

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	112 Reese Way, Savannah, GA 31419	Order ID	8957697	Property ID	34658321
Inspection Date	10/04/2023	Date of Report	10/06/2023		
Loan Number	55408	APN	11008B12144		
Borrower Name	Catamount Properties 2018 LLC	County	Chatham		

Tracking IDs

Order Tracking ID	10.04.23 BPO Request	Tracking ID 1	10.04.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	THOMAS J DEMAIO	Condition Comments	
R. E. Taxes	\$2,310	Subject appears to be in average condition and does not appear to need repairs.	
Assessed Value	\$68,520		
Zoning Classification	Residential PUD		
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	Glennwood Grove		
Association Fees	\$360 / Quarter (Other: unknown)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Home is located in a condominium complex surrounded by homes just like it. There are Zero active listings in this sub division so I have to go 10 miles out. The actives listed on this report are not the greatest comps ever as they don't really represent the subject home in a realistic view. However, there are literally zero condo/townhome active comps to pull so these must be used.	
Sales Prices in this Neighborhood	Low: \$227650 High: \$676705		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	112 Reese Way	411 Southbridge Blvd Unit 105	12300 Apache Ave # N-5	310 Tibet Ave Apt 20
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31405	31419	31406
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.88 ¹	4.92 ¹	5.94 ¹
Property Type	SFR	Condo	Condo	Condo
Original List Price \$	\$	\$339,900	\$215,000	\$210,000
List Price \$	--	\$339,900	\$215,000	\$210,000
Original List Date		07/14/2023	09/21/2023	06/12/2023
DOM · Cumulative DOM	-- · --	83 · 84	14 · 15	115 · 116
Age (# of years)	16	24	28	19
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 condo	1 Story condo	3 Stories condo	1 Story condo
# Units	1	1	1	1
Living Sq. Feet	1,918	1,790	1,413	980
Bdrm · Bths · ½ Bths	2 · 3 · 1	3 · 2	3 · 2	2 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.02 acres	0.03 acres	0.01 acres	0.01 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** A Peaceful Perch On #1 Fairway, Live The Good Life In Villas On The Green At Southbridge. This Rarely Available Second Floor Home Has Fairway, Lagoon And Wooded Area Views. The Move-in Ready Open Floor Plan Boasts A Spacious Kitchen With Solid Surface Countertops, Stainless Steel Appliances (fridge Remains), Breakfast Bar Which Opens To The Dining Area And Living Room. Hardwood Floors In The Living/dining, Tile Throughout The Baths And Entry Way. Gorgeous Plantation Shutters Throughout The Entire Home. Separate Laundry Room With Full Size Washer And Dryer Included. 3 Bedrooms And 2 Full Baths. Single Car Detached Garage. Enjoy All The Amenities That Villas On The Green Has To Offer. Easy Access To The Hwy 16, Centrally Located To Pooler And Historic Downtown Area. Act Soon As These Condos Don't Come On The Market Often.
- Listing 2** Welcome To Your New Home In The Sought After Community Of Hoover Creek. This 3 Bedroom, 2 Bath Unit Has Been Upgraded And Includes A Highly Coveted Garage! You Will Love The Split Bedroom Floorpan, Large Laundry Room (washer And Dryer Included), Vinyl Plank Floors In Common Areas, Granite Countertops In Kitchen And Bathrooms And Brand New Carpet In All Bedrooms And Closet Spaces. The Generously Sized Bedrooms Have Ample Closet Space. The Primary Bedroom Includes An En-suite Bathroom For Your Convenience. The Living Room Has A Wood Burning Fireplace And There Is An Adjacent Sunroom With Vaulted Ceiling. Hoover Creek Is Known For It's Fantastic Amenities, Including A Swimming Pool, Fitness Center, Clubhouse, And A Deep Water Dock Providing You With Plenty Of Opportunities For Recreation And Relaxation. It Is Also Conveniently Located Within A Few Minute's Drive To Hunter Army Airfield, Multiple Restaurants And Local Shopping. Don't Miss Your Chance To Get Your Hands On This Great Condo!
- Listing 3** Immaculate 2 Bedroom, 2 Bath Second Floor Condo In The Sought After Gated Community Of Brockington Square! This Split Bedroom Plan Features An Open Concept With A Great Room, Dining Area, Kitchen With Pantry And Appliances Included, Spacious Master Suite With Walk-in Closet, High Ceilings And Beautiful Laminate Flooring. Other Features Include A Private Screened In Balcony With Storage Closet, And A Laundry Room. You Will See The View Of The Lagoon And Fountain From The Kitchen Window And Secondary Bedroom! Conveniently Located Near The Mall And Georgia Southern University/armstrong Campus. This Is A Must See !

