

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>	37 Davidson Avenue, Savannah, GA 31419	<b>Order ID</b>	8905115	<b>Property ID</b>	34546798
<b>Inspection Date</b>	09/01/2023	<b>Date of Report</b>	09/01/2023		
<b>Loan Number</b>	54855	<b>APN</b>	20653 05020		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Chatham		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	08.30.23 BPO Request	<b>Tracking ID 1</b>	08.30.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	PADGETT HOWARD S	The subject appeared to be in stable structural and physical condition. It conforms well with the neighborhood. It has received adequate owner care and concern.
<b>R. E. Taxes</b>	\$843	
<b>Assessed Value</b>	\$48,760	
<b>Zoning Classification</b>	R3 Residential Lots	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The subdivision is one of Savannah's older river side neighborhoods. It is situated in a quiet setting and homes are maintained well. They are of diverse styles and designs and in good conformation. The location is not very near amenities and requires private transportation. School within walking distance. Market conditions are very good for this particular neighborhood as it is convenient, approx 20 minutes from downtown. Standard to Reo sales appear to be in balance. There does not appear to be any factors that would affect the market ability of the neighborhood.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$190,000 High: \$925,000	
<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>	37 Davidson Avenue	12504 Woodley Rd	409 Sharondale Rd	421 Wilshire Bl
<b>City, State</b>	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
<b>Zip Code</b>	31419	31419	31419	31419
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.59 <sup>1</sup>	0.88 <sup>1</sup>	1.52 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$293,900	\$220,000	\$281,900
<b>List Price \$</b>	--	\$293,000	\$220,000	\$281,900
<b>Original List Date</b>		07/19/2023	08/19/2023	08/02/2023
<b>DOM · Cumulative DOM</b>	-- · --	44 · 44	13 · 13	30 · 30
<b>Age (# of years)</b>	45	64	63	60
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,120	1,547	1,134	1,409
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1 · 1	3 · 2	4 · 2
<b>Total Room #</b>	9	8	9	10
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<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>	.17 acres	.24 acres	.34 acres	.20 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** No description nor comments were included by the listing Agent. Laundry:Dryer Connection, Washer Connection  
Kitchen/Break:Breakfast Room Appliances:Dishwasher, Range/Oven Fireplace:1/Masonry/Family Room

**Listing 2** Remarks: The Heart of Savannah Southside, easy drive to hospitals, schools, shopping, beaches and more. Location, Location, Location. This 3 bedroom, 2 full bath, All Brick ranch is ready for your next fixer upper project. Perfectly placed within Windsor Forest Subdivision on a quiet interior street with a fenced backyard and great curb appeal. Nearby Golf Club and park.

**Listing 3** Remarks: Beautiful all brick home on the southside. This home is move-in ready and features 4 bedrooms with 2 full baths. It has tile and hardwood flooring throughout. Conveniently located to shopping, restaurants and schools. Huge front and back yards.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	37 Davidson Avenue	113 E Welwood Dr	233 Bordeaux Lane	916 Mill Dr
<b>City, State</b>	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
<b>Zip Code</b>	31419	31419	31419	31419
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.69 <sup>1</sup>	0.92 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$260,000	\$233,700	\$305,000
<b>List Price \$</b>	--	\$260,000	\$233,700	\$305,000
<b>Sale Price \$</b>	--	\$275,000	\$245,500	\$310,000
<b>Type of Financing</b>	--	Cash	Conventional	V A
<b>Date of Sale</b>	--	07/26/2023	03/24/2023	03/24/2023
<b>DOM · Cumulative DOM</b>	-- · --	9 · 15	1 · 37	25 · 211
<b>Age (# of years)</b>	45	49	30	43
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,120	1,280	1,230	1,586
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<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>	.17 acres	.17 acres	.17 acres	.22 acres
<b>Other</b>	--	160	110	466
<b>Net Adjustment</b>	--	-\$4,320	+\$2,970	-\$12,582
<b>Adjusted Price</b>	--	\$270,680	\$248,470	\$297,418

