

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>	220 Dublin Court, Mableton, GA 30126	<b>Order ID</b>	8860727	<b>Property ID</b>	34467696
<b>Inspection Date</b>	08/03/2023	<b>Date of Report</b>	08/09/2023		
<b>Loan Number</b>	52466	<b>APN</b>	17017400540		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Cobb		

**Tracking IDs**

<b>Order Tracking ID</b>	BPO Request 08.02 Citi-CS	<b>Tracking ID 1</b>	BPO Request 08.02 Citi-CS
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	CHERYL A KERNER	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$507	Property has recently been renovated.	
<b>Assessed Value</b>	\$82,128		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<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	Property is located in an established neighborhood with like condition properties	
<b>Sales Prices in this Neighborhood</b>	Low: \$225800 High: \$557216		
<b>Market for this type of property</b>	Increased 13 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	220 Dublin Court	163 Kenmare Cir Se	573 Benson Hurst Dr Sw	4684 Balley Shannon Dr Se
<b>City, State</b>	Mableton, GA	Mableton, GA	Mableton, GA	Mableton, GA
<b>Zip Code</b>	30126	30126	30126	30126
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.77 <sup>1</sup>	0.52 <sup>1</sup>	0.79 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$375,000	\$400,000	\$425,000
<b>List Price \$</b>	--	\$359,000	\$400,000	\$425,000
<b>Original List Date</b>		07/16/2023	06/30/2023	05/23/2023
<b>DOM · Cumulative DOM</b>	-- · --	21 · 24	37 · 40	75 · 78
<b>Age (# of years)</b>	50	38	45	37
<b>Condition</b>	Good	Good	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>	1.5 Stories Split Level	1.5 Stories Modern	1.5 Stories Traditional	1.5 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,580	1,712	1,392	1,920
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2 · 1	3 · 3
<b>Total Room #</b>	7	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	80%	0%	100%	100%
<b>Basement Sq. Ft.</b>	480	816	816	500
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.28 acres	0.47 acres	0.23 acres	0.45 acres
<b>Other</b>	--	--	--	--

\* 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** Discover the captivating charm of this 3 bedroom, 2 bathroom home nestled in a quiet community of Mableton. The kitchen boasts sleek stainless steel appliances, granite counters, and windows that frames a view of the enchanting backyard. Step outside onto the enclosed deck, complete with gates, and a well maintained fenced-in backyard, a private oasis perfect for relaxation and entertaining. The spacious living room and primary bedroom showcase high ceilings. New roof installed recently. Wood burning fireplace comes with a gas log insert. For your convenience, a two-car garage is seamlessly attached to this abode. Act now before it's gone!
- Listing 2** Introducing a stunning 3-bedroom, 2-and-a-half-bathroom home that offers a perfect blend of modern upgrades and timeless charm. This beautifully REMODELED property boasts a range of enticing features, making it an ideal choice for those seeking comfort and style. Step inside and be greeted by a remodeled kitchen that will surely inspire your inner chef. The farmhouse sink, NEW STAINLESS STEEL appliances, GRANITE countertops, and NEW KITCHEN creates a contemporary yet warm atmosphere. Shiplap accent walls adds a touch of elegance and practicality. Throughout the house, you'll find GORGEOUS HARDWOOD floors that add a touch of sophistication to every room. The updated great room is a focal point, showcasing a custom window and COFFERED CEILING, along with new flooring that adds a fresh, modern feel. With FRESH PAINT throughout, this home offers a clean and inviting ambiance, ready for you to personalize and make it your own. The versatile layout includes a gym that could also serve as a potential bonus room or an additional bedroom, providing flexibility to suit your needs. The oversized bedrooms provide comfortable retreats for relaxation and rest. Generous closet space in each bedroom ensures an abundance of storage options. An oversized two-car garage ensures ample space for your vehicles and storage, while the open concept design in the kitchen and dining area fosters a seamless flow for entertaining and socializing. The newer garage door and opener enhance the functionality and convenience of the home. This property also comes with the added benefit of a transferable home warranty, offering peace of mind for years to come. The fenced-in yard provides privacy and security, making it the perfect space for outdoor activities and gatherings. Don't miss the opportunity to own this exceptional property that combines modern upgrades with ample space and practical features. Schedule a showing today and experience the true essence of comfortable and stylish living.
- Listing 3** Welcome to this 3 bed, 3 bath home in Mableton. Living, dining, and kitchen space is an open floorplan. The kitchen features stainless steel appliances, quartz counters, and an eat-in island for additional seating. Primary bedroom has vaulted ceilings and a private bathroom. Two rear decks overlook the large backyard. Two car garage is attached. Brokerage does not advertise on Craigslist and will never ask you to wire money or request funds through a payment app on your mobile device.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	220 Dublin Court	4970 Shannon Way Sw	197 Dublin Ct Sw	188 Wana Cir Se
City, State	Mableton, GA	Mableton, GA	Mableton, GA	Mableton, GA
Zip Code	30126	30126	30126	30126
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	0.10 <sup>1</sup>	0.78 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$395,000	\$415,000
List Price \$	--	\$375,000	\$395,000	\$415,000
Sale Price \$	--	\$370,000	\$395,000	\$415,000
Type of Financing	--	Other	Other	Fha
Date of Sale	--	02/24/2023	07/24/2023	06/01/2023
DOM · Cumulative DOM	-- · --	77 · 77	39 · 39	23 · 23
Age (# of years)	50	50	42	60
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	1.5 Stories Split Level	1 Story Ranch/Rambler	2 Stories Traditional	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,580	1,661	1,838	1,786
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	7	5	7	7
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)	80%	0%	95%	100%
Basement Sq. Ft.	480	1,661	896	806
Pool/Spa	--	--	--	--
Lot Size	0.28 acres	0.29 acres	0.99 acres	1.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$14,233	-\$12,120	-\$10,790
Adjusted Price	--	\$355,767	\$382,880	\$404,210

