

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	1315 Ethans Way, Mcdonough, GA 30252	Order ID	8725050	Property ID	34157714
Inspection Date	05/08/2023	Date of Report	05/10/2023		
Loan Number	51687	APN	105E01090000		
Borrower Name	Catamount Properties 2018 LLC	County	Henry		

Tracking IDs

Order Tracking ID	05.03.23 Cit-CS Update	Tracking ID 1	05.03.23 Cit-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$5,602	APPEARS SUBJECT IS IN AVERAGE CONDITION, DUMPSTER IN FRONT OF HOME, PEOLPLE THROWING THINGS INSIDE.	
Assessed Value	\$368,000		
Zoning Classification	RESIDENTIAL		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (LB)		
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	
Local Economy	Stable	MOST HOMESA RE MAINTAINED AND CONFORM TO NEIGJBORHOOD	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$515,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1315 Ethans Way	80 Allie Drive	1441 sapphire Drive	1178 Folkstone Drive
City, State	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
Zip Code	30252	30252	30252	30253
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.01 ¹	2.17 ¹	3.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$390,000	\$405,000
List Price \$	--	\$325,000	\$390,000	\$405,000
Original List Date		04/24/2023	02/23/2023	04/02/2023
DOM · Cumulative DOM	-- · --	2 · 16	23 · 76	31 · 38
Age (# of years)	17	35	16	20
Condition	Average	Average	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 MODERN	2 Stories MODERN	2 Stories MODERN	2 Stories MODERN
# Units	2	1	1	1
Living Sq. Feet	3,656	3,878	3,818	3,080
Bdrm · Bths · ½ Bths	5 · 3	5 · 4 · 1	5 · 3	5 · 3
Total Room #	10	12	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1,758	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.14 acres	.25 acres	.3 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** Great Opportunity to Live In Popular Lake Dow Estates! FIXER UPPER. Make this spacious home your own! Dual owner's suites with three large secondary bedrooms, separate dining room, living room and family room with stone fireplace. Partially finished terrace level. Backyard with unfilled gunite pool. Conveniently located and close to shopping, Hartsfield Jackson Airport, restaurants and I-75.
- Listing 2** Lovely 4 bedroom, 3 bath home in Ola School district! This home offers a two story foyer, high vaulted ceilings, and an open concept. There are arched doorways that lead that could be used as a sitting room/office, and the separate formal dining room with wainscoting. The enormous kitchen has stainless steel appliances, breakfast area, breakfast bar, pantry, and plenty of counter space and cabinets. The huge family room has windows galore from floor to ceiling. The family room offers a nice, cozy fireplace. One bedroom and full bath on main floor would make a great area for family and/or friends that come to stay. Upstairs you will find a nice sitting area that overlooks the family room. Also, located upstairs is the enormous primary suite that has a large sitting area with columns that add to the beauty of the room, tray ceilings, and huge bath. Primary bath has double vanities, separate shower, and a nice whirlpool tub to relax in after a long day. Two additional bedrooms and a guest bath are also upstairs. Double car garage, patio outback, and nice sized yard.
- Listing 3** The PERFECT home is right here in McDonough, GA - The largest city in one of the fastest growing counties in Georgia, Henry County! Located in the Landings at Wesley Lakes, one of the 'best' neighborhoods in McDonough, 1178 Folkstone Drive features a solid brick front. It's easy to notice the large layouts from the Kitchen, the Family Room featuring a fireplace, and the OVERSIZED Master Bedroom. The listing just makes sense with the laundry room/mud room leading directly into the garage. Although "2.5" isn't really a garage size, you'll see ample room for anything from a workshop to additional storage. 40 minutes from Downtown Atlanta, 25 minutes from the Airport, and 7 minutes from Downtown McDonough's restaurants, breweries, and more! What are you waiting for? Come check it out!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1315 Ethans Way	321 Daytona Drive	149 Elliott Road	301 Daytona Drive
City, State	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
Zip Code	30252	30253	30252	30253
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.67 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$325,000	\$377,000
List Price \$	--	\$325,000	\$325,000	\$377,000
Sale Price \$	--	\$320,000	\$300,000	\$340,000
Type of Financing	--	Fha	Cash	Conv
Date of Sale	--	07/19/2022	01/20/2023	12/29/2022
DOM · Cumulative DOM	-- · --	14 · 387	3 · 14	140 · 56
Age (# of years)	17	19	50	19
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	2 Stories MODERN	2 Stories MODERN	1 Story RANCH	2 Stories MODERN
# Units	2	1	1	1
Living Sq. Feet	3,656	3,316	2,245	3,383
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	5 · 3	4 · 3
Total Room #	10	10	10	8
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)	0%	0%	75%	0%
Basement Sq. Ft.	1758	--	1,725	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.23 acres	2 acres	.3 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$17,000	-\$23,200	+\$23,650
Adjusted Price	--	\$337,000	\$276,800	\$363,650

