

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	3195 Avondale Parkway, Powder Springs, GA 30127	Order ID	9205963	Property ID	35173510
Inspection Date	03/10/2024	Date of Report	03/10/2024		
Loan Number	55069	APN	19068900180		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs					
Order Tracking ID	3.8_CitiBPO_update	Tracking ID 1	3.8_CitiBPO_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	SCHNELL E ROGERS	SUBJECT PROPERTY IS A SPLIT FOYER STYLED HOME LOCATED WITHIN AN ESTABLISHED DEVELOPMENT. SUBJECT PROPERTY APPEARS TO HAVE BEEN MAINTAINED WITH NO VISIBLE EXTERIOR REPAIRS DETECTED.
R. E. Taxes	\$3,129	
Assessed Value	\$127,028	
Zoning Classification	Residential	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	SUBJECT PROPERTY IS LOCATED WITHIN AN ESTABLISHED SUBURBAN DEVELOPMENT THAT REFLECTS A SELLERS MARKET.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$255200 High: \$539850	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3195 Avondale Parkway	3044 Macedonia Dr	3459 Aaron Trail	3377 Split Wood Way
City, State	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA
Zip Code	30127	30127	30127	30127
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	2.06 ¹	2.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$389,900	\$369,900	\$346,000
List Price \$	--	\$389,900	\$369,900	\$346,000
Original List Date		02/16/2024	02/16/2024	12/20/2023
DOM · Cumulative DOM	-- · --	22 · 23	22 · 23	80 · 81
Age (# of years)	18	34	30	33
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 Split Level	Split Traditional	2 Stories Traditional	Split Traditional
# Units	1	1	1	1
Living Sq. Feet	1,539	1,375	1,934	1,604
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	3 · 2 · 1	3 · 2
Total Room #	7	7	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	0%	100%	0%	100%
Basement Sq. Ft.	784	1,320	--	636
Pool/Spa	--	--	--	--
Lot Size	0.51 acres	0.27 acres	0.29 acres	0.26 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE

* 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** Welcome to this stunning 4BR / 3BA and 2- Car garage home in this serene subdivision - Evanston - a Powder Springs neighborhood. Enter the vaulted ceiling sitting room with a fireplace that opens into the back deck. Continue into the updated large eat-in kitchen with stainless steel appliances. Home also features a master spa suite, two generous secondary bedrooms. The lower level features one bedroom with a full bathroom and laundry room. The home features Hardwood flooring throughout the house. There is new roof, new deck, new HVAC system, and new light fixtures. Walk to Silver Covet Trail and a New Water Park in Powder Springs. House is Move-In-Ready! .
- Listing 2** There is NO PLACE LIKE HOME, especially one that is so inviting. This immaculate 3 Bedroom 2.5 Bath home is nestled in a quiet community, located in the HILLGROVE HIGH SCHOOL DISTRICT!! Step through the front door of this well maintained home, and you will be greeted by the warm color palette throughout, lovely vaulted ceilings in the family room, and an abundance of natural light. New wide plank LVP flooring flows throughout the main level, adding warmth and sophistication to the home. The brick fireplace in the family room creates a cozy atmosphere and is the perfect space for relaxation and family gatherings. The open floor plan yields views to both the separate dining room and recently updated gourmet kitchen, which makes it a great space for entertaining. Prepare to fall in love with the updated eat in kitchen, featuring white cabinets, matte black fixtures, stone countertops, modern oversized sink, recessed lighting and stainless steel appliances. The primary bedroom is conveniently located on the main level. It features, vaulted ceilings, walk in closet and a barn door leading to your updated en-suite. This private retreat features a soaking tub, frameless walk in shower and double sink vanity, creating a spa-like atmosphere. In addition, the laundry room and a half bath are conveniently located on the main level. On the second level, you immediately enter a spacious loft area, which can be used as a hangout area for the kids, an office area or a man cave. The possibilities are endless. On this level, there are two additional bedrooms with adequate closet space and access to one full bathroom. From the main level, step outside to the screened back porch, featuring a built in bar area and hand-crafted wooden ceiling. This space is great for entertaining and relaxation. This area can also serve a quiet space to appreciate the natural beauty of the large, well maintained wooded back yard. NO HOA OR RENTAL RESTRICTIONS!! DON'T MISS OUT ON THIS GREAT OPPORTUNITY TO MAKE THIS YOUR FOREVER HOME!!
- Listing 3** Bright and open home featuring updates throughout, along with high ceilings, natural light. Home boast three bedrooms and three baths, along with an additional large, backyard enclosed porch perfect for entertaining! Master bath features double vanities, a soaking tub, and a walk-in shower. Two car garage with many storage possibilities. Come see this nice home today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3195 Avondale Parkway	3719 Lockerbie Ln	3155 Colorado Dr	3055 Trotters Field Dr Sw
City, State	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA	Marietta, GA
Zip Code	30127	30127	30127	30064
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.47 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$365,000	\$275,000	\$315,000
List Price \$	--	\$365,000	\$275,000	\$315,000
Sale Price \$	--	\$365,000	\$275,000	\$315,000
Type of Financing	--	Conv.	Conv.	Conv.
Date of Sale	--	09/14/2023	12/19/2023	03/17/2023
DOM · Cumulative DOM	-- · --	44 · 44	34 · 34	91 · 91
Age (# of years)	18	25	13	25
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 Split Level	Split Traditional	1 Story Other	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,539	1,742	1,532	2,086
Bdrm · Bths · ½ Bths	4 · 3	3 · 3 · 1	3 · 2	3 · 2 · 1
Total Room #	7	7	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	784	748	--	--
Pool/Spa	--	--	--	--
Lot Size	0.51 acres	0.26 acres	0.38 acres	0.26 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE
Net Adjustment	--	-\$9,759	+\$31,500	-\$27,491
Adjusted Price	--	\$355,241	\$306,500	\$287,509

