

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	403 Hearthstone Way, Woodstock, GA 30189	Order ID	8768453	Property ID	34234409
Inspection Date	06/06/2023	Date of Report	06/06/2023		
Loan Number	51498	APN	15N12D 004		
Borrower Name	Catamount Properties 2018 LLC	County	Cherokee		

Tracking IDs

Order Tracking ID	06.02.23 Citi-CS BPO Request	Tracking ID 1	06.02.23 Citi-CS BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments The subject appears to be in average condition as per exterior inspection, there are no noted issues that would cause issues for a resale.
R. E. Taxes	\$324,542	
Assessed Value	\$123,480	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 subject property is located in an average neighborhood with no noted issues. The subject property is similar to the homes in the area. The subject property is close to schools, shopping, employment and entertainment.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$500,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	403 Hearthstone Way	3044 Lexington Ave	4082 Mount Vernon Dr	340 Etowah Valley Trce
City, State	Woodstock, GA	Woodstock, GA	Woodstock, GA	Woodstock, GA
Zip Code	30189	30189	30189	30189
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.53 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$445,000	\$395,000
List Price \$	--	\$425,000	\$440,000	\$395,000
Original List Date		05/22/2023	05/24/2023	04/20/2023
DOM · Cumulative DOM	-- · --	14 · 15	12 · 13	46 · 47
Age (# of years)	29	25	25	30
Condition	Good	Good	Good	Good
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 Traditional	2 Stories Traditional	2 Stories Traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,196	2,080	2,312	2,272
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	7	9	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	100%	0%	100%	0%
Basement Sq. Ft.	1,058	--	1,116	--
Pool/Spa	--	--	--	--
Lot Size	0.36 acres	0.23 acres	0.24 acres	0.53 acres
Other	Deck	Deck, Patio, Fence	None	None

* Listing 2 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** Superior in Bed count to the Subject. Welcome to this beautiful 4BD, 2.5BA, well maintained home located on a corner lot in the Towne Lake community! Close to shopping, schools and all that Downtown Woodstock has to offer! Step into this spacious home featuring an Updated Kitchen with white cabinets, granite counter tops, SS appliances, breakfast bar, as well as an eat in area that overlooks the living room with a beautiful gas fireplace. There is a separate Dining room and a flex room that could be used as an office, sitting room, playroom or whatever works for you. Upstairs includes, Large owner suite with tray ceiling, ensuite has dual vanity, separate tub and shower with a large walk in closet. Three spacious secondary bedrooms, laundry room that comes with washer and dryer and hall bath with tub/shower combo. There is additional storage in the back bedroom that is finished space. Step outside into your own private oasis that is great for entertaining, enjoying cookouts and sitting around the firepit. New roof 2022.
- Listing 2** Similar in GLA to the Subject. This home is conveniently located to restaurants, shopping, schools, and downtown Woodstock! Go checkout this great Towne Lake community that offers a pool, playground, tennis courts, and more. The home has a warm/welcoming feel that is both bright and airy. Granite countertops, laminate flooring, and stainless steel appliances. The master bedroom is located on the main level with a large master bathroom hosting a large soaking tub. The lower level is fully finished with a flex room that could be used as an additional bedroom if desired. Step out into the fenced in backyard that includes a two level deck providing plenty of space to entertain.
- Listing 3** Similar in Bed Count to the Subject. Incredible Cul-de-sac lot in Woodstock High School district. 3 Bedroom, 2 Bath ranch on a finished basement. Owners suite on main floor with dual vanities, tub and separate shower. Open, two story, vaulted, fireside great room. Separate dining room off kitchen and great room. Kitchen with electric range, dishwasher and access to rear porch. Rear, screened porch with stair access to huge, landscaped backyard. Two additional bedrooms on the main with a shared full bath in hallway.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	403 Hearthstone Way	302 Hearthstone Ct	1147 Etowah Valley Ln	116 Fitchburg Dr
City, State	Woodstock, GA	Woodstock, GA	Woodstock, GA	Woodstock, GA
Zip Code	30189	30189	30189	30189
Datasource	Tax Records	MLS	Public Records	MLS
Miles to Subj.	--	0.11 ¹	0.98 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$448,000	\$445,000
List Price \$	--	\$400,000	\$448,000	\$445,000
Sale Price \$	--	\$400,000	\$448,000	\$435,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/12/2023	01/13/2023	05/26/2023
DOM · Cumulative DOM	-- · --	30 · 59	90 · 156	18 · 43
Age (# of years)	29	29	31	38
Condition	Good	Good	Good	Good
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,196	2,200	2,377	2,724
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 3	4 · 3 · 1
Total Room #	7	8	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1058	1,100	1,148	1,322
Pool/Spa	--	--	--	--
Lot Size	0.36 acres	0.34 acres	0.76 acres	0.28 acres
Other	Deck	Deck	Deck	Fence, Deck
Net Adjustment	--	-\$5,900	-\$20,015	-\$28,200
Adjusted Price	--	\$394,100	\$427,985	\$406,800

