

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	4521 Kingsgate Court Nw, Acworth, GA 30101	Order ID	9205963	Property ID	35173786
Inspection Date	03/09/2024	Date of Report	03/12/2024		
Loan Number	55115	APN	20015901310		
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

Owner	SHERRY LYNN SEXTON	Condition Comments Property has recently been renovated.
R. E. Taxes	\$1,148	
Assessed Value	\$138,700	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 Property is located in an established neighborhood with like condition properties. Area has low listing inventory
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$264000 High: \$822000	
Market for this type of property	Decreased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4521 Kingsgate Court Nw	2519 Galloways Farm Dr Nw	1859 Brackendale Rd Nw	3866 Allyn Dr Nw
City, State	Acworth, GA	Acworth, GA	Kennesaw, GA	Kennesaw, GA
Zip Code	30101	30101	30152	30152
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	1.31 ¹	1.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$619,900	\$600,000	\$649,900
List Price \$	--	\$619,900	\$600,000	\$649,999
Original List Date		03/01/2024	02/10/2024	01/31/2024
DOM · Cumulative DOM	-- · --	11 · 11	31 · 31	41 · 41
Age (# of years)	21	25	19	2
Condition	Good	Good	Good	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,965	3,247	3,372	2,550
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3 · 1	4 · 3 · 1	4 · 4
Total Room #	8	9	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	92%	50%	0%	100%
Basement Sq. Ft.	715	1,913	985	1,600
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.46 acres	0.41 acres	0.54 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Welcome to gorgeous warm family home with quiet and private fenced wooded backyard, set on approx. half acre lot. This remarkable property boasts a host of features that cater to a lifestyle of space and comfort. The luxurious master suite features a large closet, separate tub and shower located on main floor. Upstairs, it boasts four generously sized bedrooms with two well-appointed bathrooms. Well maintained neighborhood but No HOA fee.
- Listing 2** Well-maintained Executive Home in sought-after West Cobb! Smart technology wired for On-Q, new carpet, new water heater, new comfort-height bath fixtures, and a newer roof make this lovely home move-in ready for your personal touch. Designed with an open layout, the main level promotes a smooth flow, making it perfect for hosting and everyday use. The kitchen features warm cabinetry, complementing granite countertops, a gas cooktop, double wall oven, microwave, prep island, and a butler's pantry leading to the formal dining room. The impressive architectural design of the two-story family room showcases two-tiered windows that grace the room with natural light. A gas fireplace serves as the family room's focal point, providing warmth and comfort. An oversized main-level Primary Suite features a sitting area and spa-like bath with a granite dual vanity incorporating a dressing vanity, glass & tile shower, soaking tub, and a spacious walk-in closet for all your wardrobe needs. A powder room and flex room off the foyer complete the main level. Upstairs features a 17x30 family room, a private guest ensuite, and two additional bedrooms sharing an updated bath. The unfinished terrace level opens the opportunity to personalize for future expansion with a stubbed bath. Plenty of storage room in the two-car garage, equipped with a Tesla charger. Beautiful curb appeal with an established landscape, a peaceful & private backyard overlooking a wooded backdrop & Olde England Lake. Excellent location within minutes to Allatoona High, restaurants & retailers of Seven Hills Connector or Kennesaw's Cobb Parkway!
- Listing 3** Highly desirable, practically new ranch over full finished basement with a private, wooded and fenced back yard and no HOA in top Cobb school district! This beautiful home features 19' cathedral ceilings, quartz countertops, stainless steel appliances, and upgraded flooring. Off the kitchen you will find a large deck, both covered and uncovered with a peaceful view of nature. The wood staircase leads to the upstairs bonus room and full bathroom perfect for an office, media room or additional bedroom. The basement features a finished family room with fireplace, bar, kitchenette with sink, microwave, and space for a fridge, with an additional bedroom that mirrors the owners suite and a full finished bathroom. Also two unfinished spaces for storage, a workshop or to transform as you wish. The garage has high ceilings, room for storage, and a plug for an electric car. Fiber optics is also available. This dream home won't last long, schedule your showing today!!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4521 Kingsgate Court Nw	4520 Kingsgate Ct Nw	4755 Walkabout Creek Ct Nw	5045 Corinault Pl Nw
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30101	30101	30101	30101
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.40 ¹	0.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$725,000	\$630,000	\$600,000
List Price \$	--	\$725,000	\$630,000	\$600,000
Sale Price \$	--	\$653,000	\$630,000	\$600,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	04/14/2023	03/10/2023	05/26/2023
DOM · Cumulative DOM	-- · --	74 · 74	56 · 56	43 · 43
Age (# of years)	21	22	28	24
Condition	Good	Good	Good	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	2 Stories Traditional	2 Stories Traditional	1 Story Ranch/Rambler	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,965	2,996	2,902	2,332
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 4	4 · 3	5 · 4 · 1
Total Room #	8	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)	Yes	Yes	No	Yes
Basement (% Fin)	92%	80%	0%	75%
Basement Sq. Ft.	715	1,654	--	705
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.46 acres	0.46 acres	1.29 acres	0.60 acres
Other	--	--	--	--
Net Adjustment	--	-\$32,600	+\$1,583	+\$16,150
Adjusted Price	--	\$620,400	\$631,583	\$616,150

