

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>	6196 Lake Valley Point, Lithonia, GA 30058	<b>Order ID</b>	9025879	<b>Property ID</b>	34801319
<b>Inspection Date</b>	11/16/2023	<b>Date of Report</b>	11/17/2023		
<b>Loan Number</b>	51490	<b>APN</b>	16-097-08-044		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Dekalb		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	11.14_BPOUpdate	<b>Tracking ID 1</b>	11.14_BPOUpdate		
<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>	\$2,483	<p>The subject property is a traditional style townhouse situated on a partial unfinished basement. Exterior improvements include a front balcony and a rear patio. The subject has 2-car built-in garage. Landscaping is considered average and consistent with the area. Landscaping is considered average and consistent with the area. Subject design/style/floor plan compatible with this market area and price range. No functional obsolescence observed. External depreciation is based on the location of high-voltage power lines within 300' of the subject. Normal physical depreciation due to the age of the subject property. The subject property is currently in average marketable condition.</p>	
<b>Assessed Value</b>	\$81,920		
<b>Zoning Classification</b>	PUD, RCD		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Rainbow Communities Assoc. 770-918-2561		
<b>Association Fees</b>	\$400 / Year (Other: Maintenance Grounds, Trash)		
<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	<p>The subject property is located approx. 14.6 miles East of the central Atlanta business district. Interstate 20 is located 4.47 miles from the subject. Shadow Rock Elementary School is located 0.68 mile from the subject. Marketing time in the subject's market area is estimated to be between one and three months. Property values appear to be slightly decreasing. All forms of financing seem to be available.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$171,000 High: \$339,900		
<b>Market for this type of property</b>	Decreased 8 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6196 Lake Valley Point	6317 Redan Square 64	716 Shadow Lake Drive	572 Shadow Valley Court
City, State	Lithonia, GA	Lithonia, GA	Lithonia, GA	Lithonia, GA
Zip Code	30058	30058	30058	30058
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.88 <sup>1</sup>	0.26 <sup>1</sup>	0.10 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,000	\$285,000	\$285,000
List Price \$	--	\$276,000	\$265,000	\$265,000
Original List Date		09/26/2023	09/27/2023	10/18/2023
DOM · Cumulative DOM	-- · --	43 · 52	51 · 51	25 · 30
Age (# of years)	18	2	19	18
Condition	Average	Good	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	1,597	1,562	2,030	1,946
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	278	--	875	--
Pool/Spa	--	--	--	--
Lot Size	0.1 acres	0.02 acres	0.1 acres	0.1 acres
Other	Patio, Balcony	Patio	Deck, Balcony	Patio, Balcony

\* 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.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Comp #1 is superior due to superior condition and superior location, but it has 1-car garage and has no balcony.

**Listing 2** Comp #2 is superior due to larger gross living area, superior location, it has a full basement, but it has 1-car garage.

**Listing 3** Comp #3 is superior due to larger gross living area and superior location, but it has 1-car garage, has no basement and balcony.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6196 Lake Valley Point	6218 Lake Rock Lane	6390 Shadow Square	671 Shadow Lake Drive
<b>City, State</b>	Lithonia, GA	Lithonia, GA	Lithonia, GA	Lithonia, GA
<b>Zip Code</b>	30058	30058	30058	30058
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.10 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$329,900	\$260,000	\$245,000
<b>List Price \$</b>	--	\$293,900	\$260,000	\$245,000
<b>Sale Price \$</b>	--	\$290,000	\$265,000	\$252,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	08/31/2023	08/01/2023	08/30/2023
<b>DOM · Cumulative DOM</b>	-- · --	61 · 90	6 · 53	5 · 28
<b>Age (# of years)</b>	18	4	15	20
<b>Condition</b>	Average	Average	Average	Average
<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	1 Story Townhouse	2 Stories Townhouse
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,597	1,833	1,506	1,833
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2	2 · 2 · 1
<b>Total Room #</b>	6	6	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	278	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.1 acres	0.08 acres	0.2 acres	0.1 acres
<b>Other</b>	Patio, Balcony	Patio	Patio	Patio
<b>Net Adjustment</b>	--	-\$29,090	+\$6,855	-\$6,090
<b>Adjusted Price</b>	--	\$260,910	\$271,855	\$245,910

\* Sold 2 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 #1 is superior due to larger gross living area, superior location, and superior condition, but it has no basement and balcony.
- Sold 2** Comp #2 is inferior due to smaller gross living area, lack of basement, balcony, it has 2.0 bathrooms and 1-car garage, but is located on a superior lot.
- Sold 3** Comp #3 is superior due to larger gross living area and superior location, but it has 1-car garage, has no basement and balcony.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject has not sold or listed in the past 12 months. The subject was last purchased on 03/06/2006 for \$168,600.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<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>

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$275,000	\$275,000
<b>Sales Price</b>	\$270,000	\$270,000
<b>30 Day Price</b>	\$265,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>In searching for comparables, location, lot size, design, age, and gross living area were all given strong emphasis. The comparable sales used are considered the best available closed sales at the time of preparing the report. The following data sources were used for obtaining subject, sales and listing information: First MLS, GA MLS, and Tax Records. It was necessary to exceed the date of sale guideline of 3 months due to limited market activity within 3 months. It was necessary to exceed the proximity to the subject guideline of 1 mile in an effort to use the best available comps from within the subject's market area. It was necessary to exceed the GLA variance guideline of 20% in an effort to better bracket the subject's feature set.</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



