

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	465 S Preston Trail, Alpharetta, GEORGIA 30022	Order ID	8843561	Property ID	34418673
Inspection Date	07/26/2023	Date of Report	07/26/2023		
Loan Number	54358	APN	11 008300150513		
Borrower Name	Catamount Properties 2018 LLC	County	Fulton		

Tracking IDs

Order Tracking ID	20230724_BPO	Tracking ID 1	20230724_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Anderson Dorothy Cori	Condition Comments This home appears to be in avg condition for the age of the structure. No damage was noted. The interior should be inspected to verify condition.
R. E. Taxes	\$3,982	
Assessed Value	\$324,400	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Occupied	
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 This home is bordered to the North by Old Alabama Rd, West by Meritage Dr, East by Oak Alley Way and South by Jones Bridge Rd.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$500,000	
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	465 S Preston Trail	3235 Old Evergreen Way	10535 Virginia Pine Ln	240 Glen Holly Dr
City, State	Alpharetta, GEORGIA	Alpharetta, GA	Alpharetta, GA	Roswell, GA
Zip Code	30022	30022	30022	30076
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.96 ¹	1.05 ¹	3.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$469,000	\$450,000
List Price \$	--	\$450,000	\$469,000	\$450,000
Original List Date		06/13/2023	05/09/2023	06/23/2023
DOM · Cumulative DOM	-- · --	43 · 43	78 · 78	33 · 33
Age (# of years)	30	38	38	30
Condition	Average	Average	Good	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	1 Story ranch	2 Stories trad	2 Stories trad	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,650	1,460	1,673	2,040
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	6	7	7	6
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	No
Basement (% Fin)	30%	40%	50%	0%
Basement Sq. Ft.	1,632	750	712	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.84 acres	1.29 acres	0.17 acres
Other	none	cosmetics needed	none	none

* 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.

Current Listings - Cont.

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

- Listing 1** Location, Location and Location! Great floor plan in a cul-de-sac. Private wooded back yard. Coolest finished basement. Need a little TLC. Cosmetics Needed +10k lot -5900 adj val \$454100
- Listing 2** The house has the option for separate living quarters or in law suite in the full, finished daylight basement. Exterior siding was replaced with hardy plank in 2021. The seller just finished the following renovations: New carpet all upstairs and in the basement, new beautiful tile floor in the basement, new tile floor in all bathrooms, new toilets in all bathrooms, new vanities in the basements full bath and in the powder room on the main level. New kitchen countertops, new sink, new dishwasher, new oven /range. Fresh paint in the majority of the house. condition -20k lot -10400 adj val \$438600
- Listing 3** One level living with open floor plan and living room and family room spaces. Fireplace in step down living room. Private fenced backyard. sq ft -7800 basement +20k adj val \$462200

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	465 S Preston Trail	1115 Worthington Hills Dr	280 Preston Oaks Dr	235 Preston Oaks Dr
City, State	Alpharetta, GEORGIA	Roswell, GA	Alpharetta, GA	Alpharetta, GA
Zip Code	30022	30076	30022	30022
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	4.19 ¹	0.08 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$390,000	\$455,000	\$414,000
List Price \$	--	\$390,000	\$455,000	\$414,000
Sale Price \$	--	\$390,000	\$440,000	\$405,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	04/11/2023	09/01/2022	01/06/2023
DOM · Cumulative DOM	-- · --	6 · 40	69 · 97	27 · 50
Age (# of years)	30	45	29	30
Condition	Average	Average	Average	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 Story ranch	1 Story ranch	2 Stories trad	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,650	1,461	1,544	1,662
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2 · 1	3 · 2
Total Room #	6	7	7	6
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)	30%	0%	30%	0%
Basement Sq. Ft.	1632	--	990	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.17 acres	0.21 acres	0.25 acres
Other	none	none	11550	1000
Net Adjustment	--	+\$20,000	-\$11,550	-\$1,000
Adjusted Price	--	\$410,000	\$428,450	\$404,000

* 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** Great Ranch style house, with private fenced backyard, 2 car garage, tile flooring, open family room view to kitchen, white kitchen cabinets. basement +20k
- Sold 2** Kitchen features eat in breakfast area, White Cabinets, and Stainless-Steel appliances. Stunning Hardwood flooring! Separate Formal Living and Dining room on main level. basement -11550
- Sold 3** Tastefully updated ranch home in prime Alpharetta 30022 location. Fresh interior paint, new carpet in the secondary bedrooms, newly installed external door hardware -- condition -20k basement +20k c.c. -1000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This home last sold for \$416000 on 07/21/2023			
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
07/06/2023	\$425,000	--	--	Sold	07/24/2023	\$416,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$450,000	\$450,000
Sales Price	\$416,000	\$416,000
30 Day Price	\$406,000	--
Comments Regarding Pricing Strategy		
<p>I went back 03 months, out in distance 0.50 miles, and even with relaxing the GLA search criteria I was unable to find sufficient comps which fit the client's requirements. Within 5 miles and back 12 months I found 11 comps of which I could only use 6 due to subject homes characteristics and marketing factors. The ones used are the best possible currently available comps within 5 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps. **I had to extend my search in order to locate a ranch with a similar lot size.</p>		

