

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>	1519 Chase Creek Drive, Grovetown, GA 30813	<b>Order ID</b>	8773906	<b>Property ID</b>	34254009
<b>Inspection Date</b>	06/14/2023	<b>Date of Report</b>	06/14/2023		
<b>Loan Number</b>	53912	<b>APN</b>	0780122000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Columbia		

Tracking IDs					
<b>Order Tracking ID</b>	06.07.23 BPO Request	<b>Tracking ID 1</b>	06.07.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	James Sutton	<b>Condition Comments</b> The property appears to be in average condition as compared with the surrounding homes. There seem to be no required repairs from exterior inspection. The home has average curb appeal and is located in a mild traffic area. The home conforms to those in the immediate area. There are no other externalities influencing the subject's value.
<b>R. E. Taxes</b>	\$3,511	
<b>Assessed Value</b>	\$125,388	
<b>Zoning Classification</b>	Residential	
<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>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	McCoy's Creek HOA 706-210-8494	
<b>Association Fees</b>	\$175 / Year (Landscaping, Insurance, Greenbelt)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> This neighborhood is located about 18 miles south west of downtown Augusta, GA. The supply and demand are stable, and there are no boarded-up or abandoned homes notice at time of drive-by. The normal seller concession in the neighborhood is about 2-5 percent of the sales price. There is a middle school located just outside of the neighborhood boundary. There has been minimal REO activity.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$310,000 High: \$515,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1519 Chase Creek Drive	1520 Chase Creek Drive	2033 Chanupa Court	1115 Chanupa Court
City, State	Grovetown, GA	Grovetown, GA	Grovetown, GA	Grovetown, GA
Zip Code	30813	30813	30813	30813
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 <sup>1</sup>	0.34 <sup>1</sup>	0.13 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$395,000	\$439,990	\$489,990
List Price \$	--	\$395,000	\$439,990	\$479,990
Original List Date		04/27/2023	05/27/2023	10/24/2022
DOM · Cumulative DOM	-- · --	48 · 48	18 · 18	233 · 233
Age (# of years)	8	8	10	1
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Auction
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	3,111	3,742	3,149	4,071
Bdrm · Bths · ½ Bths	5 · 3	5 · 4 · 1	4 · 3	5 · 4 · 1
Total Room #	8	8	10	11
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	0.22 acres	.22 acres	.23 acres	.29 acres
Other	--	--	--	--

\* 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.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** This listed comp has a similar lot size, similar age, similar total room count, superior bedroom/bathroom configuration, superior total living square footage, and similar carport/garage configuration.

**Listing 2** This listed comp has a similar lot size, similar age, similar total room count, inferior bedroom/bathroom configuration, similar total living square footage, and similar carport/garage configuration.

**Listing 3** This listed comp has a similar lot size, superior age, superior total room count, superior bedroom/bathroom configuration, similar total living square footage, and similar carport/garage configuration.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1519 Chase Creek Drive	1129 Mccoy'S Creek Road	902 Iman Drive	1428 Calumet Drive
<b>City, State</b>	Grovetown, GA	Grovetown, GA	Grovetown, GA	Grovetown, GA
<b>Zip Code</b>	30813	30813	30813	30813
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.41 <sup>1</sup>	0.23 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$410,000	\$380,000	\$389,000
<b>List Price \$</b>	--	\$395,000	\$380,000	\$389,000
<b>Sale Price \$</b>	--	\$395,000	\$385,000	\$375,000
<b>Type of Financing</b>	--	Va	Va	Va
<b>Date of Sale</b>	--	12/29/2022	04/14/2023	05/09/2023
<b>DOM · Cumulative DOM</b>	-- · --	52 · 62	50 · 51	26 · 26
<b>Age (# of years)</b>	8	9	10	9
<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>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,111	3,719	3,013	3,488
<b>Bdrm · Bths · ½ Bths</b>	5 · 3	5 · 4	5 · 3	5 · 4
<b>Total Room #</b>	8	9	8	9
<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>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.22 acres	.22 acres	.26 acres	.30 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$2,520	\$0	-\$1,000
<b>Adjusted Price</b>	--	\$392,480	\$385,000	\$374,000

\* 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** The sold comp has a similar lot size, similar age, similar total room count, superior bedroom/bathroom configuration (-1000), superior total living square footage (-1520), and similar carport/garage configuration.
- Sold 2** The sold comp has a similar lot size, similar age, similar total room count, similar bedroom/bathroom configuration, similar total living square footage, and similar carport/garage configuration.
- Sold 3** The sold comp has a similar lot size, similar age, similar total room count, superior bedroom/bathroom configuration (-1000), similar total living square footage, and similar carport/garage configuration.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The listing history has been verified by using the Greater Augusta MLS service.			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$390,000	\$390,000
<b>Sales Price</b>	\$390,000	\$390,000
<b>30 Day Price</b>	\$365,900	--
<b>Comments Regarding Pricing Strategy</b>		
An extensive search of the MLS was performed to provide sales/listings within 1 mile gla +/- 20% sqft similar lot size and up to 12 months in time. My search yielded: Limited comparables that matched gla, lot size, age, or condition that were considered applicable in regards to distance to subject 3 month date of sale parameter 90 DOM requirement and still be within 15% tolerance range. So I had to utilize what was available and the sales/listings selected were considered to be the best available.		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.41 miles and the sold comps  
**Notes** closed within the last 6 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 1520 Chase Creek Drive  
Grovetown, GA 30813



