

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>	1606 May Avenue Se, Atlanta, GA 30316	<b>Order ID</b>	9205963	<b>Property ID</b>	35173636
<b>Inspection Date</b>	03/09/2024	<b>Date of Report</b>	03/12/2024		
<b>Loan Number</b>	54665	<b>APN</b>	15-175-04-021		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Dekalb		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	3.8_CitiBPO_update	<b>Tracking ID 1</b>	3.8_CitiBPO_update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,536	<p>The subject property is a bungalow style home situated on a crawl space. Exterior improvements include a front porch, a side deck, a fence, and a parking pad. Landscaping is considered average and consistent with the area. Subject design/style/floor plan compatible with this market area and price range. At the time of the inspection there were no functional or external inadequacies noted. Normal physical depreciation due to the age of the subject property. The subject property is currently in average marketable condition.</p>	
<b>Assessed Value</b>	\$160,240		
<b>Zoning Classification</b>	Residential R4		
<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>	
<b>Local Economy</b>	Stable	<p>The subject property is located approx. 3.13 miles East of the central Atlanta business district. Interstate 20 is located 0.32 mile from the subject. Burgess-Peterson Elementary School is located 0.22 mile from the subject. Marketing time in the subject's market area is estimated to be between one and three months. Property values appear to be stable. All forms of financing seem to be available.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$290,000 High: \$900,000		
<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 *
<b>Street Address</b>	1606 May Avenue Se	1808 Braeburn Circle	1695 Flat Shoals Road	1475 Memorial Drive
<b>City, State</b>	Atlanta, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA
<b>Zip Code</b>	30316	30316	30316	30317
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.46 <sup>1</sup>	0.61 <sup>1</sup>	0.60 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$450,000	\$399,900	\$445,000
<b>List Price \$</b>	--	\$450,000	\$389,900	\$430,000
<b>Original List Date</b>		03/01/2024	01/08/2024	01/04/2024
<b>DOM · Cumulative DOM</b>	-- · --	11 · 11	64 · 64	56 · 68
<b>Age (# of years)</b>	39	74	84	74
<b>Condition</b>	Average	Average	Fair	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 Bungalow	1 Story Bungalow	1 Story Cottage	1.5 Stories Cottage
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,071	900	1,160	1,487
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1	2 · 2	3 · 2 · 1
<b>Total Room #</b>	6	5	5	6
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	Yes	No	No
<b>Basement (% Fin)</b>	0%	100%	0%	0%
<b>Basement Sq. Ft.</b>	--	675	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.2 acres	0.3 acres	0.3 acres	0.1 acres
<b>Other</b>	Porch, Deck, Fence	Porch	Porch, Deck	Deck, Fence

\* 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.

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

**Listing 1** Comp #1 is superior to the subject, it has a partial finished basement, but is a smaller home, it has 1.0 bathroom, has no deck and fence.

**Listing 2** Comp #2 is inferior due to inferior condition and lack of fence, but it has a larger gross living area.

**Listing 3** Comp #3 is superior due to larger gross living area, it has 2.5 bathrooms, but it has no porch.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1606 May Avenue Se	1019 Leah Lane	457 Pasley Avenue	434 Haas Avenue
City, State	Atlanta, GA	Atlanta, GA	Atlanta, GA	Atlanta, GA
Zip Code	30316	30316	30316	30316
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 <sup>1</sup>	0.20 <sup>1</sup>	0.55 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$419,900	\$399,500
List Price \$	--	\$450,000	\$419,900	\$399,500
Sale Price \$	--	\$442,000	\$420,000	\$400,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/15/2023	02/15/2024	12/14/2023
DOM · Cumulative DOM	-- · --	17 · 43	5 · 35	5 · 41
Age (# of years)	39	22	84	89
Condition	Average	Average	Average	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 Bungalow	1 Story Bungalow	1 Story Cottage	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,071	1,376	860	999
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 1	2 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	None	None	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.2 acres	0.2 acres	0.1 acres
Other	Porch, Deck, Fence	Porch, Deck, Fence	Deck, Fence	Porch, Deck, Fence
Net Adjustment	--	-\$16,775	+\$19,605	+\$5,960
Adjusted Price	--	\$425,225	\$439,605	\$405,960

\* 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.

#### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Comp #1 is superior due to larger gross living area.

**Sold 2** Comp #2 is inferior due to smaller gross living area, lack of porch, and it has 1.0 bathroom.

**Sold 3** Comp #3 is inferior due to smaller gross living area, it has 1.0 bathroom, but it has 1-carport.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject was listed for sale on 10/05/2023 for \$435,000. The asking price was reduced to \$425,000 on 10/19/2023 and the listing was withdrawn on 10/25/2023 (MLS #: 7285145).			
<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>
10/05/2023	\$435,000	10/19/2023	\$425,000	Withdrawn	10/25/2023	\$425,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$430,000	\$430,000
<b>Sales Price</b>	\$425,000	\$425,000
<b>30 Day Price</b>	\$420,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>In searching for comparables, location, lot size, design, age, and gross living area were all given strong emphasis. The comparable sales used are considered the best available closed sales at the time of preparing the report. The following data sources were used for obtaining subject, sales and listing information: First MLS, GA MLS, and Tax Records. It was necessary to exceed the GLA variance guideline of 20% in an effort to better bracket the subject's feature set. In this neighborhood, there is a direct relationship between the typical house's price and its square foot gross living area. It is the size, rather than the age of the house, that appears to most affect its value. All comps are located within 1 radial mile of the subject property. All comparable sales are sold within the past 3 months.</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