\* 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** Prime location! Renovations complete! New kitchen, new appliances, all new flooring, fresh paint, brand new roof! Spacious 3 bedroom, 2 bath, ranch. Welcoming foyer opens to spacious living room and separate dining room. Open concept kitchen and den with gas log fireplace. French doors lead out to screened in porch with new screening and new floors! 3 large bedrooms, new vanities in both bathrooms. 2 car garage with separate storage room with shelving. Large unfinished basement with amazing potential. With french doors leading to freshly landscaped yard. This is a John Weiland home with total renovation! So convenient to all metro attractions. Short distance to Buckhead and Mid Town. Close to medical facilities and restaurants. Bring the family and call it home!
- Sold 2** Beautiful traditional home in one of the most sought-after neighborhoods in Mableton, Shannon Green. This 4 bedroom, 2 ½ bath home features a large living room and dining room as well as an oversized family room with a fireplace. The kitchen has stainless steel appliances, granite countertops, and a breakfast nook. Upstairs you will find a large primary suite featuring his and her closets with an updated bathroom. Two additional bedrooms on this level share the updated hall bedroom. This home also has a large deck overlooking a peaceful and private backyard perfect for family cookouts. The basement has been totally redone with new drywall, luxury vinyl, and new ceiling tiles. The possibilities for this area are endless and could be a separate living area with its own bedroom or a large bedroom suite. The entire house has just been painted inside and out. Don't miss out on this great home in the perfect location.
- Sold 3** An absolute GEM in hot hot hot Mableton/Smyrna location! This home truly has it all. The upgrades are too vast to list... fresh interior paint, gorgeous freshly refinished floors, white kitchen with sparkling granite countertops, new windows... totally move-in ready! With 4 spacious bedrooms, 2.5 updated bathrooms, incredible screened porch overlooking your private, fenced backyard on flat, usable lot, eat-in kitchen with open main floorplan featuring spacious dining and living areas with tons of natural light, finished basement level with half bath and open space perfect for a bonus room or office, fantastic storage space, 2-car garage and MORE, you'll never want to leave this precious home on a quiet street in dream location! Minutes to Smyrna Village, Truist Park/The Battery, I-285, and so much more, the location can't be beat. Such a hidden gem with over 2500 square feet of fantastic usable space — a rare find!! Don't miss your chance to see this darling home that checks ALL the boxes.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Property was last on the market in 1989				
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$385,900	\$385,900
<b>Sales Price</b>	\$385,900	\$385,900
<b>30 Day Price</b>	\$379,900	--
<b>Comments Regarding Pricing Strategy</b>		
Property is located in Mableton, Ga. Area is sought after for its proximity to the interstates, Atlanta, KSU and Truist Park. Adjustments 40 SQFT GLA 4500 Bedroom 4000 Bathroom 3450 Half Bath		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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. The current report is showing a large variance in as-is conclusions with the most current duplicate. The large variance appears to be due to comp proximity. The current report provides more proximate comps that better support the subject's as-is conclusion.
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## Subject Photos