Front

**L2** 2033 Chanupa Court  
Grovetown, GA 30813



Front

**L3** 1115 Chanupa Court  
Grovetown, GA 30813



Front



## Sales Photos

**S1** 1129 McCoy's Creek Road  
Grovetown, GA 30813



Front

**S2** 902 Iman Drive  
Grovetown, GA 30813



Front

**S3** 1428 Calumet Drive  
Grovetown, GA 30813



Front

### ClearMaps Addendum

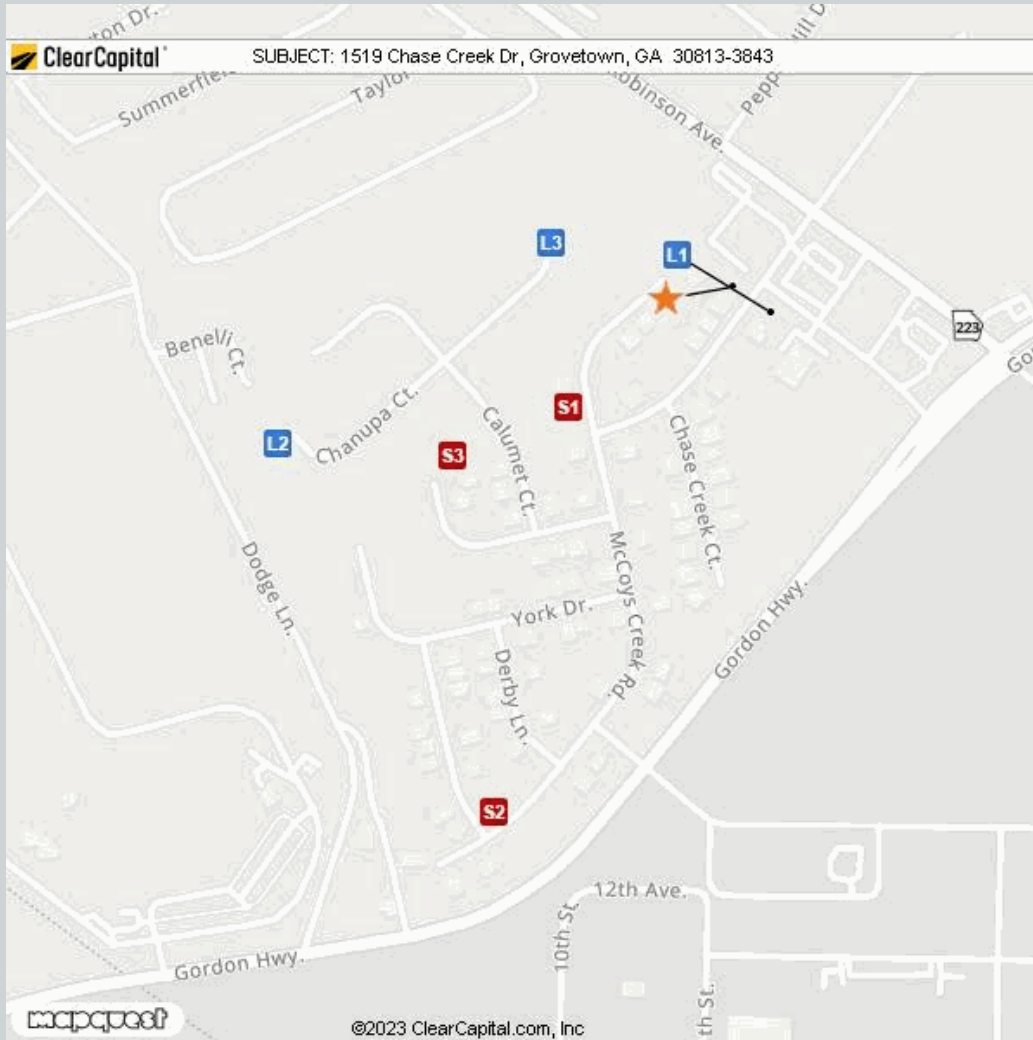
**Address** ★ 1519 Chase Creek Drive, Grovetown, GA 30813

**Loan Number** 53912

**Suggested List** \$390,000

**Suggested Repaired** \$390,000

**Sale** \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1519 Chase Creek Drive, Grovetown, GA 30813	--	Parcel Match
L1 Listing 1	1520 Chase Creek Drive, Grovetown, GA 30813	0.03 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2033 Chanupa Court, Grovetown, GA 30813	0.34 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1115 Chanupa Court, Grovetown, GA 30813	0.13 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1129 Mccoy'S Creek Road, Grovetown, GA 30813	0.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	902 Iman Drive, Grovetown, GA 30813	0.41 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1428 Calumet Drive, Grovetown, GA 30813	0.23 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

### Report Instructions - cont.

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.

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>	Samuel Jones	<b>Company/Brokerage</b>	Keller Williams Realty Augusta Partners
<b>License No</b>	331479	<b>Address</b>	3633 Wheeler Rd, Ste 125 Augusta GA 30909
<b>License Expiration</b>	11/30/2024	<b>License State</b>	GA
<b>Phone</b>	7067503410	<b>Email</b>	samuelyjonesse2@yahoo.com
<b>Broker Distance to Subject</b>	6.10 miles	<b>Date Signed</b>	06/14/2023

*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:**

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