* 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** Vacation year round in this amazing 5/4 home with a gorgeous private fenced yard with lush landscaping , inviting pool, custom stone work, fireplace, fire pit , and covered patio...perfect for entertaining. The open floor plan offers a spectacular gourmet eat in kitchen with an island, granite countertops, stainless steal appliances and easy access to a charming covered/screened porch to enjoy a cup of coffee or read a wonderful book. The two story family room has an abundance of natural light throughout, gas fireplace and gorgeous views of the inviting back yard. The dining room is just off the kitchen and ready to display your gourmet meals. A guest bedroom , den & full bath are also on the first floor. You will love the finished basement with custom kitchenette, with custom cabinets, granite counters and wine cooler, full bathroom, bonus area , easy access to the pool area, workshop and storage throughout. Upstairs you will find a relaxing master suite with a spa quality bathroom, plus three additional bedrooms & full bath. Call today to see your new home with upgrades galore.
- Sold 2** Welcome to your new home! This newly updated, never before listed (original owner) sprawling, one level ranch sits on over an acre in a secluded and private neighborhood - a hidden gem located close to great schools, and everything wonderful about North Cobb county GA. The large level yard is a hard to find gem with an additional detached 2 bay garage and a 2 bay 23x34 ft workshop with power and roll up doors. Gather in heart of the home - the huge kitchen island is at the center of a multi cook sized kitchen. New appliances, counters and recessed lighting brightens the space that opens to the stone fireplace in the family room. Enjoy the screened in porch while watching kids, or fur children, run around the spacious and level yard. Newly installed carpet throughout creates a cozy atmosphere while fresh paint provides a clean backdrop for decorating however you choose. The primary suite, is nicely positioned away from the family areas, with access to the screen porch, vaulted ceiling, his and hers closets and a secondary HVAC system. With additional living space spaces and family rooms - this oversized ranch on 1.28 acres is a rare find in North Atlanta. This 4 bedroom, 3 full bathroom residence is the perfect place for you to settle in with your family.
- Sold 3** Welcome to your dream home in coveted Cavallon Estates! This stunning residence boasts beautiful updates and offers an impressive list of features that are sure to captivate you. With 5 bedrooms and 4.5 bathrooms, there's ample space for your growing family or guests. Situated on a generous .60-acre corner lot with a flat backyard and meticulous landscaping, this home exudes curb appeal. The wrap-around porch provides a warm and inviting entrance, while the rear deck and lower terrace level patio offer plenty of outdoor space for entertaining or simply enjoying the peaceful surroundings. Step inside to discover the newly refinished hardwood floors that gleam with elegance throughout the main level. The open-concept floor plan creates a seamless flow from room to room, perfect for modern living and entertaining. The spacious and light-filled living areas are complemented by large windows that bring in an abundance of natural light, creating a warm and inviting ambiance. The kitchen and dining rooms are large enough to host those special holiday gatherings yet intimate enough for weekday dinners. The heart of this home is the renovated primary bedroom attached bath with spa-like features, including a luxurious soaking tub, separate shower, and double vanity. This modern oasis is perfect for unwinding after a long day. The lower level of this home is truly a gem, featuring an in-law apartment complete with a kitchenette, providing flexibility for extended family or guests. Or, use this area for income producing space with its separate and private entrance! Additionally, the basement includes a workshop and a convenient garage bay, making it perfect for those who love DIY projects or have hobbies that require extra space. Car enthusiasts will appreciate the 3 garage spaces- two upstairs and one down- offering ample room for all your vehicles and storage needs. For those who appreciate outdoor living, the wrap-around porch, rear deck, and lower terrace level patio provide the perfect spots for relaxing or entertaining. Located in the top school district in West Cobb, the .60-acre lot provides plenty of space for outdoor activities, and the flat backyard is perfect for play or gardening. Don't miss the opportunity to make this house your forever home. With its beautiful updates, spacious living areas, and desirable location, this property is sure to exceed your expectations. Schedule a showing today and experience the best of luxury living in this exceptional home!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty	Property is currently listed.					
Listing Agent Name	Wendy Gravlin Chambers						
Listing Agent Phone	770-793-7440						
# 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	\$625,500	\$625,500
Sales Price	\$625,500	\$625,500
30 Day Price	\$619,900	--
Comments Regarding Pricing Strategy		
Property is located in Acworth Ga. Area is sought after for its proximity to the interstate, KSU, Atlanta and the Stadium. Adjustments 50 SQFT GLA 5500 Bedroom 5000 Bathroom 4450 Half Bath		

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.
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Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Listing Photos

