

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	8607 Crenshaw Drive, Grovetown, GA 30813	Order ID	8570825	Property ID	33788724
Inspection Date	01/06/2023	Date of Report	01/09/2023		
Loan Number	52034	APN	051 546		
Borrower Name	Catamount Properties 2018 LLC	County	Columbia		

Tracking IDs					
Order Tracking ID	01.04.23 BPO	Tracking ID 1	01.04.23 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	BRANDI BOWSER	As per listing notes from MLS 510607 on 12/22/2022; Subject needs all new carpet throughout the home and needs some interior touch up paint and home is in very good condition otherwise. Major yardwork needed at time of prior listing has now been done. Rating home as good, given the cited need of cosmetic issue.
R. E. Taxes	\$3,380	
Assessed Value	\$122,186	
Zoning Classification	Residential PUDPLAN UNIT DEV DIST	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Hidden Creek 706-922-8037	
Association Fees	\$450 / Year (Pool,Landscaping,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Neighborhood is highly marketable; it includes amenities such as pool, greenspace, playground and is near parks and schools. There is little to no REO activity and no boarded up homes.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$450,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	8607 Crenshaw Drive	321 Zier Court	214 Seaton Avenue	4073 Ellington Drive
City, State	Grovetown, GA	Grovetown, GA	Grovetown, GA	Grovetown, GA
Zip Code	30813	30813	30813	30813
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	1.06 ¹	1.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,000	\$415,000	\$459,000
List Price \$	--	\$370,000	\$399,900	\$442,500
Original List Date		10/12/2022	10/18/2022	12/03/2022
DOM · Cumulative DOM	-- · --	87 · 89	81 · 83	35 · 37
Age (# of years)	10	6	9	5
Condition	Average	Excellent	Excellent	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	3,665	3,465	3,317	3,672
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	5 · 3 · 1	5 · 4
Total Room #	9	11	9	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.21 acres	.35 acres	.28 acres
Other	--	--	--	--

* 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 Slightly smaller lot; close proximity to subject. GLA is slightly smaller, superior condition and age is comparable. Overall; comp is superior to subject with its excellent condition.

Listing 2 Lot is slightly larger; close proximity to subject. GLA is smaller with an additional half bath. It is very similar in age, yet is superior to subject due to its excellent condition.

Listing 3 Subject is a few years older, in close proximity to subject. It is very comparable GLA and in excellent condition with similar lot. Overall, largely due to condition; it is superior to subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8607 Crenshaw Drive	8614 Crenshaw Drive	3077 Parkridge Drive	8657 Crenshaw Drive
City, State	Grovetown, GA	Grovetown, GA	Grovetown, GA	Grovetown, GA
Zip Code	30813	30813	30813	30813
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	2.77 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$380,000	\$350,000	\$410,000
List Price \$	--	\$380,000	\$320,000	\$405,000
Sale Price \$	--	\$380,000	\$325,000	\$395,000
Type of Financing	--	Va	Fha	Va
Date of Sale	--	12/02/2022	12/02/2022	10/12/2022
DOM · Cumulative DOM	-- · --	42 · 42	44 · 44	124 · 124
Age (# of years)	10	7	11	7
Condition	Average	Good	Average	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	3,665	3,436	3,433	3,330
Bdrm · Bths · ½ Bths	5 · 3	5 · 4	5 · 3	4 · 3
Total Room #	9	9	10	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.26 acres	.18 acres	.24 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,305	+\$11,090	+\$75
Adjusted Price	--	\$385,305	\$336,090	\$395,075

* 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** Age is comparable; in close proximity to subject. GLA is slightly smaller with one additional full bath; lot is equivalent with similar condition. Overall, comp is inferior, largely due to GLA but adjusted accordingly and is most similar to subject in condition and age.
- Sold 2** Comparable age; close suburban proximity to subject. Lot is slightly smaller with smaller GLA; home is in similar average condition, similar style, design and age. Overall; it is inferior due to GLA.
- Sold 3** Similar age and in close proximity to subject. Condition is superior with smaller GLA and comparable lot size. Overall, its excellent condition makes it superior to subject and adjusted accordingly for GLA difference and condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Property listed for sale on 12/22/22 and was removed from the market on 1/4/23. Listing notes state: Home is listed way below market value due to the condition of the home. Needs new carpet throughout the entire home, yardwork and touchup paint.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
12/22/2023	\$330,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$390,000	\$390,000
Sales Price	\$390,000	\$390,000
30 Day Price	\$385,000	--
Comments Regarding Pricing Strategy		
Prior MLS notes indicate repairs needed. As they are not major; I recommend selling As Is.		