* 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** We adjusted for 340 sq ft @ \$50 per for +17000 This McDonough two-story home offers a two-car garage.
- Sold 2** Total finished sq ft was 3970 for subject so adjusted 314 sq ft @ \$50 per a -15700 and also adjusted for acreage @ \$500 per .1 for a total of -\$7500 for a total of negative -\$23200 Come take a look at this beautiful, 4-Sided Brick home on 2 acres in McDonough that is conveniently located to the square, restaurants, and shopping. As soon as you enter the home from the beautiful front doors, you will notice the spacious foyer area and to the left is a formal living area. This home offers a second family room with a fireplace, sunroom, huge dining room, breakfast area, and a kitchen that will be the heart of the home. The main floor offers 3 oversized bedrooms and 2 bathrooms. As you walk down the stairs to the basement, you will see a 3rd living room/library/office area with a fireplace as well. The basement also offers a huge laundry room, bathroom, and two more bedrooms as well as another sunroom. This home also has a detached garage perfect for extra storage. This home has so much to offer on a beautiful lot. Call me today to schedule a showing
- Sold 3** Adjusted for 273 sq ft @ \$50 for +13650 and adjusted + \$10000 per bedroom. for a total positive \$23650 4 sided brick home with over 3,00 square feet. Open concept main level living with all bedrooms including the master upstairs. Nofighting over the secondary bedrooms, they are all a great size.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				NA			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	11/01/2022	\$276,500	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$325,000	\$325,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
<p>MARKET TIME IS INCREASING. HOME VALUES ARE STARTING TO DECLINE. WE HAD TO GO OUT FURTHER THAN 1 MILE FOR ACTIVE COMPS DUE TO LACK OF COMPS WITH SIMILAR STYLE SIZE AND ROOM COUNT. SUBJECT SOLD FOR \$276500 ON 11/01/2022, The previous 3 solds that were requested to us to see if appropriate comps 1560 Ethans Way, Mcdonough, GA 30252 (0.11 mi) 260 Parker Dr, Mcdonough, GA 30253 (0,17 mi) 714 Walton Dr, Mcdonough, GA 30253 (0.41 mi), were not. market has not noticeably appreciated since November but has slightly. The lowest sold property in subdivision in past 2 years was for \$315000 (1540 Ethans Way was 3280 sq ft and a 5/3). There is no evidence property has been renovated nor improved other than a trash bin in front of home with people appearing to be trashing out home. There is no recemt MLS data to indicate the interior condition of subject since it was an off market sale. Sold comp 2 was replaced to find a better comparable due to room count and sq ft of subject and condition. We have adjusted to average on all comps and for \$50 per sq ft as adjustment. We feel sold comp 2 is the best support for subject due to room count, size and condition.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Subject condition is the cause of the variance. Current report evaluates the subject in average condition while the prior evaluated the subject in good condition.

