

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>	6149 Prince Court, Douglasville, GA 30135	<b>Order ID</b>	9025879	<b>Property ID</b>	34801735
<b>Inspection Date</b>	11/15/2023	<b>Date of Report</b>	11/15/2023		
<b>Loan Number</b>	53448	<b>APN</b>	00620250065		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Douglas		

<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> SUBJECT PROPERTY IS A RANCH STYLED HOME LOCATED WITHIN AN ESTABLISHED DEVELOPMENT. SUBJECT PROPERTY APPEARS TO HAVE BEEN MAINTAINED WITH NO VISIBLE EXTERIOR REPAIRS DETECTED.
<b>R. E. Taxes</b>	\$1,622	
<b>Assessed Value</b>	\$62,240	
<b>Zoning Classification</b>	Residential R-LD	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> SUBJECT PROPERTY IS LOCATED WITHIN AN ESTABLISHED SUBURBAN DEVELOPMENT THAT REFLECTS A SELLERS MARKET.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$190000 High: \$697452	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	6149 Prince Court	6290 S Skyline Dr	6300 Shallowford Way	4455 Kings Hwy
<b>City, State</b>	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
<b>Zip Code</b>	30135	30135	30135	30135
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.70 <sup>1</sup>	0.77 <sup>1</sup>	0.58 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$247,500	\$295,000	\$243,000
<b>List Price \$</b>	--	\$247,500	\$295,000	\$243,000
<b>Original List Date</b>		03/23/2023	09/28/2023	10/04/2023
<b>DOM · Cumulative DOM</b>	-- · --	237 · 237	48 · 48	42 · 42
<b>Age (# of years)</b>	51	50	50	41
<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>	1 Story Split Level	1 Story A-Frame	1 Story Ranch/Rambler	Split Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,213	1,458	1,344	1,074
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	No	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	500	--	1,188	264
<b>Pool/Spa</b>	--	Pool - Yes	Pool - Yes	--
<b>Lot Size</b>	0.59 acres	0.46 acres	0.50 acres	0.46 acres
<b>Other</b>	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE

