

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>	302 Mockingbird Drive, Springfield, GA 31329	<b>Order ID</b>	9601505	<b>Property ID</b>	35919866
<b>Inspection Date</b>	09/08/2024	<b>Date of Report</b>	09/08/2024		
<b>Loan Number</b>	55116	<b>APN</b>	0369A066		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Effingham		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	9.6_CitiAgedBPO	<b>Tracking ID 1</b>	9.6_CitiAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> Subject appears to be in average condition with the neighborhood and does not appear to need any repairs.
<b>R. E. Taxes</b>	\$892	
<b>Assessed Value</b>	\$36,714	
<b>Zoning Classification</b>	Residential AR-2	
<b>Property Type</b>	Manuf. Home	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is located in a rural neighborhood and is surrounded by homes of similar style, age, and condition.
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$179960 High: \$477000	
<b>Market for this type of property</b>	Decreased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	302 Mockingbird Drive	514 Red Bird Dr	336 Mockingbird Dr	212 Southern Charm Way
<b>City, State</b>	Springfield, GA	Springfield, GA	Springfield, GA	Guyton, GA
<b>Zip Code</b>	31329	31329	31329	31312
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.41 <sup>1</sup>	2.67 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$225,000	\$195,000	\$197,500
<b>List Price \$</b>	--	\$225,000	\$195,000	\$197,500
<b>Original List Date</b>		08/30/2024	07/17/2024	07/30/2024
<b>DOM · Cumulative DOM</b>	-- · --	7 · 9	51 · 53	38 · 40
<b>Age (# of years)</b>	25	25	24	21
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,128	1,344	1,120	1,232
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Carport 1 Car	None	None	None
<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>	1.14 acres	0.64 acres	0.57 acres	0.72 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** This home features a living room, dining room, and kitchen combo. Additionally it has a den or bonus area in the rear of home, near the secondary two bedrooms. There are bamboo wood floors throughout, fresh light paint, and a decorative fireplace. The primary bedroom and bath is on the other side of home featuring large soaking tub, and separate shower. Outside there is a large entry front porch, two additional porches in the back, covered carport parking, and a large lot with an abundance of trees! Located in the Forest Hills Community
- Listing 2** Hot new listing at a FABULOUS price! New roof, new hvac system and unit, new flooring, new sinks , new countertops and all new kitchen appliances! Lots of natural light filters into this freshly painted 3 bedroom, 2 bath home! Master suite has a spacious bathroom with a soaking tub and separate shower. Large open living room and separate laundry. Large homesite, over 1/2 acre with a private backyard and wooded view. Off street parking, fenced area for pets, metal storage building and back deck area.
- Listing 3** Move in ready home on a large lot in Effingham! This home features bamboo flooring throughout, fresh neutral paint, split floorplan, spacious bedrooms, and a large covered back patio. Inside, the living room is open to the kitchen. The kitchen comes equipped with beautiful grey cabinetry, all appliances, and a breakfast nook. Off of the kitchen is the laundry room. The primary suite has a double vanity, separate shower, soaking tub, and a walk in closet. Outside is a large backyard, red shed, and a newer metal roof.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	302 Mockingbird Drive	324 Mockingbird Dr	409 Hummingbird Ln	1323 Courthouse Rd
<b>City, State</b>	Springfield, GA	Springfield, GA	Springfield, GA	Guyton, GA
<b>Zip Code</b>	31329	31329	31329	31312
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.25 <sup>1</sup>	0.19 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	--	\$199,900	\$219,900	\$200,000
<b>List Price \$</b>	--	\$199,900	\$219,900	\$200,000
<b>Sale Price \$</b>	--	\$206,000	\$210,000	\$200,000
<b>Type of Financing</b>	--	Fha	Fha	Unknown
<b>Date of Sale</b>	--	02/16/2024	11/17/2023	03/25/2024
<b>DOM · Cumulative DOM</b>	-- · --	34 · 34	64 · 64	244 · 244
<b>Age (# of years)</b>	25	25	25	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,128	1,344	1,664	1,960
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Carport 1 Car	None	None	None
<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>	1.14 acres	0.83 acres	0.55 acres	0.69 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$26,485	+\$17,305	+\$8,315
<b>Adjusted Price</b>	--	\$232,485	\$227,305	\$208,315

