

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	512 Ponce Circle, Ellenwood, GEORGIA 30294	Order ID	8913697	Property ID	34561472
Inspection Date	09/10/2023	Date of Report	09/10/2023		
Loan Number	55081	APN	024F01035000		
Borrower Name	Catamount Properties 2018 LLC	County	Henry		

Tracking IDs					
Order Tracking ID	09.06.23 BPO Request	Tracking ID 1	09.06.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Myles Barbara	Condition Comments	
R. E. Taxes	\$4,361	Based on exterior observation the subject appears to be in average condition. Subject property is in average condition, conforms well to surrounding area	
Assessed Value	\$118,560		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood appears to be in average condition when compared to other similar communities in the area.	
Sales Prices in this Neighborhood	Low: \$290,000 High: \$516,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	512 Ponce Circle	4835 Macy Way	3576 Sycamore Bend	2865 Village Park Drive E
City, State	Ellenwood, GEORGIA	Ellenwood, GA	Decatur, GA	Ellenwood, GA
Zip Code	30294	30294	30034	30294
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.58 ¹	2.06 ¹	2.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,000	\$365,000	\$430,000
List Price \$	--	\$439,000	\$360,000	\$430,000
Original List Date		08/29/2023	08/11/2023	07/24/2023
DOM · Cumulative DOM	-- · --	11 · 12	29 · 30	47 · 48
Age (# of years)	3	11	7	6
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,965	3,155	2,788	3,096
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	4 · 2 · 1	5 · 3
Total Room #	9	9	7	10
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	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	1,548
Pool/Spa	--	--	--	--
Lot Size	0.65 acres	0.2 acres	0.2 acres	0.31 acres
Other	Porch, Patio, Fireplace	Fence, Fireplace	Patio, Fence, 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.

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

Listing 1 Active1 => GLA= \$-3800, Lot= \$900, Amenities = \$1000, Total= \$-1900, Net Adjusted Value= \$437100 Fair market comparable. Property is superior in GLA but inferior in lot size to the subject.

Listing 2 Active2 => Bed= \$4000, Bath= \$2000, Half Bath= \$-1000, GLA= \$3540, Lot= \$900, Total= \$9440, Net Adjusted Value= \$369440 Fair market comparable. Property is inferior in bath count but equal in condition to the subject.

Listing 3 Active3 => GLA= \$-2620, Lot= \$680, Basement = \$-1000, Amenities = \$2000, Total= \$-940, Net Adjusted Value= \$429060 Fair market comparable. Property is equal in condition but superior in GLA to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	512 Ponce Circle	4416 Legacy Mill Drive	4071 Lucas Lane	185 Dink Scott Court
City, State	Ellenwood, GEORGIA	Ellenwood, GA	Ellenwood, GA	Ellenwood, GA
Zip Code	30294	30294	30294	30294
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.20 ¹	1.65 ¹	3.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$400,000	\$450,000	\$425,000
List Price \$	--	\$388,950	\$410,000	\$425,000
Sale Price \$	--	\$363,000	\$410,000	\$430,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/23/2023	06/13/2023	05/01/2023
DOM · Cumulative DOM	-- · --	184 · 184	61 · 61	52 · 52
Age (# of years)	3	8	16	16
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,965	2,544	2,951	2,932
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	4 · 2 · 1	4 · 3 · 2
Total Room #	9	8	7	9
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	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	2,017
Pool/Spa	--	--	--	--
Lot Size	0.65 acres	0.2 acres	0.3 acres	0.12 acres
Other	Porch, Patio, Fireplace	Fireplace	Porch, patio, Deck, Fireplace	Porch, patio, Fireplace
Net Adjustment	--	+\$15,320	+\$5,025	+\$3,385
Adjusted Price	--	\$378,320	\$415,025	\$433,385

* Sold 2 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** Sold1 => Bed= \$4000, GLA= \$8420, Lot= \$900, Amenities = \$2000, Total= \$15320, Net Adjusted Value= \$378320 Fair market comparable. Property is inferior in bed count but equal in condition to the subject.
- Sold 2** Sold2 => Bed= \$4000, Bath= \$2000, Half Bath= \$-1000, Age= \$325, Lot= \$700, Amenities = \$-1000, Total= \$5025, Net Adjusted Value= \$415025 Fair market comparable. Property is equal in condition but inferior in age to the subject.
- Sold 3** Sold3 => Bed= \$4000, Half Bath= \$-2000, Age= \$325, Lot= \$1060, Sold date = \$1000, Basement = \$-1000, Total= \$3385, Net Adjusted Value= \$433385 Fair market comparable. Property is inferior in lot size but equal in bath count to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No sale/listing history for subject available.					
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	\$420,000	\$420,000
Sales Price	\$415,000	\$415,000
30 Day Price	\$410,000	--
Comments Regarding Pricing Strategy		
<p>As per tax record subject owner name is Myles Barbara The subject is an SFR and in average condition. I have searched within 3 months, +/-20% GLA, +/-20% lot size, +/-10 years age, and proximity up to 0.25 miles guidelines. There were limited comparables found. So I have exceeded the bed bath count and went 6 months back. Due to a lack of comps, I have expanded my search up to 4 miles and exceeded year-built guidelines. To stay closer to the subject I have exceeded lot size guidelines. Due to limited comps in the area, sold comps were used despite not BRACKETING the GLA and bed count as they are still considered to be reliable comparables. Comparable S3 received multiple offers which resulted in an increased final sale price relative to the list price. Since there were limited comparables available within the subject's market neighborhood, it was necessary to use comps with a wider price range. The necessary adjustments are made on variance in the guidelines. In delivering the final valuation, most weight has been placed on CS2 and LC3, as they are the most similar to the subject condition and overall structure. The subject is located near the park, water bodies, and commercial places. However, these factors do not affect the market value of the subject. The subject details are taken from the Tax record. Comps GLA were taken from the tax. Comparable(CS3) received multiple offers which resulted in an increased final sale price relative to list price.</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