\* Listing 3 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** Rare 3-sided Brick Fixer Upper Shown By Appointment Only. Still Owner Occupied. Large Pool In Private Backyard Ready For Swimming! Perfect Oasis For Hot Summers. Located 4 Miles From Arbor Place Mall! Great Investment Flip. Must Make Appointment With Listing Agent To See Property.
- Listing 2** Welcome Home!! This Charming Four-sided Brick Ranch Is Waiting For You To Call It Home! Situated On A Large Private Lot, This House Has Everything You Need! Summer Is A Breeze- Literally! Huge Screened Porch For Entertaining Or Relaxing After A Full Day Of Swimming In Your Private 20x40 Inground Swimming Pool! Or Relax In Your Private Hot Tub On The Brand New Wood Deck. Like To Garden? Enjoy The Muscadine Vines And Irrigation System. There's Plenty Of Sunny Yard Space To Expand! Primary Bedroom With Two Closets And Updated En Suite Bathroom. The Expansive Kitchen Has Both Original Charm And Modern Updates, The Front Window Overlooks The Pretty Front Courtyard--perfect For Potted Tomatoes Or Growing Garden Herbs! The Eat-in Kitchen Opens To A Spacious, Open Floor Plan Living Room With Beautiful Exposed Wood Beams, A Brick Fireplace, Full Mantle And Built-in Shelves. Perfect For Fireside Cozy Nights! Tons Of Storage In The Garage And Unfinished Basement. Or Finish The Basement For Additional Living Space! New Flooring In The Main Living Areas And Fresh Paint Throughout. New Pool Liner! Hvac Replaced In 2021 With A Transferable Warranty! Transferable Warranty On The Hot Tub And Adt Alarm System Also Transferable. Welcome Home To 6300 Shallowford Way! \*\*\*this Home Qualifies For Ameris' Down Payment Assistance Grants, Up To 4% Down For Qualified First-time Home Buyers!
- Listing 3** Enjoy Privacy On This Quiet Wooded Lot But Close To Everything And Super Convenient I-20 Access! This Tri-level Home Includes An Open Main Floor Plan And Features A Homey Wood Burning Stove And Bay Window For Lots Of Natural Light. You Will Find Up A Few Short Steps, A Primary Bedroom With Ensuite Bath And Two Nicely Sized Secondary Bedrooms And A Full Hall Bath. The Lower Level Includes: A Large Flex Space For Your Entertaining Or Man Cave Needs Or Can Easily Be Utilized As A 4th Bedroom; Separate Laundry Room; And A Garage Area. Large Private Back Yard And A Deck Directly Off The Kitchen/dining Area. Interior/exterior Paint, Gutter Guard System, And Flooring Are All Less Than 3 Years Old. No Hoa!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6149 Prince Court	4958 Kings Hwy	4925 Kings Hwy	6232 S Skyline Dr
<b>City, State</b>	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
<b>Zip Code</b>	30135	30135	30135	30135
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.38 <sup>1</sup>	0.29 <sup>1</sup>	0.63 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$230,000	\$255,000	\$260,500
<b>List Price \$</b>	--	\$230,000	\$255,000	\$260,500
<b>Sale Price \$</b>	--	\$230,000	\$255,000	\$260,500
<b>Type of Financing</b>	--	Conv.	Conv.	Conv.
<b>Date of Sale</b>	--	08/07/2023	08/28/2023	09/29/2023
<b>DOM · Cumulative DOM</b>	-- · --	74 · 74	116 · 116	70 · 70
<b>Age (# of years)</b>	51	46	50	50
<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>	1 Story Split Level	1 Story Ranch/Rambler	1 Story Other	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,213	1,288	1,585	1,402
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	500	--	875	1,242
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.59 acres	0.03 acres	0.59 acres	0.50 acres
<b>Other</b>	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE
<b>Net Adjustment</b>	--	+\$11,025	-\$20,716	-\$10,017
<b>Adjusted Price</b>	--	\$241,025	\$234,284	\$250,483