* 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** Experience The Charm Of This Beautiful 4-bedroom, 3.5-bathroom Home! Nestled In A Serene Swim Tennis Community, This Stunning Property Provides Easy Access To Barrett Parkway As Well As Highways 75 And 575. Enjoy The Convenience Of Having Shopping And Restaurants Nearby, Putting Everything You Need Right At Your Fingertips. The Entrance Foyer Is Very Welcoming And The Smooth Ceilings Add A Touch Of Elegance. You'll Find Hardwood Floors On The Main Level And Carpet Upstairs. The Naturally Lit Family Room Is Perfect For Relaxing With Vaulted Ceiling And Fireplace, And Opens To Upstairs Hallway. The Kitchen Boasts An Abundance Of White Cabinetry, Granite Counter Tops, A Wide Variety Of Home Appliances, Pantry, Breakfast Bar, And An Eat-in Kitchen With A View Of The Large 12x32 Brazilian Hardwood Deck And Wooded Backyard. The Light & Bright Formal Dining Room Is Perfect For Your Family Meals. The Master Bedroom Is Spacious And Bright With A Trey Ceiling, Large Walk-in Closet, And A Private Bathroom Featuring A Double Vanity, Garden Tub, And Shower. Two Additional Bright And Spacious Secondary Rooms Can Be Found Upstairs, Along With Another Full Bathroom, And An Upstairs Laundry. The Full Builder Finished Terrace Level Basement Has Nearly 9ft Ceilings And Includes A Lower Level Bedroom With Full Bathroom, A Lower Level Bonus Room That Can Be Used As An Office, A Media Room Or Whatnot, And An Extra Storage Area. The Fenced Backyard Includes A Storage Shed, Patio, Deck, And A Spacious Rolling Green Lawn, Perfect For Entertaining And Relaxation. Community Amenities Include A Sparkling Pool, Clubhouse, Tennis, And Playground, All For Very Low Annual Dues. If You're Seeking A New Place To Call Home, This Pristine Property Is Now Available And Awaiting Its New Owners!
- Sold 2** Most Desirable Ranch, Decorators Delight Located In The Meachern's School District. 3 Bedrooms 2 Baths, Spectacular Upgrades. View This Jewel And You Will Be Sold Instantly, Priced To Sellthis Could Be Your Home For The Holidays. Professional Pictures Coming Soon...
- Sold 3** Price Improvement !! Awesome Opportunity .attention Handyman, Investor, Landlords And All People Who Are Looking For A Great Opportunity To Have A Property In Marietta At Great Price. Kitchen Featuring Granite Countertops, Stainless Steel Appliances, Formal Dining Room, High Ceilings .the Upstairs Features A Large Master Bedroom, 3 Bedroom, 2 Car Garage With A Private Fenced In Back Yard . All Appliances Remain With Home Including Washer And Dryer.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NONE			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$349,000	\$349,000
Sales Price	\$346,000	\$346,000
30 Day Price	\$335,900	--
Comments Regarding Pricing Strategy		
<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