Front



Address Verification



Side



Side



Side

Subject Photos



Side



Street



Street

Listing Photos

L1 4835 Macy Way
Ellenwood, GA 30294



Front

L2 3576 Sycamore Bend
Decatur, GA 30034



Front

L3 2865 VILLAGE PARK Drive E
Ellenwood, GA 30294



Front

Sales Photos

S1 4416 Legacy Mill Drive
Ellenwood, GA 30294



Front

S2 4071 Lucas Lane
Ellenwood, GA 30294



Front

S3 185 Dink Scott Court
Ellenwood, GA 30294



Front

ClearMaps Addendum

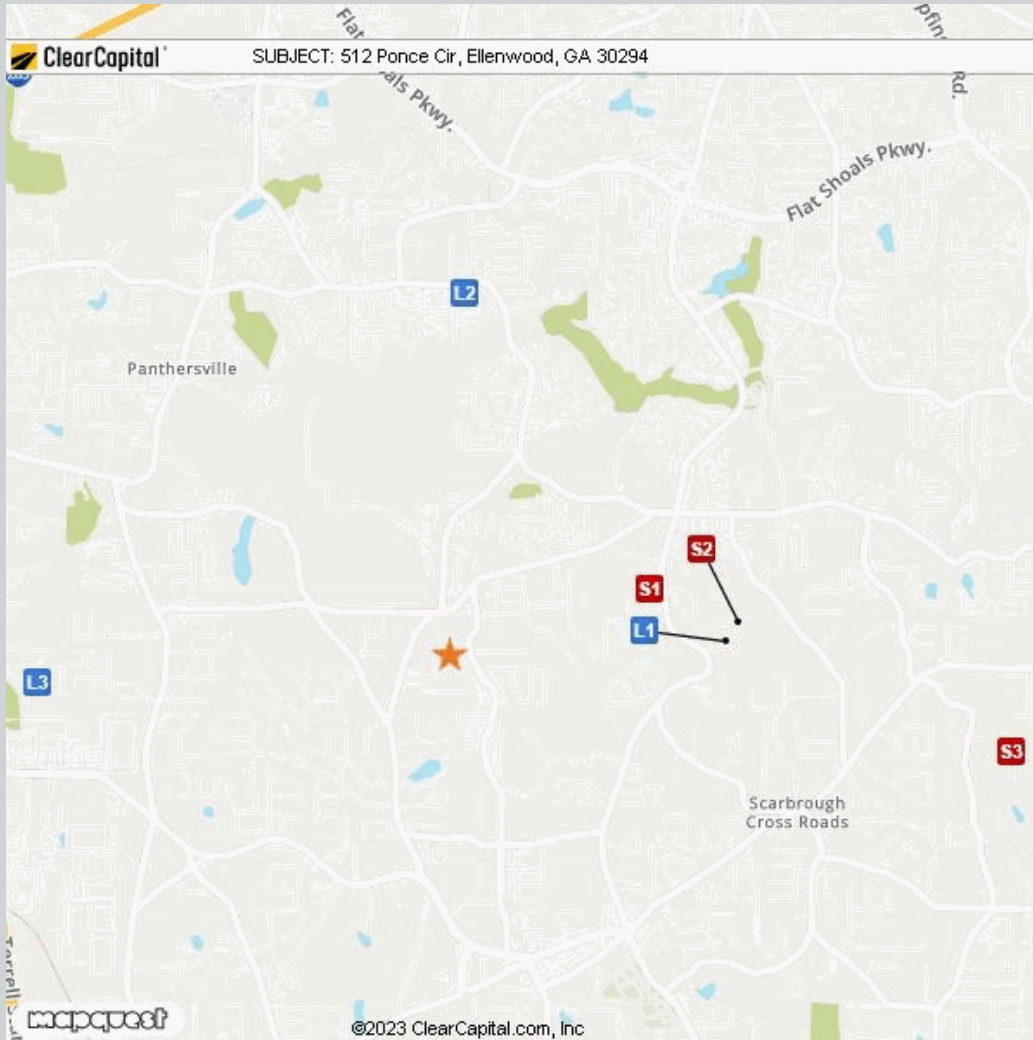
Address ★ 512 Ponce Circle, Ellenwood, GEORGIA 30294

Loan Number 55081

Suggested List \$420,000

Suggested Repaired \$420,000

Sale \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	512 Ponce Circle, Ellenwood, Georgia 30294	--	Parcel Match
L1 Listing 1	4835 Macy Way, Ellenwood, GA 30294	1.58 Miles ¹	Parcel Match
L2 Listing 2	3576 Sycamore Bend, Decatur, GA 30034	2.06 Miles ¹	Parcel Match
L3 Listing 3	2865 Village Park Drive E, Ellenwood, GA 30294	2.36 Miles ¹	Parcel Match
S1 Sold 1	4416 Legacy Mill Drive, Ellenwood, GA 30294	1.20 Miles ¹	Parcel Match
S2 Sold 2	4071 Lucas Lane, Ellenwood, GA 30294	1.65 Miles ¹	Parcel Match
S3 Sold 3	185 Dink Scott Court, Ellenwood, GA 30294	3.25 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	Loys Jean White	Company/Brokerage	Palmerhouse Properties, LLC
License No	293640	Address	3707 Talonega Trail Ellenwood GA 30294
License Expiration	03/31/2026	License State	GA
Phone	4044274579	Email	loysrealty22@gmail.com
Broker Distance to Subject	3.23 miles	Date Signed	09/10/2023

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.