Side



Street



Street

## Subject Photos



Street



## Listing Photos

**L1** 6317 Redan Square 64  
Lithonia, GA 30058



Front

**L2** 716 Shadow Lake Drive  
Lithonia, GA 30058



Front

**L3** 572 Shadow Valley Court  
Lithonia, GA 30058



Front

## Sales Photos

**S1** 6218 Lake Rock Lane  
Lithonia, GA 30058



Front

**S2** 6390 Shadow Square  
Lithonia, GA 30058



Front

**S3** 671 Shadow Lake Drive  
Lithonia, GA 30058



Front

### ClearMaps Addendum

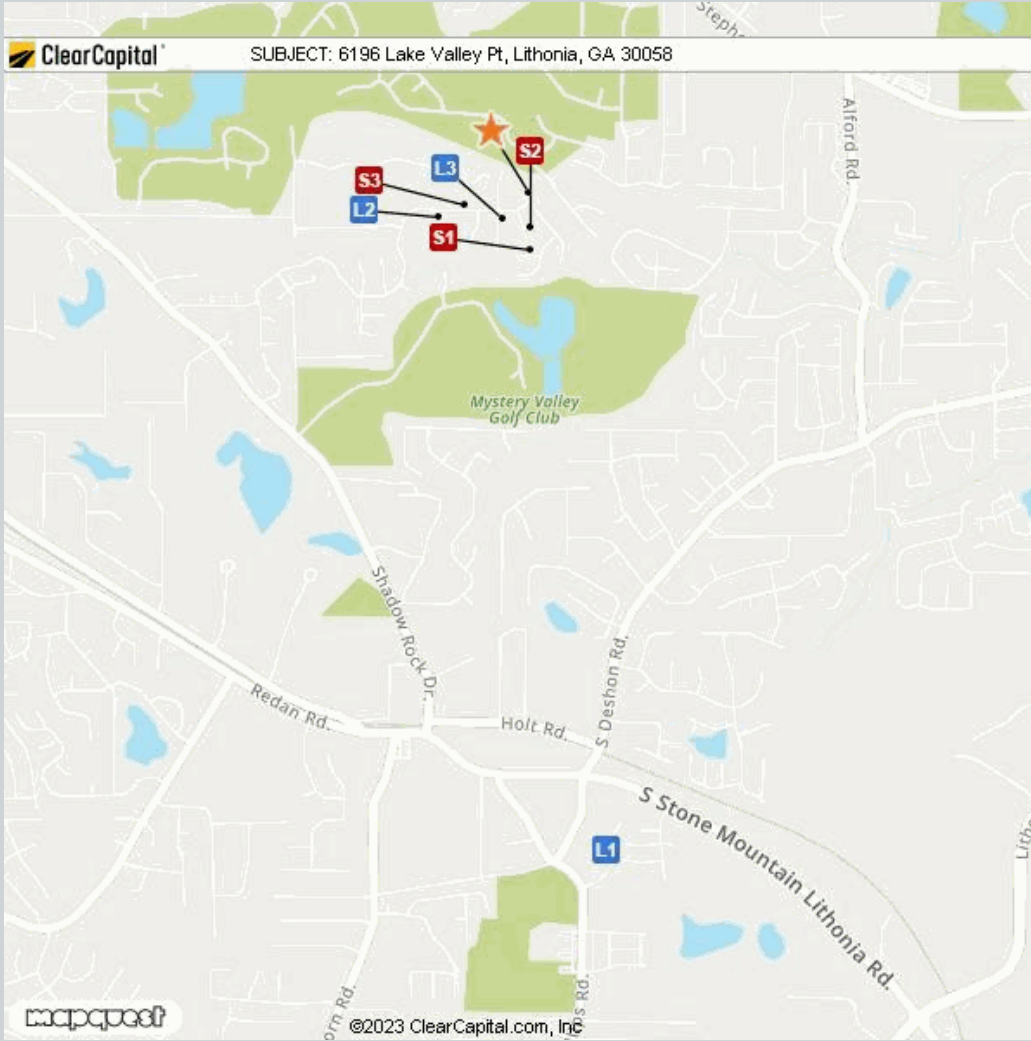
**Address** ★ 6196 Lake Valley Point, Lithonia, GA 30058

**Loan Number** 51490

**Suggested List** \$275,000

**Suggested Repaired** \$275,000

**Sale** \$270,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6196 Lake Valley Point, Lithonia, GA 30058	--	Parcel Match
L1 Listing 1	6317 Redan Square 64, Lithonia, GA 30058	1.88 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	716 Shadow Lake Drive, Lithonia, GA 30058	0.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	572 Shadow Valley Court, Lithonia, GA 30058	0.10 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6218 Lake Rock Lane, Lithonia, GA 30058	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6390 Shadow Square, Lithonia, GA 30058	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	671 Shadow Lake Drive, Lithonia, GA 30058	0.19 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.

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

<b>Broker Name</b>	Fyodor Goroshin	<b>Company/Brokerage</b>	First United Realty
<b>License No</b>	294867	<b>Address</b>	1573 Stone Gate Ln. SE Atlanta GA 30317
<b>License Expiration</b>	04/30/2026	<b>License State</b>	GA
<b>Phone</b>	4045091110	<b>Email</b>	fgoroshin@gmail.com
<b>Broker Distance to Subject</b>	11.61 miles	<b>Date Signed</b>	11/17/2023

*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:**

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