

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	1010 Shepherds Lane Ne, Atlanta, GEORGIA 30324	Order ID	8913697	Property ID	34561468
Inspection Date	09/07/2023	Date of Report	09/08/2023		
Loan Number	55104	APN	18 107 05 005		
Borrower Name	Catamount Properties 2018 LLC	County	Dekalb		

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	Fraser Tamika	Condition Comments	
R. E. Taxes	\$6,555	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$140,920		
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	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
Sales Prices in this Neighborhood	Low: \$360,000 High: \$570,000		
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	1010 Shepherds Lane Ne	1270 Willivee Drive Drive	2192 Lenox Road Ne	1000 Shepherds Lane Ne
City, State	Atlanta, GEORGIA	Decatur, GA	Atlanta, GA	Atlanta, GA
Zip Code	30324	30033	30324	30324
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.89 ¹	0.84 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$459,900	\$529,000	\$549,000
List Price \$	--	\$459,900	\$499,000	\$499,000
Original List Date		08/03/2023	08/03/2023	06/01/2023
DOM · Cumulative DOM	-- · --	35 · 36	35 · 36	98 · 99
Age (# of years)	66	67	77	73
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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,170	1,421	1,369	1,466
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	3 · 2	4 · 2
Total Room #	5	5	6	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	--	1,190	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.3 acres	0.23 acres	0.2 acres
Other	None	None	None	None

* Listing 1 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 => Half Bath= \$-1000, GLA= \$-5020, Lot= \$-200, Basement=\$-1000, Total= \$-7220, Net Adjusted Value= \$452680 The property is superior in GLA but similar in condition to the subject.

Listing 2 Active2 => Bath= \$-2000, GLA= \$-3980, Age= \$275, Total= \$-5705, Net Adjusted Value= \$493295 The property is inferior in age but similar in condition to the subject.

Listing 3 Active3 => Condition= \$-8500, Bed= \$-4000, Bath= \$-2000, GLA= \$-5920, Total= \$-20420, Net Adjusted Value= \$478580 The property is superior in condition but similar in lot size to the subject

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1010 Shepherds Lane Ne	1124 Country Lane Ne	1023 Shepherds Lane Ne	1073 Vista Trail Ne
City, State	Atlanta, GEORGIA	Atlanta, GA	Atlanta, GA	Atlanta, GA
Zip Code	30324	30324	30324	30324
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.05 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$469,000	\$460,000
List Price \$	--	\$450,000	\$469,000	\$460,000
Sale Price \$	--	\$450,000	\$469,000	\$475,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/15/2023	12/08/2022	06/07/2023
DOM · Cumulative DOM	-- · --	25 · 25	57 · 57	36 · 36
Age (# of years)	66	72	72	72
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,170	1,148	1,478	1,204
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	4 · 2	2 · 1
Total Room #	5	5	7	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.4 acres	0.3 acres	0.4 acres
Other	None	None	None	None
Net Adjustment	--	-\$400	-\$12,360	+\$3,600
Adjusted Price	--	\$449,600	\$456,640	\$478,600

* 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** Sold1 => Lot= \$-400, Total= \$-400, Net Adjusted Value= \$449600 The property is superior in lot size but similar in condition to the subject.
- Sold 2** Sold2 => Bed= \$-4000, Bath= \$-2000, GLA= \$-6160, Lot= \$-200, Total= \$-12360, Net Adjusted Value= \$456640 The property is superior in bed count but similar in age to the subject.
- Sold 3** Sold3 => Bed= \$4000, Lot= \$-400, Total= \$3600, Net Adjusted Value= \$478600 The property is inferior in bed count but similar in full bath count to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
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	\$470,000	\$470,000
Sales Price	\$460,000	\$460,000
30 Day Price	\$450,000	--
Comments Regarding Pricing Strategy		
<p>The choice of comparable has been made in terms of proximity to the subject and appears to be the best available at this moment. The utilized comparable are as similar in GLA, style and age as possible. Subject is unique in lot size to its neighborhood. Due to limited comps in the area, all list comps and LC1 were used despite the over 20% lot size difference as it is still considered to be a reliable comparables. Used sales over 6 months old due to the lack of more recent sales from the subject's immediate area. To find similar criteria comparables, it was necessary to exceed condition, age, bed/bath count, basement and lot size. There were limited GLA similar comps within this market area, which made it necessary to expand the GLA range(over 20%) for comps(CS2, LC1, LC3) to find properties to bracket the subject. Proximity parameters were exceeded and search was extended up to 2.9 miles as there were limited active comparables available upto 2 miles. Due to limited comps in the area, listing comps were used despite not BRACKETING the GLA as they are still considered to be reliable comparables. Comparable CS3 received multiple offers which resulted in an increased final sale price relative to list price. Eventhough subject is located near major roadways, educational institutions, worship place, RR track, highway, park and commercial buildings. This will have no impact on subject value. Due to limited comparable from same location, it was necessary to use comparables from across the major roadways, highway and RR track. However, this won't affect the market value. In delivering final valuation, most weight has been placed on CS1 and LC1, as they are most similar to subject condition and overall structure. Subject attributes are from Tax record. I have attached cma to this report.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1270 Willivee Drive Drive
Decatur, GA 30033