\* 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** Affordable And Move-in Ready! This Three Bed Two Bath Home Has Already Had A Permanent Foundation Installed For Your Fha Or Va Financing. Spacious, Open Floor Plan Offering Modern Finishes, Two Living Areas, And Wood Burning Fireplace. New Metal Roof, New Hvac System, New Vinyl Plank Flooring Throughout, And Stainless Steel Appliances. Make Your Appointment To See Today! GLA +23520, garage +2500, lot size +465
- Sold 2** Your Home Search Ends Here! Welcome To The Conveniently Located Charming Home. Located On A Spacious Wooded Lot And Featuring Three Bedroom, Two Bath, And Family Room. This Home Has Been Fully Renovated With New Lvp Flooring, Stainless Appliances, New Roof With Forty Year Warranty, New A/c Unit, And Spacious Front Porch. The Primary Bedroom Features A Beautiful Walk In Shower And A Bath Tub Fit For An Amazing Spa Night. Outside You Will Find An Oasis Of Shade For Those Summer Days And A Pool. The Spacious Lot Is Big Enough To Potentially Build A Shelter Or Building In The Back. No Covenants! Only 30 Minutes From The Hyundai Plant! All Of This For An Incredible Price Will Not Last Long! GLA +13920, garage +2500, lot size +885
- Sold 3** Your Home Search Ends Here! Welcome To The Conveniently Located Charming Home. Located On A Spacious Wooded Lot And Featuring Three Bedroom, Two Bath, And Family Room. This Home Has Been Fully Renovated With New Lvp Flooring, Stainless Appliances, New Roof With Forty Year Warranty, New A/c Unit, And Spacious Front Porch. The Primary Bedroom Features A Beautiful Walk In Shower And A Bath Tub Fit For An Amazing Spa Night. Outside You Will Find An Oasis Of Shade For Those Summer Days And A Pool. The Spacious Lot Is Big Enough To Potentially Build A Shelter Or Building In The Back. No Covenants! Only 30 Minutes From The Hyundai Plant! All Of This For An Incredible Price Will Not Last Long! Age +100, GLA +5040, garage +2500, lot size +675

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject has not been listed or sold in the past 12 months.				
<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>	\$232,485	\$232,485
<b>Sales Price</b>	\$232,485	\$232,485
<b>30 Day Price</b>	\$227,305	--
<b>Comments Regarding Pricing Strategy</b>		
Based on the comps in the current market I would recommend a list price of \$232,485. If it does not sell within 30 days, then I would recommend a price reduction to \$227,305.		