Front



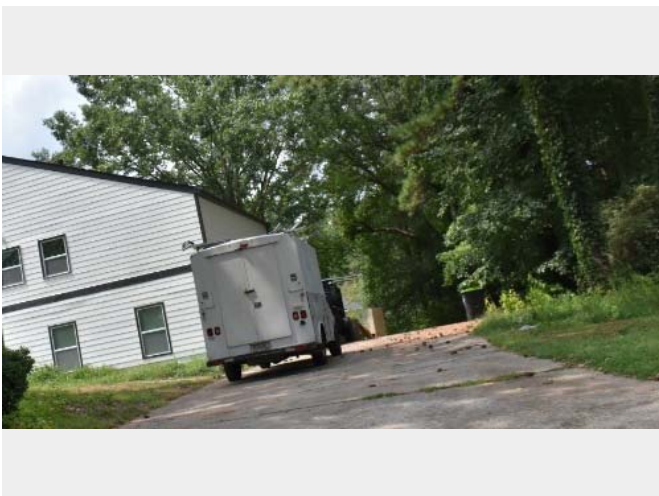
Address Verification



Address Verification



Side



Side



## Listing Photos

**L1** 163 Kenmare Cir SE  
Mableton, GA 30126



Front

**L2** 573 Benson Hurst Dr SW  
Mableton, GA 30126



Front

**L3** 4684 Balley Shannon Dr SE  
Mableton, GA 30126



Front



## Sales Photos

**S1** 4970 Shannon Way SW  
Mableton, GA 30126



Front

**S2** 197 Dublin Ct SW  
Mableton, GA 30126



Front

**S3** 188 Wana Cir SE  
Mableton, GA 30126



Front

### ClearMaps Addendum

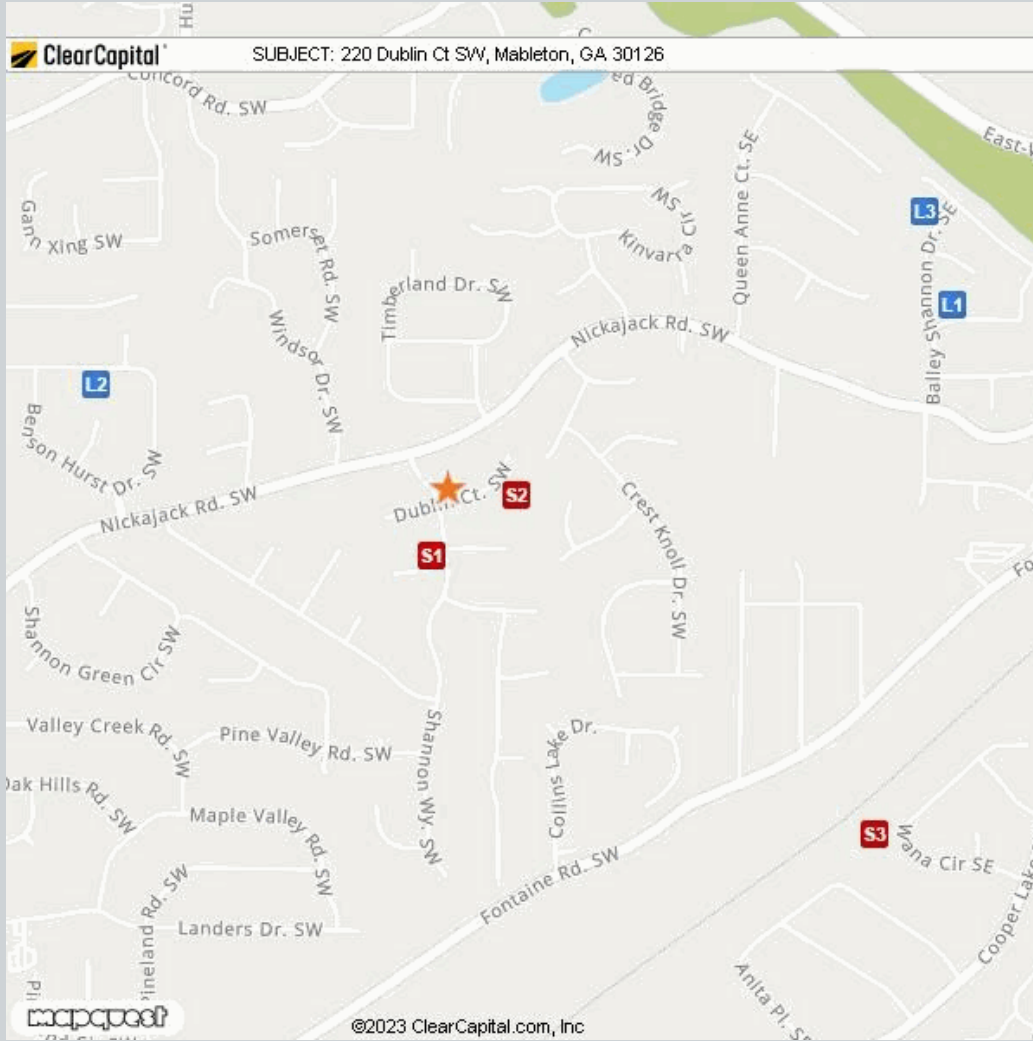
**Address** ★ 220 Dublin Court, Mableton, GA 30126

**Loan Number** 52466

**Suggested List** \$385,900

**Suggested Repaired** \$385,900

**Sale** \$385,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	220 Dublin Court, Mableton, GA 30126	--	Parcel Match
L1 Listing 1	163 Kenmare Cir Se, Mableton, GA 30126	0.77 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	573 Benson Hurst Dr Sw, Mableton, GA 30126	0.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4684 Balley Shannon Dr Se, Mableton, GA 30126	0.79 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4970 Shannon Way Sw, Mableton, GA 30126	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	197 Dublin Ct Sw, Mableton, GA 30126	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	188 Wana Cir Se, Mableton, GA 30126	0.78 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>	Daniel Geiman	<b>Company/Brokerage</b>	Exp realty llc
<b>License No</b>	380873	<b>Address</b>	2242 Major Loring Way SW Marietta GA 30064
<b>License Expiration</b>	07/31/2025	<b>License State</b>	GA
<b>Phone</b>	6787613425	<b>Email</b>	Daniel.geiman@exprealty.com
<b>Broker Distance to Subject</b>	6.59 miles	<b>Date Signed</b>	08/06/2023

*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.**