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	112 Reese Way	34 Reese Way	225 Lake View Dr	12300 Apache Ave Apt 409
City, State	Savannah, GA	Savannah, GA	Pooler, GA	Savannah, GA
Zip Code	31419	31419	31322	31419
Datasource	Public Records	MLS	Public Records	MLS
Miles to Subj.	--	0.03 ¹	5.01 ¹	4.99 ¹
Property Type	SFR	SFR	Condo	Condo
Original List Price \$	--	\$262,000	\$260,500	\$265,000
List Price \$	--	\$262,000	\$260,500	\$265,000
Sale Price \$	--	\$262,000	\$260,500	\$265,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	08/31/2023	03/10/2023	06/30/2023
DOM · Cumulative DOM	-- · --	48 · 48	0 · 0	23 · 23
Age (# of years)	16	8	18	28
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 condo	2 Stories condo	1 Story condo	1 Story condo
# Units	1	1	1	1
Living Sq. Feet	1,918	1,694	1,503	1,413
Bdrm · Bths · ½ Bths	2 · 3 · 1	2 · 2 · 1	2 · 3	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.02 acres	0.02 acres	0.06 acres	0.09 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$262,000	\$260,500	\$265,000

* 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** Berwick Plantation, This Two Bedroom, Two And A Half Bath Town Home Is Easily Accessible By I-16 And A Short Commute To Nearby Restaurants And Shopping. An Open Concept Great Room And Kitchen. Stainless Steel Appliances Make The Kitchen A Dream To Be In! Upstairs You Will Find The Master Suite, With Tons Of Closet Space, The Laundry Room and the Second Bedroom That Houses Its Own Private Bathroom. In The Fenced Backyard.
- Sold 2** Fantastic location, convenient to everything and yet quiet. Kitchen has Corian countertops, island and all appliances remain. Hardwood floors with open floor plan. Nice deck with privacy fence. Not a drive by. All maintenance free exterior!
- Sold 3** Stunning 3rd Floor Condo Located In The Desired Gated Hoover Creek Community W. Impressive Amenities! This Condo Features 3 Spacious Bedrooms, 2 Full Bathrooms, Tons Of Natural Light, A Split Open Floorplan W. Sunroom & Formal Dining Area. Chef's Kitchen Boasts Breakfast Bar W. New Quartz Countertops, Brand New Cabinetry W. Soft Close Drawers & Cabinets As Well As New Ss Appliances! This Airy Condo Showcases Fresh Paint & Lvp Flooring Throughout The Entire Home! Stackable Washer/dryer & Rare 1-car Garage W. Remote Also Included W. This Sale! Both Bathrooms Have Been Tastefully Updated W. New Vanities, Sinks & Quartz Countertops! Hoover Creek Is Surely To Please With Its Expansive Amenities & Location Such As Access To Boat Launch & Kayak Storage, Workout Facility, Pool & Much More! Prime Location Near Hunter Army Airfield, Gsu Armstrong Campus, Restaurants/shopping. Call Today For Private Tour!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed or sold in the past 12 months.			
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	\$262,000	\$262,000
Sales Price	\$262,000	\$262,000
30 Day Price	\$257,000	--
Comments Regarding Pricing Strategy		
I would recommend a list price of \$262,000. If it does not sell within 30 days, then I would recommend a price adjustment to \$257,000.		