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



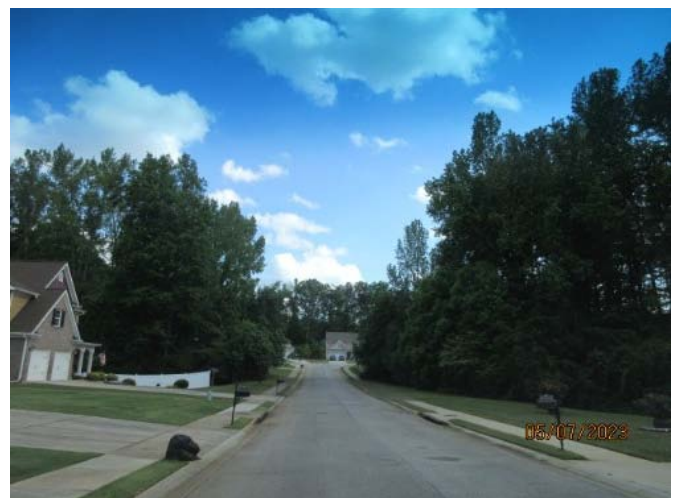
Address Verification



Side



Side



Street

Subject Photos



Street

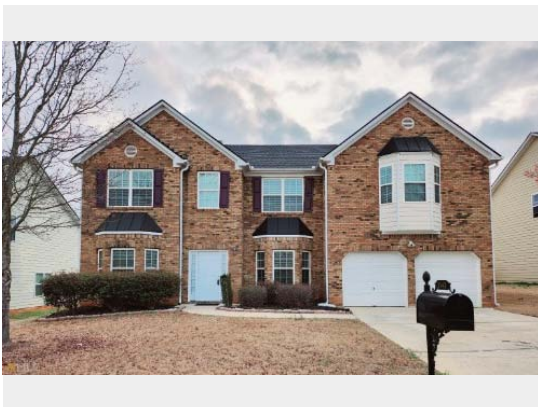
Listing Photos

L1 80 ALLIE DRIVE
Mcdonough, GA 30252



Front

L2 1441 SAPHIRE DRIVE
Mcdonough, GA 30252



Front

L3 1178 FOLKSTONE DRIVE
Mcdonough, GA 30253



Front

Sales Photos

S1 321 DAYTONA DRIVE
Mcdonough, GA 30253



Front

S2 149 ELLIOTT ROAD
Mcdonough, GA 30252



Front

S3 301 DAYTONA DRIVE
Mcdonough, GA 30253



Front

ClearMaps Addendum

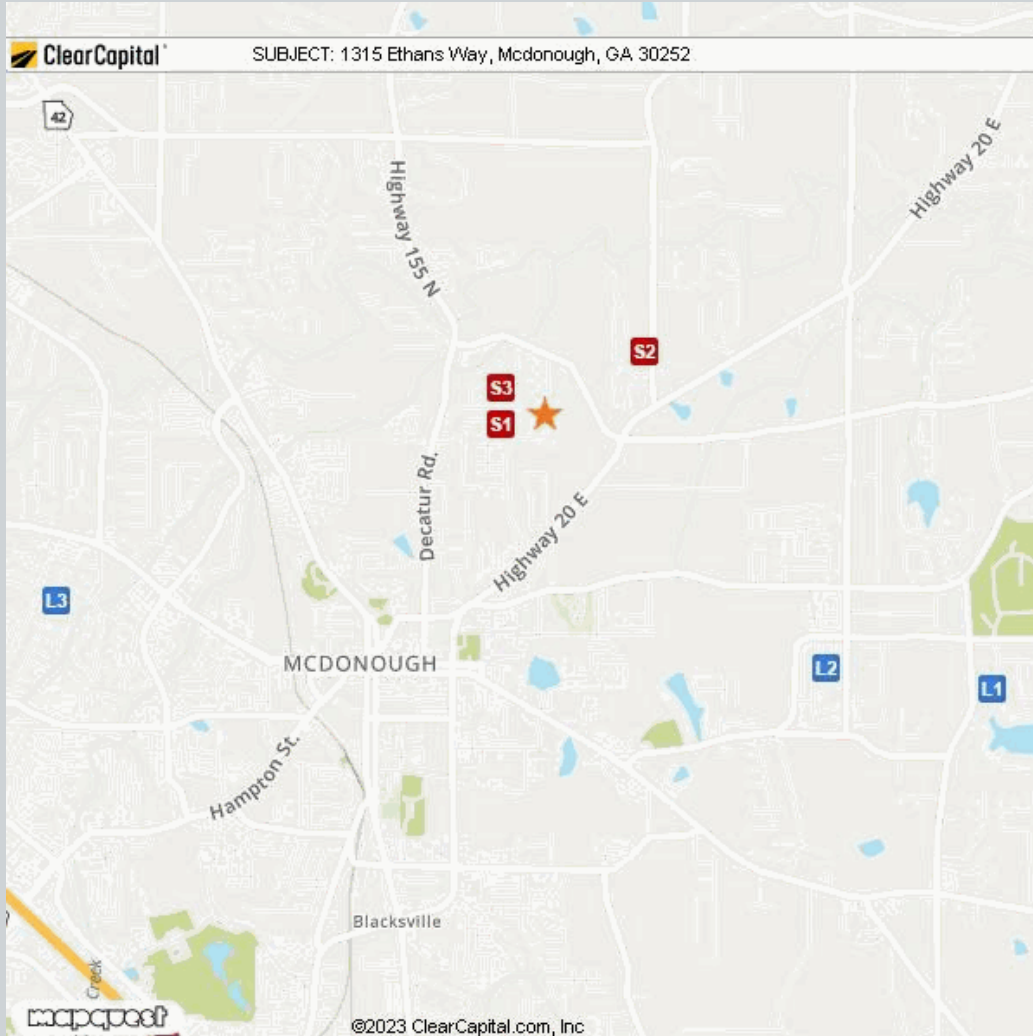
Address ★ 1315 Ethans Way, Mcdonough, GA 30252

Loan Number 51687

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1315 Ethans Way, Mcdonough, GA 30252	--	Parcel Match
L1 Listing 1	80 Allie Drive, Mcdonough, GA 30252	3.01 Miles ¹	Parcel Match
L2 Listing 2	1441saphire Drive, Mcdonough, GA 30252	2.17 Miles ¹	Parcel Match
L3 Listing 3	1178 Folkstone Drive, Mcdonough, GA 30252	3.00 Miles ¹	Parcel Match
S1 Sold 1	321 Daytona Drive, Mcdonough, GA 30252	0.25 Miles ¹	Parcel Match
S2 Sold 2	149 Elliott Road, Mcdonough, GA 30253	0.67 Miles ¹	Parcel Match
S3 Sold 3	301 Daytona Drive, Mcdonough, GA 30253	0.29 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	Kelly Adams Cooley	Company/Brokerage	Adams AMI
License No	161116	Address	812 Pavilion Court McDonough GA 30253
License Expiration	07/31/2024	License State	GA
Phone	7709140369	Email	kadams@adamsami.com
Broker Distance to Subject	3.48 miles	Date Signed	05/09/2023

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.