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 321 Zier Court
Grovetown, GA 30813



Front

L2 214 Seaton Avenue
Grovetown, GA 30813



Front

L3 4073 Ellington Drive
Grovetown, GA 30813



Front

Sales Photos

S1 8614 Crenshaw Drive
Grovetown, GA 30813



Front

S2 3077 Parkridge Drive
Grovetown, GA 30813



Front

S3 8657 Crenshaw Drive
Grovetown, GA 30813



Front

ClearMaps Addendum

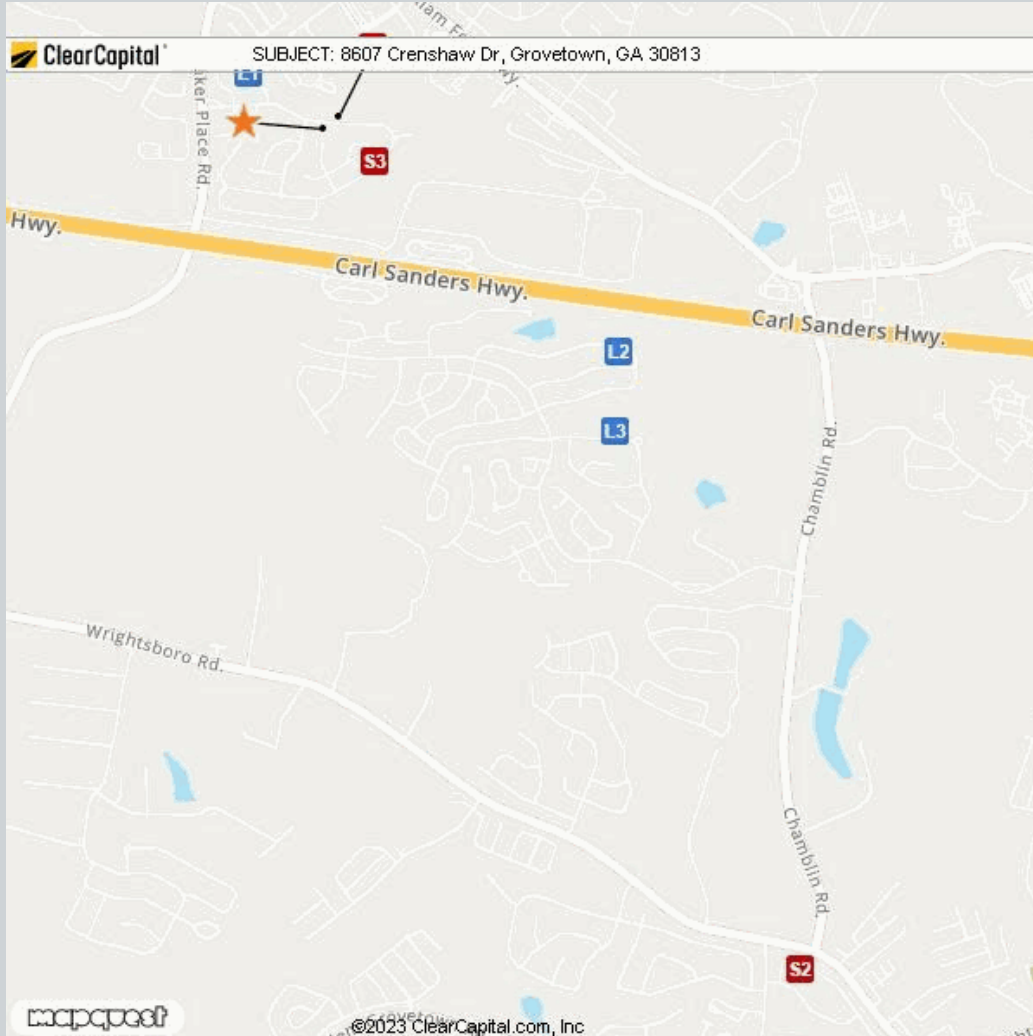
Address ★ 8607 Crenshaw Drive, Grovetown, GA 30813

Loan Number 52034

Suggested List \$390,000

Suggested Repaired \$390,000

Sale \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8607 Crenshaw Drive, Grovetown, GA 30813	--	Parcel Match
L1 Listing 1	321 Zier Court, Grovetown, GA 30813	0.26 Miles ¹	Parcel Match
L2 Listing 2	214 Seaton Avenue, Grovetown, GA 30813	1.06 Miles ¹	Parcel Match
L3 Listing 3	4073 Ellington Drive, Grovetown, GA 30813	1.21 Miles ¹	Parcel Match
S1 Sold 1	8614 Crenshaw Drive, Grovetown, GA 30813	0.06 Miles ¹	Parcel Match
S2 Sold 2	3077 Parkridge Drive, Grovetown, GA 30813	2.77 Miles ¹	Parcel Match
S3 Sold 3	8657 Crenshaw Drive, Grovetown, GA 30813	0.18 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	Stacy Hawkins	Company/Brokerage	Sherman and Hemstreet Real Estate
License No	391568	Address	184 Meadowood Drive Thomson GA 30824
License Expiration	01/31/2027	License State	GA
Phone	7066990469	Email	hawkinssellshomes@gmail.com
Broker Distance to Subject	11.95 miles	Date Signed	01/09/2023

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.