Street

## Listing Photos

**L1** 1808 Braeburn Circle  
Atlanta, GA 30316



Front

**L2** 1695 Flat Shoals Road  
Atlanta, GA 30316



Front

**L3** 1475 Memorial Drive  
Atlanta, GA 30317



Front



## Sales Photos

**S1** 1019 Leah Lane  
Atlanta, GA 30316



Front

**S2** 457 Pasley Avenue  
Atlanta, GA 30316



Front

**S3** 434 Haas Avenue  
Atlanta, GA 30316



Front

### ClearMaps Addendum

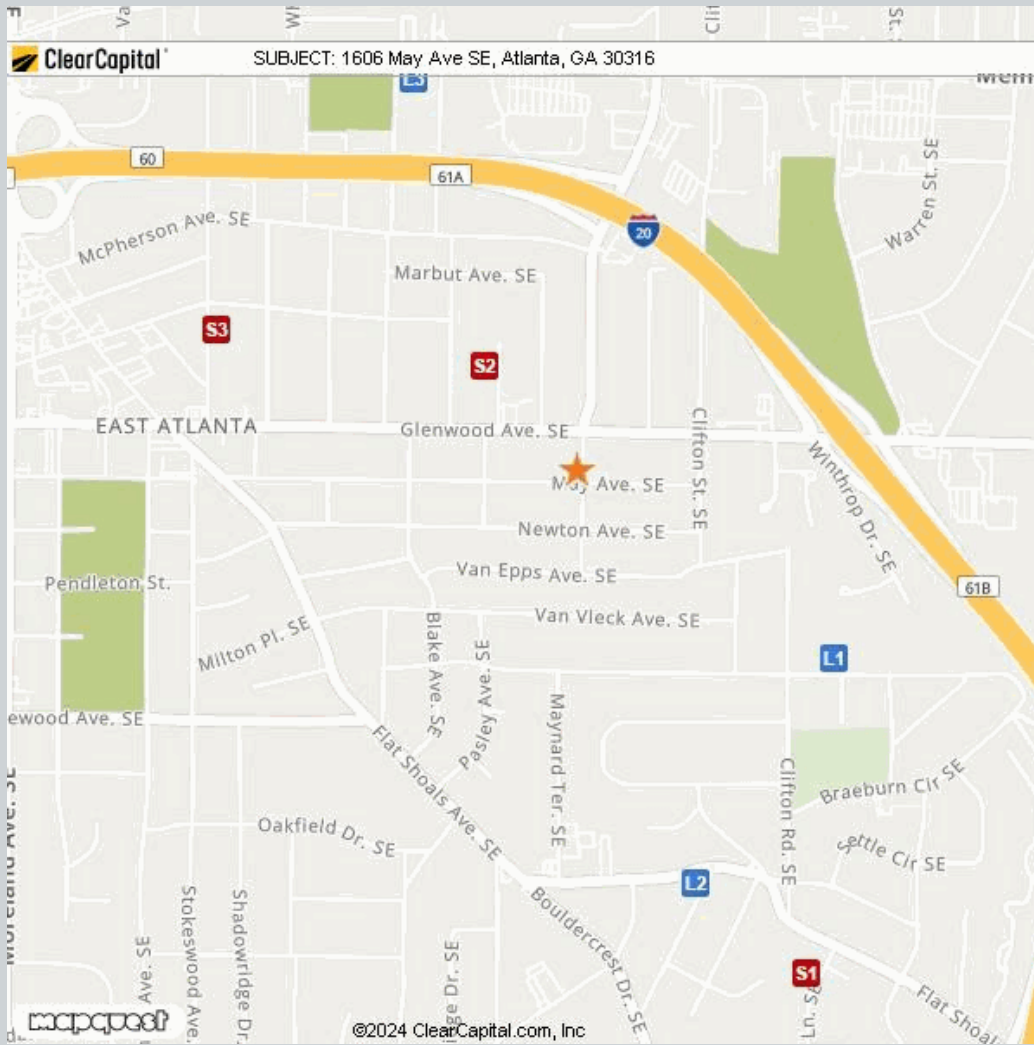
**Address** ★ 1606 May Avenue Se, Atlanta, GA 30316

**Loan Number** 54665

**Suggested List** \$430,000

**Suggested Repaired** \$430,000

**Sale** \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1606 May Avenue Se, Atlanta, GA 30316	--	Parcel Match
L1 Listing 1	1808 Braeburn Circle, Atlanta, GA 30316	0.46 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1695 Flat Shoals Road, Atlanta, GA 30316	0.61 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1475 Memorial Drive, Atlanta, GA 30317	0.60 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1019 Leah Lane, Atlanta, GA 30316	0.79 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	457 Pasley Avenue, Atlanta, GA 30316	0.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	434 Haas Avenue, Atlanta, GA 30316	0.55 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>	Fyodor Goroshin	<b>Company/Brokerage</b>	First United Realty
<b>License No</b>	294867	<b>Address</b>	1573 Stone Gate Ln. SE Atlanta GA 30317
<b>License Expiration</b>	04/30/2026	<b>License State</b>	GA
<b>Phone</b>	4045091110	<b>Email</b>	fgoroshin@gmail.com
<b>Broker Distance to Subject</b>	0.60 miles	<b>Date Signed</b>	03/12/2024

*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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