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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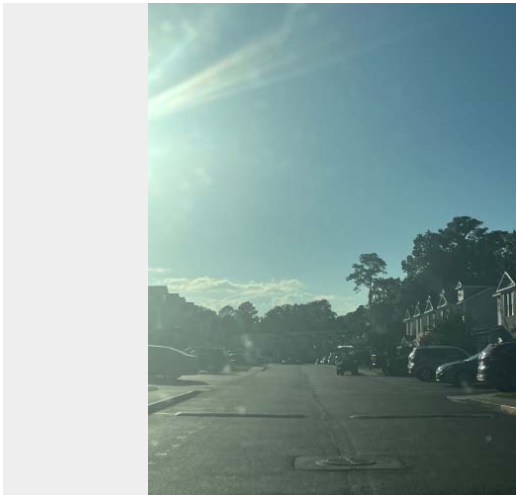
Subject Photos



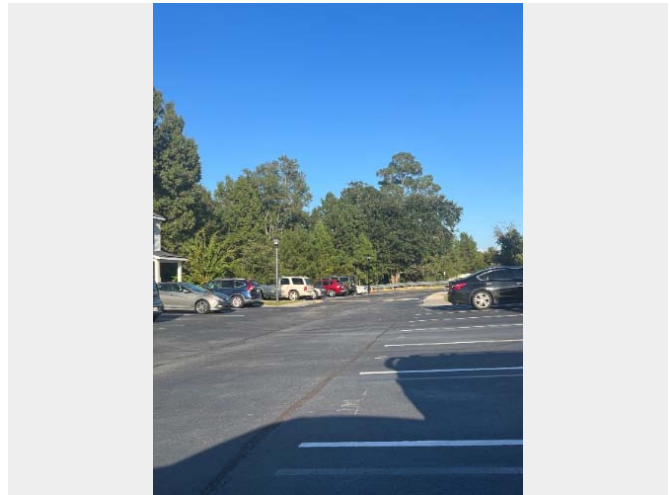
Front



Address Verification



Street



Street

Listing Photos

L1 411 Southbridge Blvd Unit 105
Savannah, GA 31405



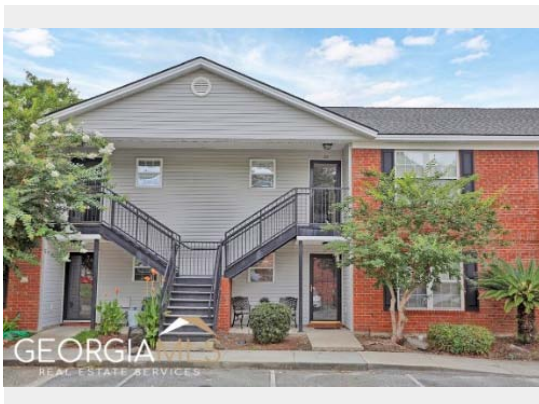
Front

L2 12300 Apache Ave # N-5
Savannah, GA 31419



Front

L3 310 Tibet Ave Apt 20
Savannah, GA 31406



Front

Sales Photos

S1 34 Reese Way
Savannah, GA 31419



Front

S2 225 Lake View Dr
Pooler, GA 31322



Front

S3 12300 Apache Ave Apt 409
Savannah, GA 31419



Front

ClearMaps Addendum

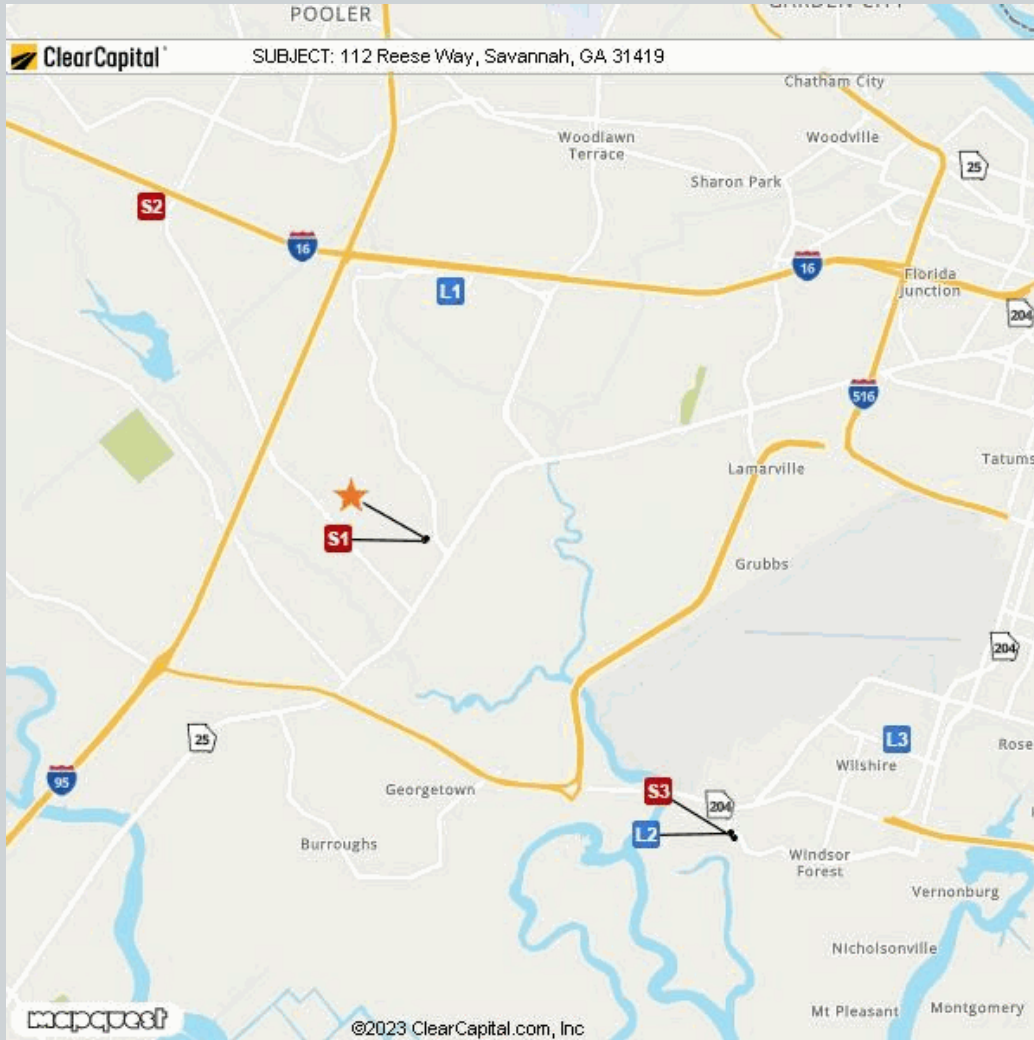
Address ★ 112 Reese Way, Savannah, GA 31419

Loan Number 55408

Suggested List \$262,000

Suggested Repaired \$262,000

Sale \$262,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	112 Reese Way, Savannah, GA 31419	--	Parcel Match
L1 Listing 1	411 Southbridge Blvd Unit 105, Savannah, GA 31405	2.88 Miles ¹	Parcel Match
L2 Listing 2	12300 Apache Ave # N-5, Savannah, GA 31419	4.92 Miles ¹	Parcel Match
L3 Listing 3	310 Tibet Ave Apt 20, Savannah, GA 31406	5.94 Miles ¹	Parcel Match
S1 Sold 1	34 Reese Way, Savannah, GA 31419	0.03 Miles ¹	Parcel Match
S2 Sold 2	225 Lake View Dr, Pooler, GA 31322	5.01 Miles ¹	Parcel Match
S3 Sold 3	12300 Apache Ave Apt 409, Savannah, GA 31419	4.99 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	James Grekousis	Company/Brokerage	Fathom Realty
License No	425473	Address	8001 Chatham Center Dr Savannah GA 31405
License Expiration	12/31/2026	License State	GA
Phone	9312034128	Email	jamesgreko@gmail.com
Broker Distance to Subject	5.59 miles	Date Signed	10/06/2023

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.