### 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



Street



Street



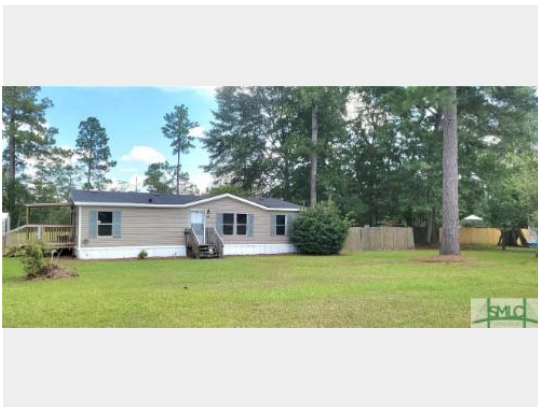
## Listing Photos

**L1** 514 Red Bird Dr  
Springfield, GA 31329



Front

**L2** 336 Mockingbird Dr  
Springfield, GA 31329



Front

**L3** 212 Southern Charm Way  
Guyton, GA 31312



Front



## Sales Photos

**S1** 324 Mockingbird Dr  
Springfield, GA 31329



Front

**S2** 409 Hummingbird Ln  
Springfield, GA 31329



Front

**S3** 1323 Courthouse Rd  
Guyton, GA 31312



Front

### ClearMaps Addendum

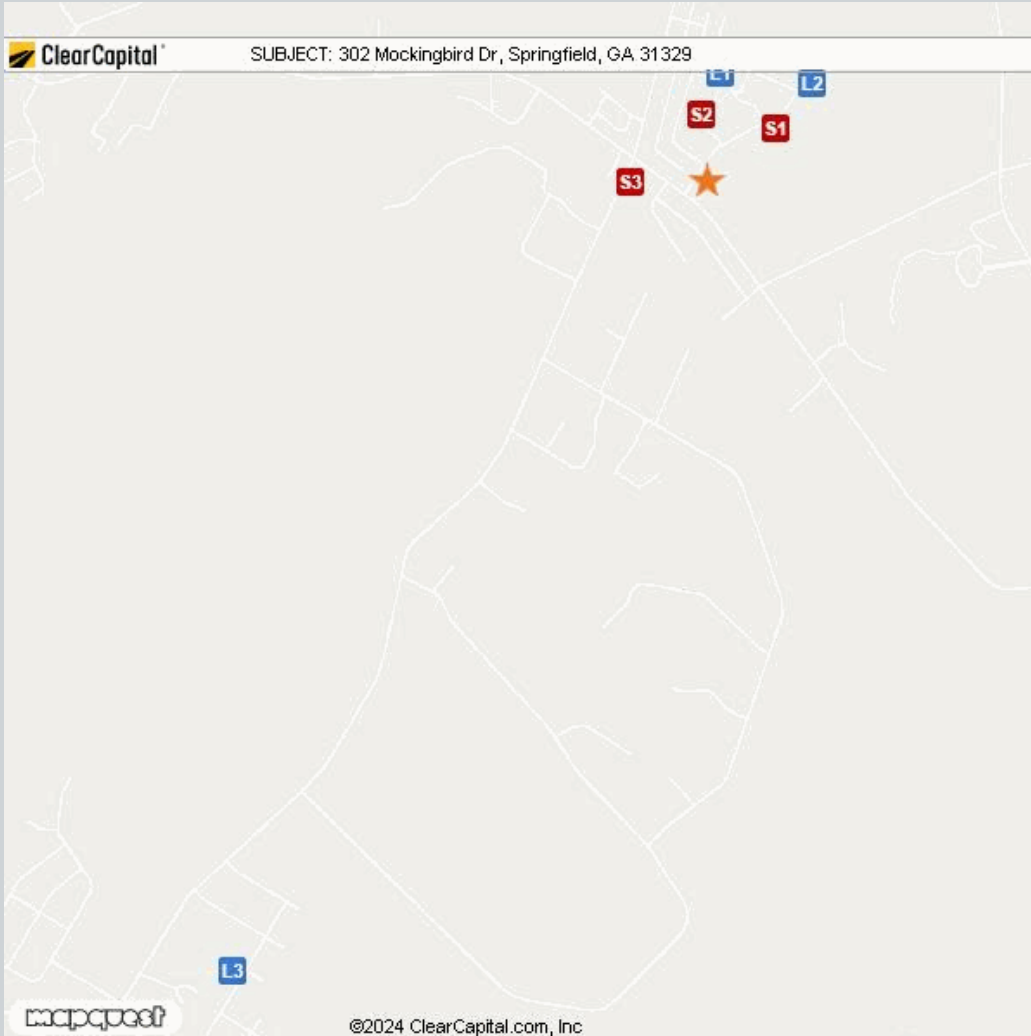
**Address** ★ 302 Mockingbird Drive, Springfield, GA 31329

**Loan Number** 55116

**Suggested List** \$232,485

**Suggested Repaired** \$232,485

**Sale** \$232,485



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	302 Mockingbird Drive, Springfield, GA 31329	--	Parcel Match
L1 Listing 1	514 Red Bird Dr, Springfield, GA 31329	0.31 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	336 Mockingbird Dr, Springfield, GA 31329	0.41 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	212 Southern Charm Way, Guyton, GA 31312	2.67 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	324 Mockingbird Dr, Springfield, GA 31329	0.25 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	409 Hummingbird Ln, Springfield, GA 31329	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1323 Courthouse Rd, Guyton, GA 31312	0.22 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: 07/29/2024

**Purpose:**

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

**Undue Influence Concerns**

Please contact [uiprovder@clearcapital.com](mailto:uiprovder@clearcapital.com) for any Undue Influence concerns.

**Independence Hotline**

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

### Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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>	James Grekousis	<b>Company/Brokerage</b>	LPT REALTY
<b>License No</b>	425473	<b>Address</b>	8001 Chatham Center Drive Savannah GA 31405
<b>License Expiration</b>	12/31/2026	<b>License State</b>	GA
<b>Phone</b>	9124338239	<b>Email</b>	jamesgreko@gmail.com
<b>Broker Distance to Subject</b>	20.05 miles	<b>Date Signed</b>	09/08/2024

*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.**