* 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** Similar in GLA to the Subject. Adjusted \$-60 for GLA,\$-5000 for Half Bath,\$-840 for Basement. Fantastic home in immaculate condition just minutes from downtown Woodstock's dining, shopping, Noonday Creek Trails and more!! Walking into this home's open concept living room with fireplace & vaulted ceiling you can see that every detail is attended to. Up a few steps you are welcomed into the kitchen with custom cabinetry, stainless steel appliances, a large dining space and access to the back deck. Your owners suite has a large walk in closet with custom shelving, tray ceilings, a bathroom complete with double vanity a soaking tub with separate shower, and an exterior door leading to the hot tub on the back deck!! The fully finished basement in this home complete with a half bath and huge 2nd living room, extra storage room or kids play area, & full laundry room makes this home a must see for those seeking ample space.
- Sold 2** Superior in GLA to the Subject. Adjusted \$-2,715 for GLA,\$2000 for Year Built,\$-2500 for Lot,\$-10000 for Bed,\$-5000 for Bath,\$-1,800 for Basement. Spacious Ranch with handicap-accessible addition on the main level, accessed by a handicap ramp. Open design throughout the main family room, kitchen and dining area. The kitchen offers generous working counter space & cabinetry with stainless steel appliances, room for a breakfast area plus a dining room for larger gatherings. Fireside family room with stacked stone fireplace and tray ceiling. The Primary Suite has soaking tub, a separate shower, and dual vanity. Two secondary bedrooms share a full bath. The handicap-accessible apartment includes a vaulted living room, office, kitchenette, large bedroom with walk-in closet, handicap-accessible bathroom with separate tub, oversized shower, and dual vanity. The apartment has access to a private screened-in front porch plus the covered back deck. Unfinished drive-under basement offers storage or future expansion. Ideal for a future workshop in the detached one-car garage with power and storage loft. The oversized rear deck has a covered area and grilling area that overlooks an above-ground pool.
- Sold 3** Similar in Condition to the Subject. Adjusted \$-7,920 for GLA,\$9000 for Year Built,\$-10000 for Bed,\$-10000 for Bath,\$-5000 for Half Bath,\$1000 for Lot, \$-5,280 for Basement. Welcome to your dream home in the highly sought after Kingston Square Subdivision! This beautiful home greets you at the entrance foyer with access to the separate dining room and family room. You will notice the beautiful hardwood floors throughout! The kitchen features white cabinets, upgraded appliances, and a breakfast nook; perfect for casual meals with your family. The cozy living room features a brick fireplace with gas starter. There is also a half bathroom and laundry closet located on the main level. Upstairs you will find the primary bedroom suite, which includes a luxurious en-suite and a large walk-in closet. There are two more spacious secondary bedrooms upstairs with a shared full bathroom. The finished basement includes one additional bedroom and a full bathroom, perfect for guests or family members alike. Relax in the comfort of your covered back deck or front porch overlooking your beautifully landscaped garden and large, fully fenced backyard, great for entertaining guests or enjoying outdoor activities with loved ones. The two-car garage provides plenty of space for your vehicles and storage needs.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Chambers Select Realty	Property has Currently listed.					
Listing Agent Name	Wendy G 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
03/03/2023	\$450,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$440,000	\$440,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$400,000	--
Comments Regarding Pricing Strategy		
<p>The subject's value is based on the closed sales in the area. The active listings have been considered in the value of the property, but the closed sales hold the most weight. The searching included a distance up to a 1/2 mile radius, gla +/- 20% sqft, lot size 30% +/- sq ft, age 10% +/- yrs and up to 6 months in time. There were limited comps available therefore it was necessary to select some comps that exceeded the subject's GLA, lot size, bed/ bath count and expand proximity guidelines to obtain similar comps.</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 3044 Lexington Ave
Woodstock, GA 30189