L1 2519 Galloways Farm Dr NW
Acworth, GA 30101



Front

L2 1859 Brackendale Rd NW
Kennesaw, GA 30152



Front

L3 3866 Allyn Dr NW
Kennesaw, GA 30152



Front

Sales Photos

S1 4520 Kingsgate Ct NW
Acworth, GA 30101



Front

S2 4755 Walkabout Creek Ct NW
Acworth, GA 30101



Front

S3 5045 Corinault Pl NW
Acworth, GA 30101



Front

ClearMaps Addendum

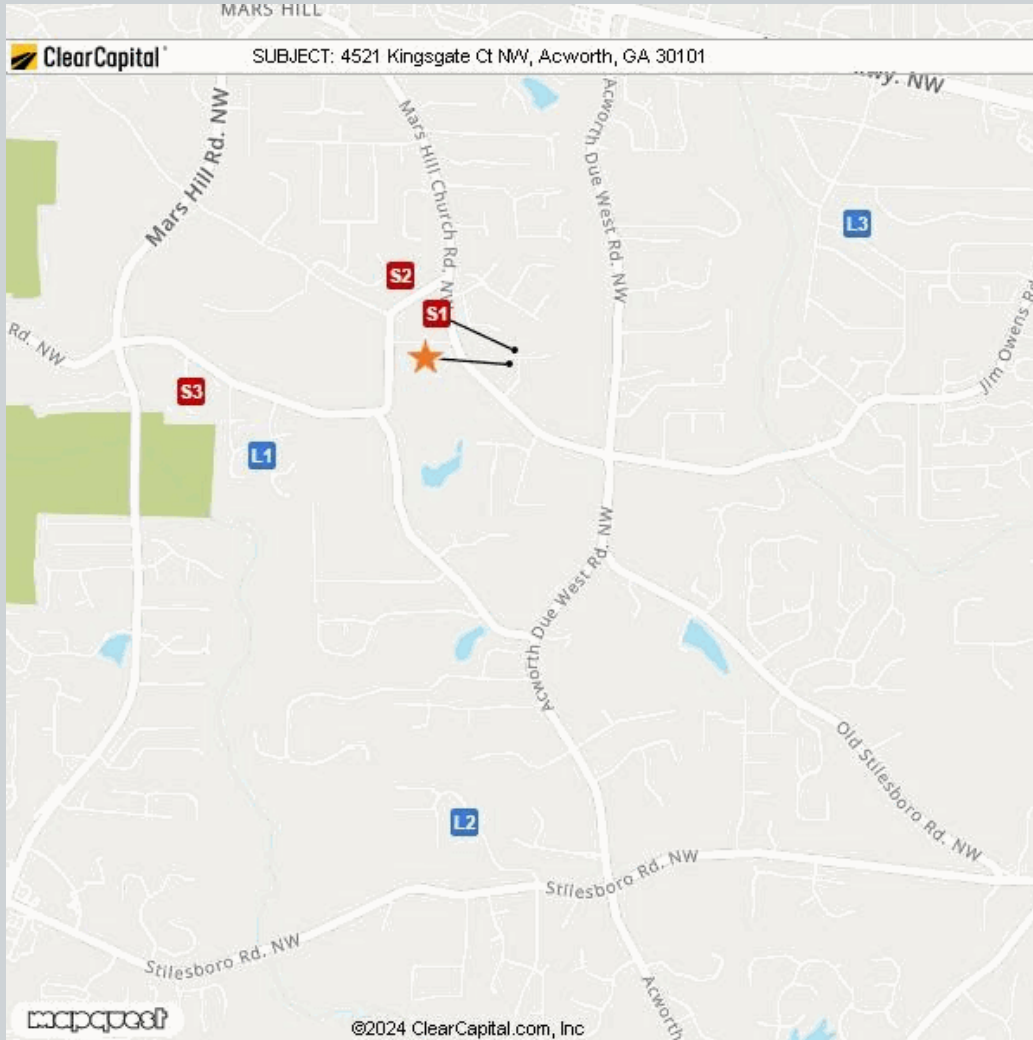
Address ★ 4521 Kingsgate Court Nw, Acworth, GA 30101

Loan Number 55115

Suggested List \$625,500

Suggested Repaired \$625,500

Sale \$625,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4521 Kingsgate Court Nw, Acworth, GA 30101	--	Parcel Match
L1 Listing 1	2519 Galloways Farm Dr Nw, Acworth, GA 30101	0.75 Miles ¹	Parcel Match
L2 Listing 2	1859 Brackendale Rd Nw, Kennesaw, GA 30152	1.31 Miles ¹	Parcel Match
L3 Listing 3	3866 Allyn Dr Nw, Kennesaw, GA 30152	1.06 Miles ¹	Parcel Match
S1 Sold 1	4520 Kingsgate Ct Nw, Acworth, GA 30101	0.04 Miles ¹	Parcel Match
S2 Sold 2	4755 Walkabout Creek Ct Nw, Acworth, GA 30101	0.40 Miles ¹	Parcel Match
S3 Sold 3	5045 Corinault Pl Nw, Acworth, GA 30101	0.91 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	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	7.71 miles	Date Signed	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:

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.