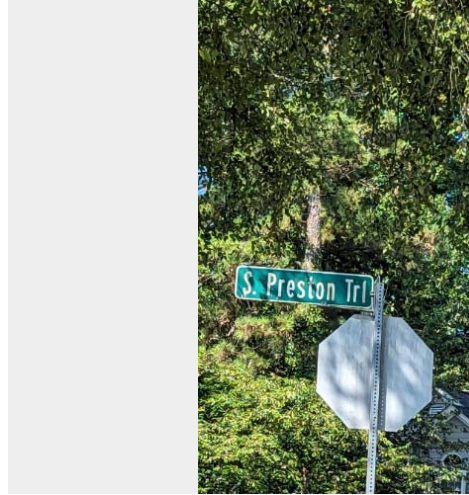
Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 4.19 miles and the sold comps
Notes closed within the last 11 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



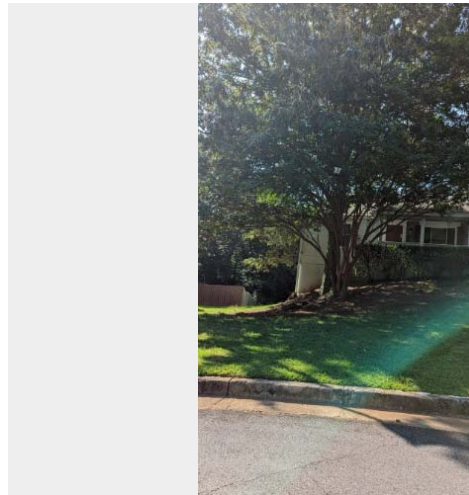
Front



Address Verification



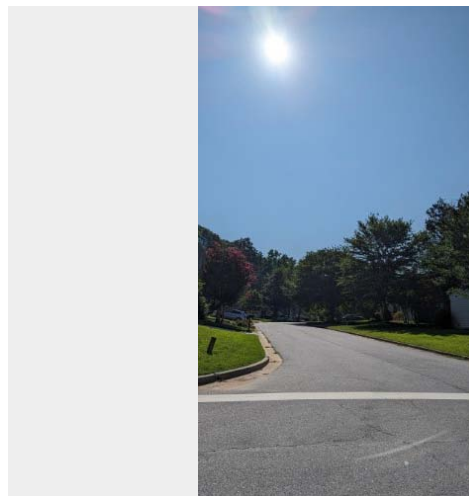
Address Verification



Side

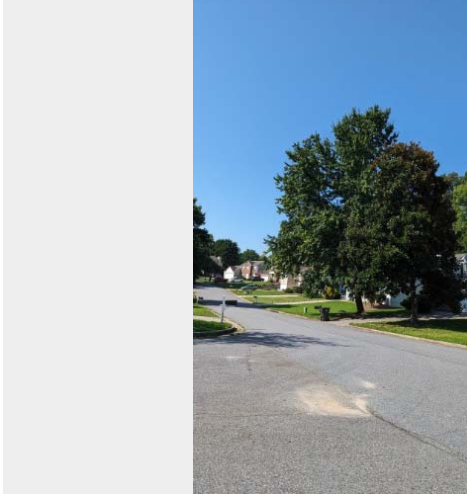


Side

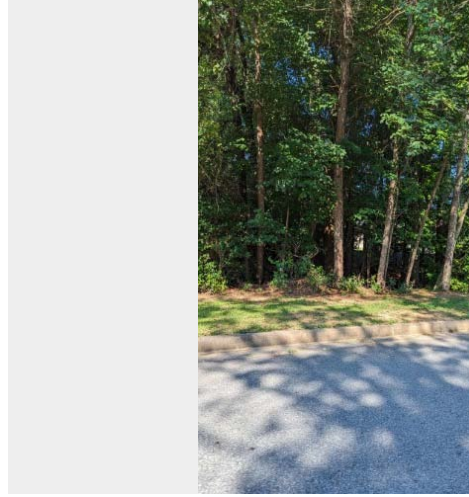


Street

Subject Photos



Street



Other

Listing Photos

L1 3235 Old Evergreen Way
Alpharetta, GA 30022



Other

L2 10535 Virginia Pine Ln
Alpharetta, GA 30022



Other

L3 240 Glen Holly Dr
Roswell, GA 30076



Other

Sales Photos

S1 1115 Worthington Hills Dr
Roswell, GA 30076



Other

S2 280 Preston Oaks Dr
Alpharetta, GA 30022



Other

S3 235 Preston Oaks Dr
Alpharetta, GA 30022



Other

ClearMaps Addendum

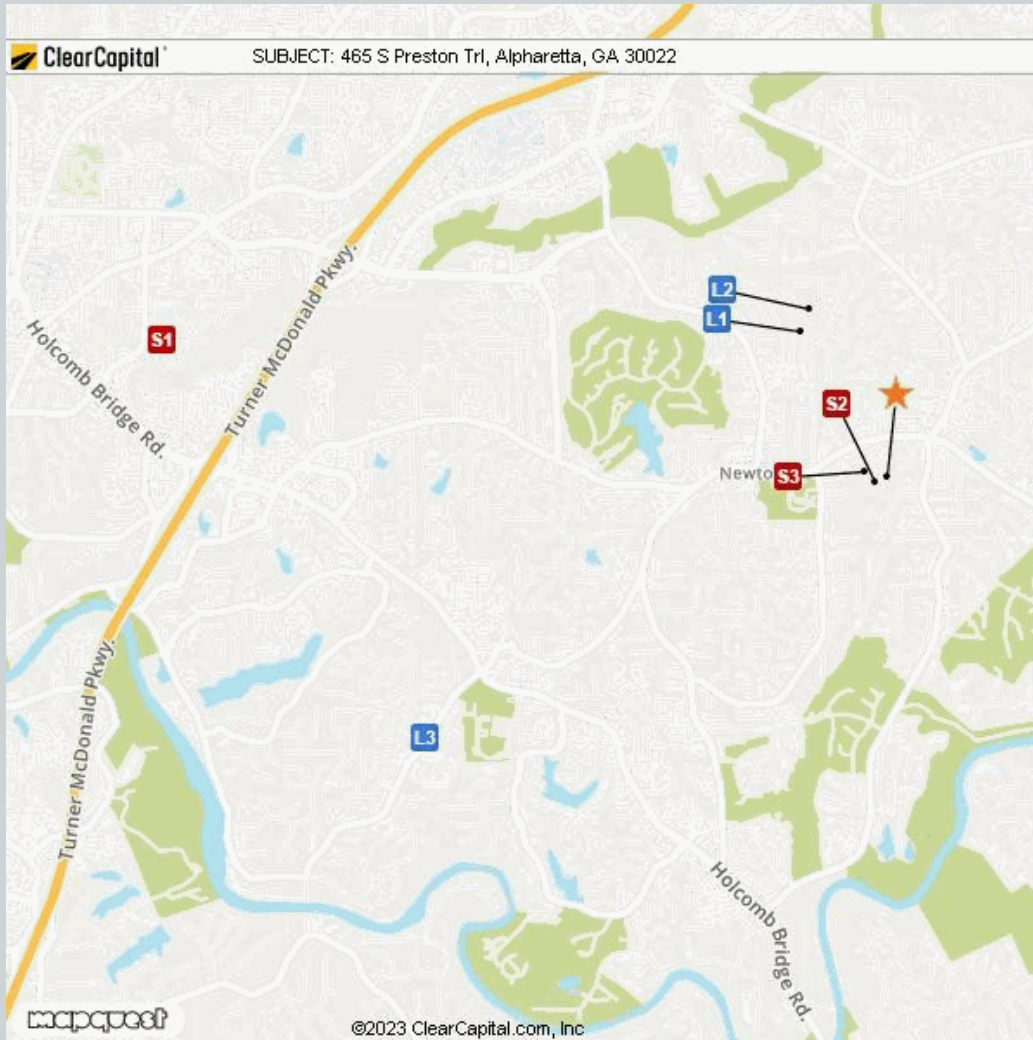
Address ★ 465 S Preston Trail, Alpharetta, GEORGIA 30022

Loan Number 54358

Suggested List \$450,000

Suggested Repaired \$450,000

Sale \$416,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	465 S Preston Trail, Alpharetta, Georgia 30022	--	Parcel Match
L1 Listing 1	3235 Old Evergreen Way, Alpharetta, GA 30022	0.96 Miles ¹	Parcel Match
L2 Listing 2	10535 Virginia Pine Ln, Alpharetta, GA 30022	1.05 Miles ¹	Parcel Match
L3 Listing 3	240 Glen Holly Dr, Roswell, GA 30076	3.01 Miles ¹	Parcel Match
S1 Sold 1	1115 Worthington Hills Dr, Roswell, GA 30076	4.19 Miles ¹	Parcel Match
S2 Sold 2	280 Preston Oaks Dr, Alpharetta, GA 30022	0.08 Miles ¹	Parcel Match
S3 Sold 3	235 Preston Oaks Dr, Alpharetta, GA 30022	0.13 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	Amy Shelay Jones 1	Company/Brokerage	Elite REO Services
License No	260309	Address	2524 Emma Way Lawrenceville GA 30044
License Expiration	01/31/2027	License State	GA
Phone	6782273007	Email	amy.jones@elitereo.com
Broker Distance to Subject	11.35 miles	Date Signed	07/26/2023

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.