Front



Front

L3 340 Etowah Valley Trce
Woodstock, GA 30189



Front

Sales Photos

S1 302 Hearthstone Ct
Woodstock, GA 30189



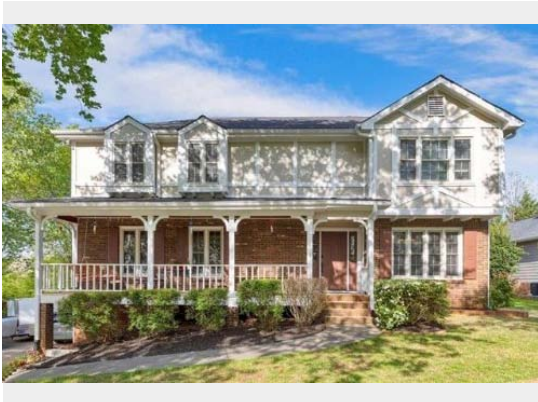
Front

S2 1147 Etowah Valley Ln
Woodstock, GA 30189



Front

S3 116 Fitchburg Dr
Woodstock, GA 30189



Front

ClearMaps Addendum

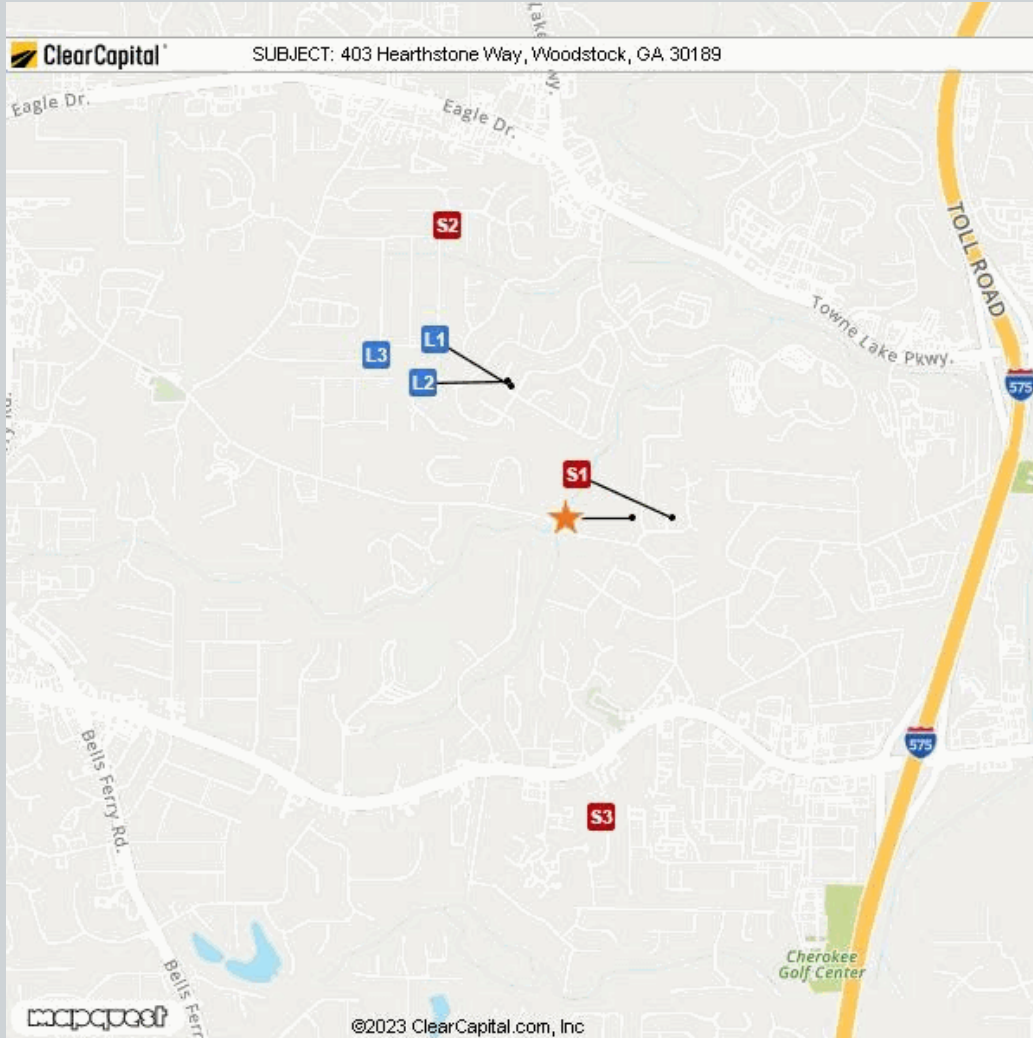
Address ★ 403 Hearthstone Way, Woodstock, GA 30189

Loan Number 51498

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	403 Hearthstone Way, Woodstock, GA 30189	--	Parcel Match
L1 Listing 1	3044 Lexington Ave, Woodstock, GA 30189	0.51 Miles ¹	Parcel Match
L2 Listing 2	4082 Mount Vernon Dr, Woodstock, GA 30189	0.53 Miles ¹	Parcel Match
L3 Listing 3	340 Etowah Valley Trce, Woodstock, GA 30189	0.86 Miles ¹	Parcel Match
S1 Sold 1	302 Hearthstone Ct, Woodstock, GA 30189	0.11 Miles ¹	Parcel Match
S2 Sold 2	1147 Etowah Valley Ln, Woodstock, GA 30189	0.98 Miles ¹	Parcel Match
S3 Sold 3	116 Fitchburg Dr, Woodstock, GA 30189	0.86 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	George Alviter	Company/Brokerage	JP & associates REALTORS Metro Atlanta
License No	400623	Address	3044 Dover Lane NW Marietta GA 30064
License Expiration	01/31/2024	License State	GA
Phone	7064105735	Email	galviter95@gmail.com
Broker Distance to Subject	10.37 miles	Date Signed	06/06/2023

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.