Front

L2 2192 Lenox Road NE
Atlanta, GA 30324



Front

L3 1000 Shepherds Lane NE
Atlanta, GA 30324



Front

Sales Photos

S1 1124 Country Lane NE
Atlanta, GA 30324



Front

S2 1023 Shepherds Lane NE
Atlanta, GA 30324



Front

S3 1073 Vista Trail NE
Atlanta, GA 30324



Front

ClearMaps Addendum

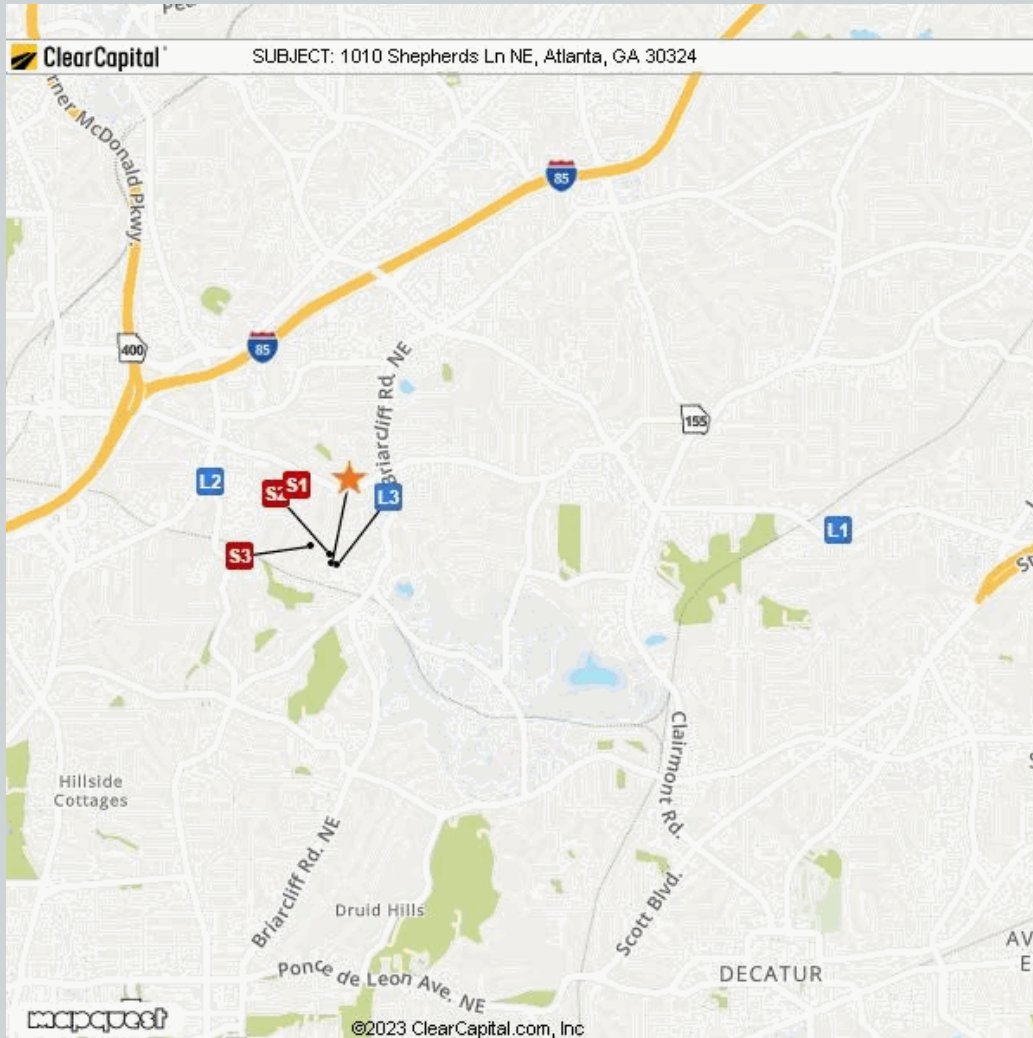
Address ★ 1010 Shepherds Lane Ne, Atlanta, GEORGIA 30324

Loan Number 55104

Suggested List \$470,000

Suggested Repaired \$470,000

Sale \$460,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1010 Shepherds Lane Ne, Atlanta, Georgia 30324	--	Parcel Match
L1 Listing 1	1270 Willivee Drive Drive, Decatur, GA 30033	2.89 Miles ¹	Parcel Match
L2 Listing 2	2192 Lenox Road Ne, Atlanta, GA 30324	0.84 Miles ¹	Parcel Match
L3 Listing 3	1000 Shepherds Lane Ne, Atlanta, GA 30324	0.03 Miles ¹	Parcel Match
S1 Sold 1	1124 Country Lane Ne, Atlanta, GA 30324	0.48 Miles ¹	Parcel Match
S2 Sold 2	1023 Shepherds Lane Ne, Atlanta, GA 30324	0.05 Miles ¹	Parcel Match
S3 Sold 3	1073 Vista Trail Ne, Atlanta, GA 30324	0.16 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	Melissa Hylton	Company/Brokerage	Home Realty
License No	256607	Address	1916 Harbin Rd SW Atlanta GA 30311
License Expiration	09/30/2026	License State	GA
Phone	4044516891	Email	Hyltoneval@gmail.com
Broker Distance to Subject	10.80 miles	Date Signed	09/08/2023

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.