\* 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** Sold above list price; no reason stated. Not recently updated. Remarks: One level 3 bedroom, 2 bath nearly all brick home with beautiful inground pool and very private backyard! Lovely fenced backyard setting with pool storage building. This is a sweet home that has been extremely well maintained! Newer roof, replacement windows, HVAC and more. Shallow well and lawn irrigation. Nice floorplan with kitchen located by den/family room. Separate living room with dining area. The kitchen has a spacious eat-in area plus pantry. All major kitchen appliances convey.....stove, dishwasher, refrigerator. An attached single garage (with workshop bench) completes the picture. This home has been lovingly cared for!
- Sold 2** Sold above list price; no reason stated. Remarks: INVESTORS CALL YOUR AGENT! AGENTS CALL FIRST TIME BUYERS! Cute 3/2 with single attached garage with HVAC and SS appliances update within 2 years. Easy maintenance tile flooring, carpet in bedrooms, and large back yard w/privacy fence. NO HOA, NO FLOOD. Convenient location near Hunter AAF, shopping, parks and more. Hoping to share the love this week with a win-win opportunity for all parties. Don't wait too long on this one.
- Sold 3** Sold above list price; no reason stated. Remarks: Charming brick ranch in Coffee Bluff area is ready for new owners! This spacious one-story home is in close proximity to all Savannah has to offer; with schools, shopping and the Truman Parkway nearby, but you will feel worlds away from the hustle and bustle in the quiet neighborhood of Old Mill Estate. Enjoy the summer evenings on your screen porch in the ample backyard complete with privacy fence. Inside features plenty of communal spaces to gather with the living room, family room (with wood-burning fireplace), dining room and breakfast nook to choose from. Large laundry room between the kitchen and one-car garage has plenty of storage space for everyday items. Access the roomy attic from the garage for storing seasonal things. The garage also features a work bench and tool storage area. On the other side of the house are two bedrooms and full guest bathroom, along with the primary suite with 3/4 bath and walk-in closet overlooking the backyard. Your new 'home sweet home' awaits!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		There is no current listing history concerning the subject.					
<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>	\$270,680	\$270,680
<b>Sales Price</b>	\$270,680	\$270,680
<b>30 Day Price</b>	\$260,680	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing is based upon the most recently sold comparable 1 less 10k for the 30 day price. There is a wider price margin for listings due to limited as is property choices for the subject. Address: Street sign. No visible home numbers; see attached tax record for further verification. Adjustments: Sqft @ \$27		