\* Sold 1 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** Amazing Home In A Well Sought Out Location. This Well-maintained Home Features 3 Bedrooms 2 Bathrooms And Will Be A Great Addition To Your Portfolio Or Family.
- Sold 2** Fantastic Home In Sought After Location! This Home Has Fresh Interior Paint And New Flooring Throughout The Home. Windows Create A Light Filled Interior With Well Placed Neutral Accents. The Kitchen Is Ready For Cooking With Ample Counter Space And Cabinets For Storage. Head To The Spacious Primary Suite With Good Layout And Closet Included. Extra Bedrooms Add Nice Flex Space For Your Everyday Needs. The Primary Bathroom Features Plenty Of Under Sink Storage Waiting For Your Home Organization Needs. The Back Yard Is The Perfect Spot To Kick Back With The Included Sitting Area. Don't Miss This Incredible Opportunity.
- Sold 3** Welcome To This Charming Ranch-style Home Nestled In The Serene Montage Manor Neighborhood In Douglasville, Ga. This Lovely Property Boasts Three Bedrooms, Two Full Bathrooms, And Is Constructed With Durable Four-sided Brick, Providing A Timeless Appeal. Situated On A Well Landscaped Half-acre Lot, This Residence Offers A Perfect Balance Of Comfort And Privacy. As You Step Inside, You'll Be Greeted By An Inviting Living Space Adorned With Fresh Paint And New Carpeting. The Floor Plan Connects The Living Room, Dining Area, And Kitchen, Creating An Ideal Environment For Both Relaxation And Entertaining. The Kitchen Features Modern Appliances, Ample Cabinetry, And A Convenient Breakfast Bar. The Primary Bedroom Is A Peaceful Retreat, Offering A Tranquil Atmosphere For Rest And Rejuvenation. Two Additional Bedrooms Provide Flexibility For A Growing Family, Accommodating Guests, Or Creating A Home Office Or Hobby Space To Suit Your Needs. The Two Full Bathrooms Are Tastefully Designed And Offer Convenience And Comfort. Step Outside To The Fenced-in Backyard, A Private Oasis Perfect For Outdoor Activities And Gatherings. Relax On The Back Wooden Deck, Enjoying The Fresh Air And Serene Surroundings. The Generous Half-acre Lot Allows For Ample Room To Create Your Dream Garden Or Add Recreational Amenities. This Home Also Features A Large Unfinished Basement, Presenting An Excellent Opportunity For Storage Or Future Expansion. Imagine The Possibilities Of Creating A Personalized Space That Meets Your Unique Requirements, Whether It's A Home Gym, Media Room, Or Additional Living Area. Located In A Desirable Neighborhood, This Property Is Within Close Proximity To Local Amenities, Including Schools, Shopping Centers, Dining Establishments, And Parks. Commuting To Nearby Areas Is Convenient With Easy Access To Major Highways And Transportation Routes. Don't Miss Out On This Incredible Opportunity To Own A Charming Ranch-style Home In Douglasville, Ga. With Fresh Paint, New Carpeting, A Fenced-in Backyard, And A Large Unfinished Basement, This Residence Is Ready To Be Customized To Your Liking. Schedule A Showing Today And Envision The Endless Possibilities That Await You!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				NONE			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
09/14/2023	\$275,000	10/18/2023	\$269,000	Withdrawn	10/21/2023	\$269,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$245,900	\$245,900
<b>Sales Price</b>	\$243,000	\$243,000
<b>30 Day Price</b>	\$241,900	--
<b>Comments Regarding Pricing Strategy</b>		
<p>GUIDELINES USED IN THIS REPORT: ***** Search requirements were based on surrounding comparables most comparable to subject property by sq footage, style, condition (fair market) and lot size. A wider search may have been conducted to find comps most comparable to subject property that fit the client's requirements of fair market homes that are equal to most homes on the market. The comparables used in this report are most comparable to subject property and reflect subject's current market value. Adjustments have been made for any and all comparable differences. ***** Proximity for some sold and list comps may have been widened due to the need to find comparable comps with list date, pending date sold date for normal market and GLA. ***** Sold and list comparables used in this report: The comparables used in this report are most comparable to the subject property by the client's guidelines and were selected over other sold and list comparables within the subjects surrounding area for these reasons. Note: All sold and list comps information used in this report has been verified by tax records. ***** Subjects value conclusion: The subjects as is sales price was based on those current fair market comparables most comparable to the subject property located within the subjects surrounding area and reflects the current fair market value of the property.</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