Street



Other

Listing Photos

L1 3044 Macedonia Dr
Powder Springs, GA 30127



Front

L2 3459 Aaron Trail
Powder Springs, GA 30127



Front

L3 3377 Split Wood Way
Powder Springs, GA 30127



Front

Sales Photos

S1 3719 Lockerbie Ln
Powder Springs, GA 30127



Front

S2 3155 Colorado Dr
Powder Springs, GA 30127



Front

S3 3055 Trotters Field Dr SW
Marietta, GA 30064



Front

ClearMaps Addendum

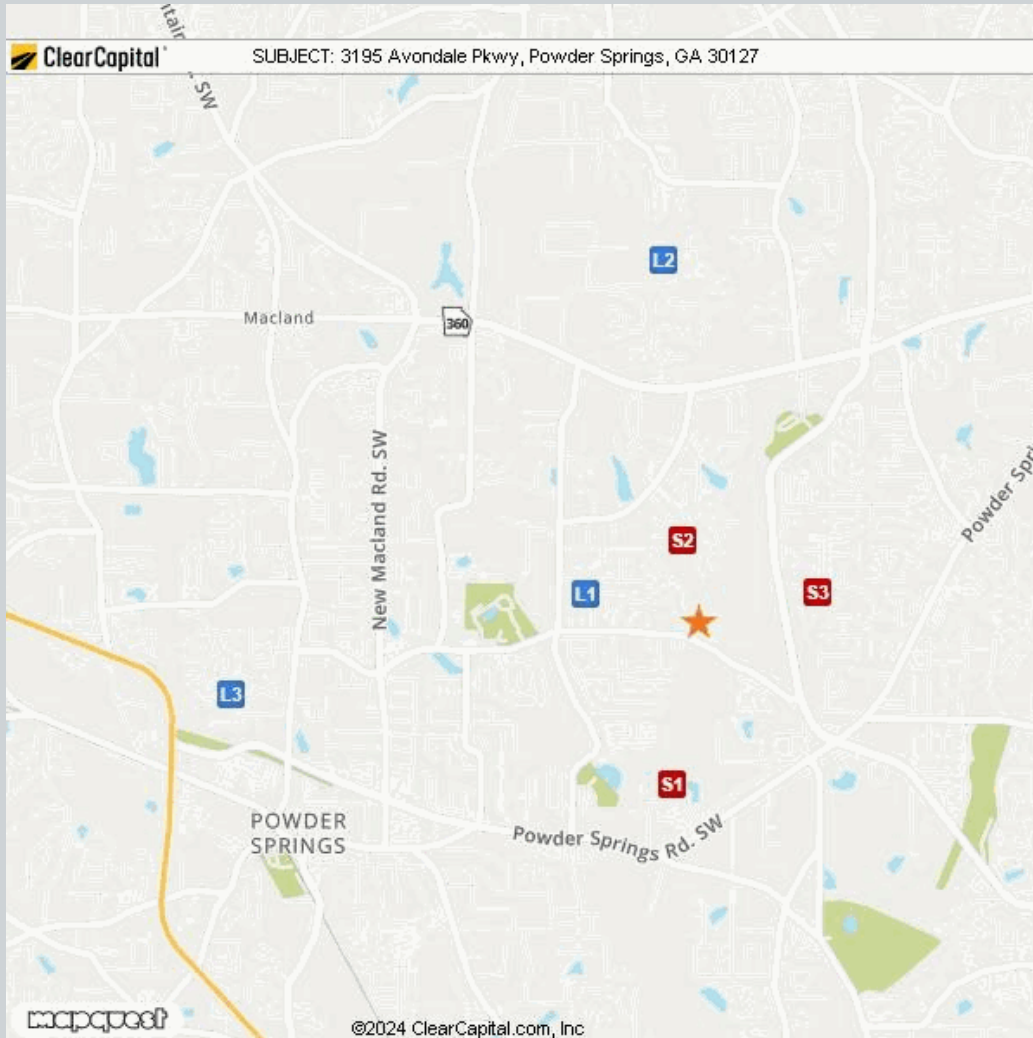
Address ★ 3195 Avondale Parkway, Powder Springs, GA 30127

Loan Number 55069

Suggested List \$349,000

Suggested Repaired \$349,000

Sale \$346,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3195 Avondale Parkway, Powder Springs, GA 30127	--	Parcel Match
L1 Listing 1	3044 Macedonia Dr, Powder Springs, GA 30127	0.66 Miles ¹	Parcel Match
L2 Listing 2	3459 Aaron Trail, Powder Springs, GA 30127	2.06 Miles ¹	Parcel Match
L3 Listing 3	3377 Split Wood Way, Powder Springs, GA 30127	2.70 Miles ¹	Parcel Match
S1 Sold 1	3719 Lockerbie Ln, Powder Springs, GA 30127	0.94 Miles ¹	Parcel Match
S2 Sold 2	3155 Colorado Dr, Powder Springs, GA 30127	0.47 Miles ¹	Parcel Match
S3 Sold 3	3055 Trotters Field Dr Sw, Marietta, GA 30064	0.70 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	Trina Dowdy	Company/Brokerage	ATLANTAHOMESTEADS
License No	266749	Address	6000 STEWART PKWY DOUGLASVILLE GA 30154
License Expiration	02/28/2027	License State	GA
Phone	7705724741	Email	yourbroker@atlantahomesteads.com
Broker Distance to Subject	13.06 miles	Date Signed	03/10/2024

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:

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.