**S2** 5592 Wells Cir.  
Stone Mountain, GA 30087



Front

**S3** 5606 Wells Circle  
Stone Mountain, GA 30087



Front



### ClearMaps Addendum

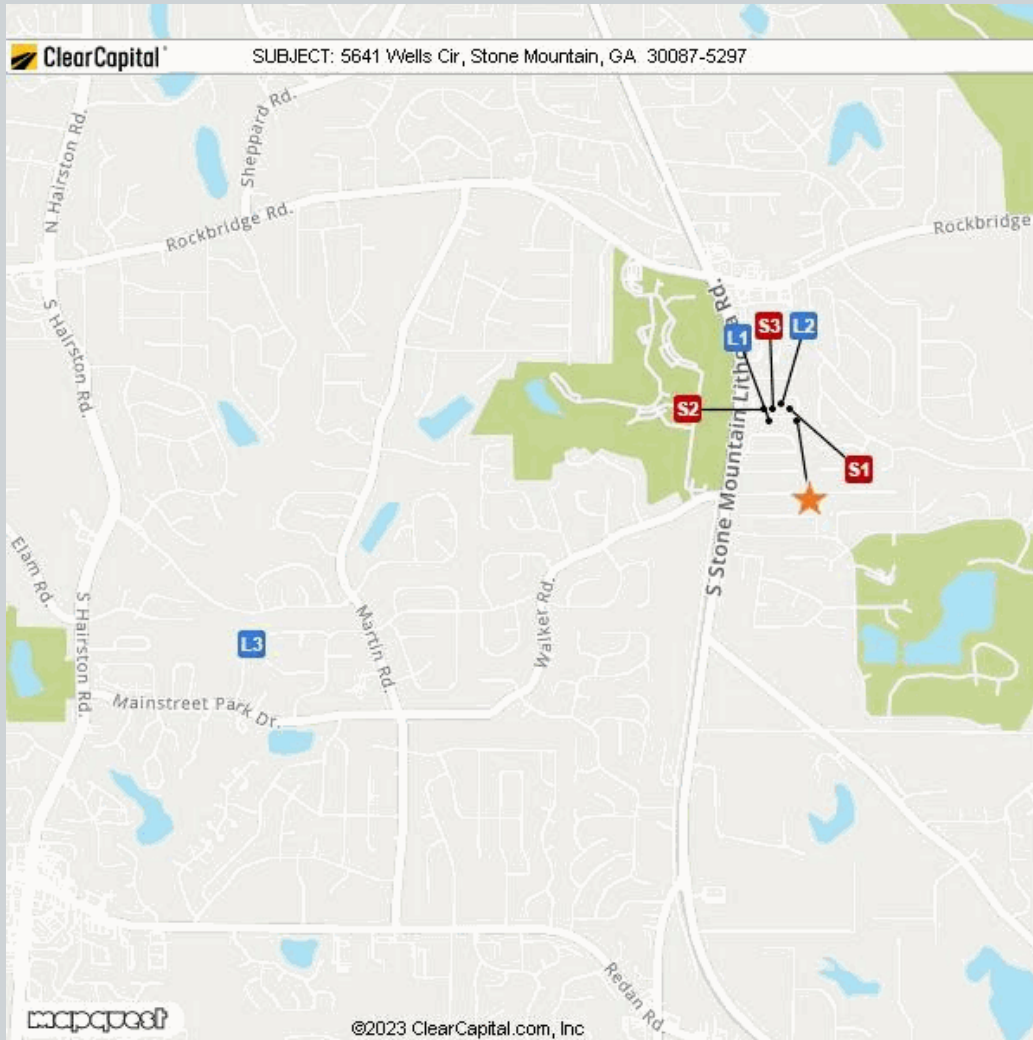
**Address** ★ 5641 Wells Circle, Stone Mountain, GA 30087

**Loan Number** 51428

**Suggested List** \$170,000

**Suggested Repaired** \$170,500

**Sale** \$160,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5641 Wells Circle, Stone Mountain, GA 30087	--	Parcel Match
L1 Listing 1	5601 Wells Cir, Stone Mountain, GA 30087	0.08 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5710 Wells Circle, Stone Mountain, GA 30087	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	835 Brandy Oaks Lane, Stone Mountain, GA 30088	1.68 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5630 Wells Cir, Stone Mountain, GA 30087	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5592 Wells Cir., Stone Mountain, GA 30087	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5606 Wells Circle, Stone Mountain, GA 30087	0.08 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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.

## Report Instructions - cont.

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.

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

<b>Broker Name</b>	Bonita Martin	<b>Company/Brokerage</b>	1st Classic Realty
<b>License No</b>	326525	<b>Address</b>	5791 Shadow Creek Drive Lithonia GA 30058
<b>License Expiration</b>	09/30/2023	<b>License State</b>	GA
<b>Phone</b>	4049327059	<b>Email</b>	bonitasellshomes@bellsouth.net
<b>Broker Distance to Subject</b>	1.11 miles	<b>Date Signed</b>	04/04/2023

*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.