## Subject Photos



Other

## Listing Photos

**L1** 6290 S Skyline Dr  
Douglasville, GA 30135



Front

**L2** 6300 Shallowford Way  
Douglasville, GA 30135



Front

**L3** 4455 Kings Hwy  
Douglasville, GA 30135



Front

## Sales Photos

**S1** 4958 Kings Hwy  
Douglasville, GA 30135



Front

**S2** 4925 Kings Hwy  
Douglasville, GA 30135



Front

**S3** 6232 S Skyline Dr  
Douglasville, GA 30135



Front

## ClearMaps Addendum

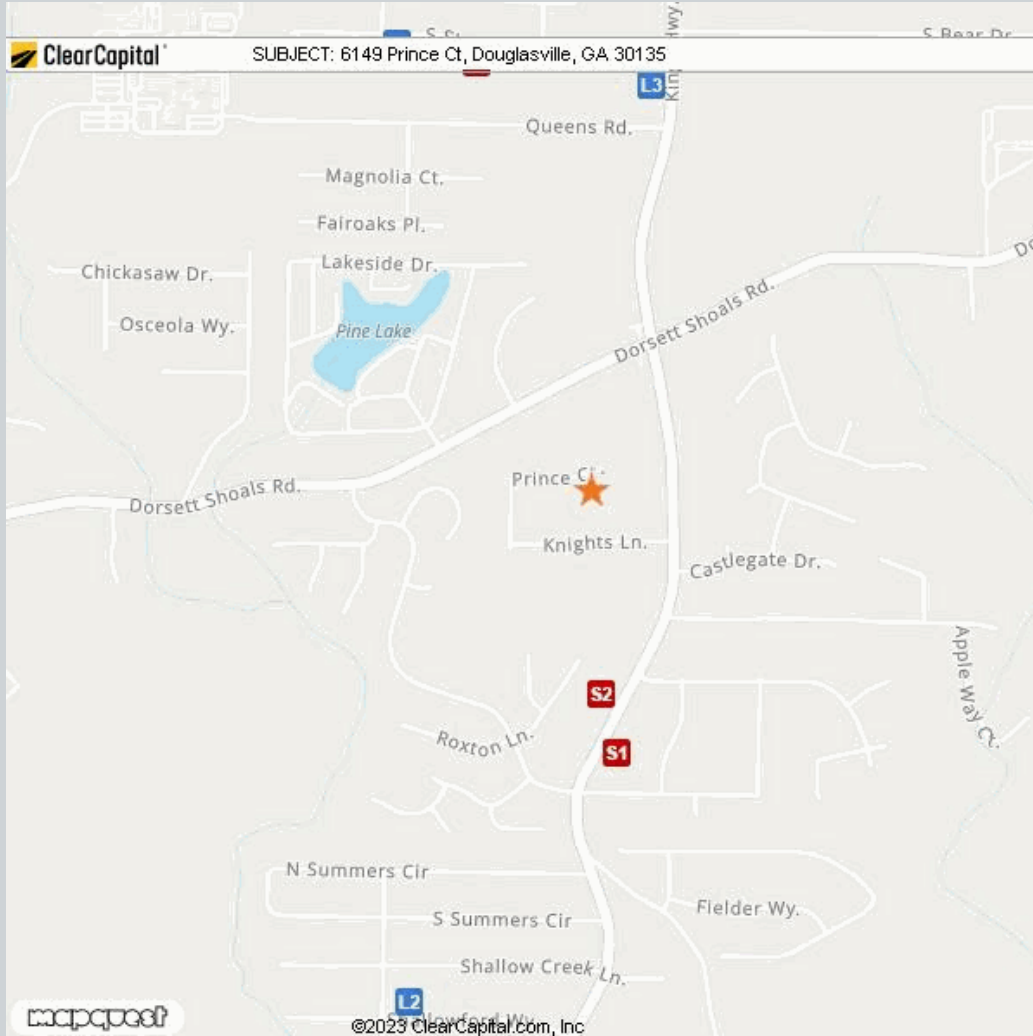
**Address** ★ 6149 Prince Court, Douglasville, GA 30135

**Loan Number** 53448

**Suggested List** \$245,900

**Suggested Repaired** \$245,900

**Sale** \$243,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6149 Prince Court, Douglasville, GA 30135	--	Parcel Match
L1 Listing 1	6290 S Skyline Dr, Douglasville, GA 30135	0.70 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6300 Shallowford Way, Douglasville, GA 30135	0.77 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4455 Kings Hwy, Douglasville, GA 30135	0.58 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4958 Kings Hwy, Douglasville, GA 30135	0.38 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4925 Kings Hwy, Douglasville, GA 30135	0.29 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6232 S Skyline Dr, Douglasville, GA 30135	0.63 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>	Trina Dowdy	<b>Company/Brokerage</b>	ATLANTAHOMESTEADS
<b>License No</b>	266749	<b>Address</b>	6000 STEWART PKWY DOUGLASVILLE GA 30154
<b>License Expiration</b>	02/28/2027	<b>License State</b>	GA
<b>Phone</b>	7705724741	<b>Email</b>	yourbroker@atlantahomesteads.com
<b>Broker Distance to Subject</b>	3.11 miles	<b>Date Signed</b>	11/15/2023

*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.**