## 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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Other



Other



## Listing Photos

L1 12504 Woodley Rd  
Savannah, GA 31419



Front

L2 409 Sharondale Rd  
Savannah, GA 31419



Front

L3 421 Wilshire Bl  
Savannah, GA 31419



Front

## Sales Photos

**S1** 113 E Welwood Dr  
Savannah, GA 31419



Front

**S2** 233 Bordeaux Lane  
Savannah, GA 31419



Front

**S3** 916 Mill Dr  
Savannah, GA 31419



Front

### ClearMaps Addendum

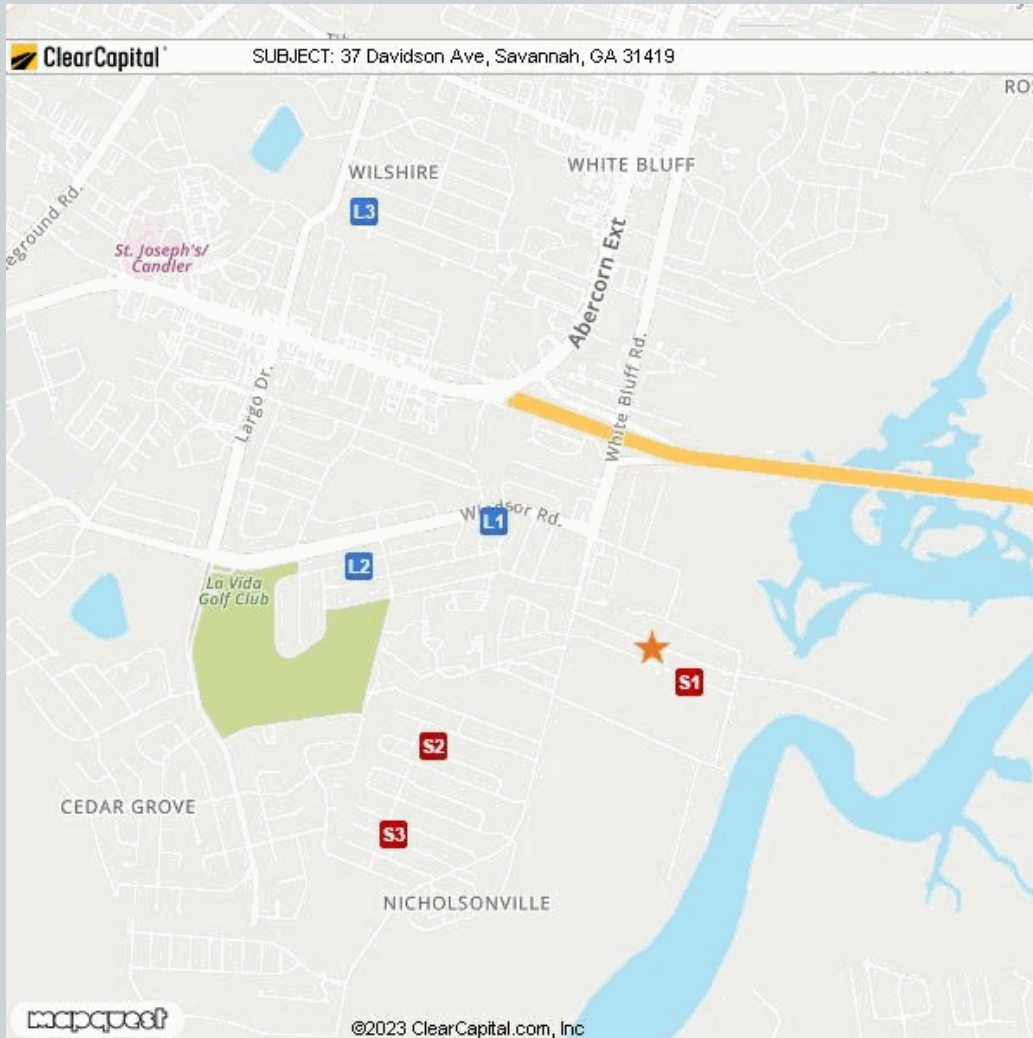
**Address** ★ 37 Davidson Avenue, Savannah, GA 31419

**Loan Number** 54855

**Suggested List** \$270,680

**Suggested Repaired** \$270,680

**Sale** \$270,680



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	37 Davidson Avenue, Savannah, GA 31419	--	Parcel Match
L1 Listing 1	12504 Woodley Rd, Savannah, GA 31419	0.59 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	409 Sharondale Rd, Savannah, GA 31419	0.88 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	421 Wilshire Bl, Savannah, GA 31419	1.52 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	113 E Welwood Dr, Savannah, GA 31419	0.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	233 Bordeaux Lane, Savannah, GA 31419	0.69 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	916 Mill Dr, Savannah, GA 31419	0.92 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>	Lavern Martin	<b>Company/Brokerage</b>	Fathom Realty
<b>License No</b>	179221	<b>Address</b>	Fathom Realty Woodstock GA 30185
<b>License Expiration</b>	07/31/2024	<b>License State</b>	GA
<b>Phone</b>	9123230317	<b>Email</b>	lavernmartin1957@gmail.com
<b>Broker Distance to Subject</b>	242.80 miles	<b>Date Signed</b>	09/01/2023

*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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