

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>	447 Deerfield Road, Bloomingdale, GEORGIA 31302	<b>Order ID</b>	9016005	<b>Property ID</b>	34786976
<b>Inspection Date</b>	11/11/2023	<b>Date of Report</b>	11/11/2023		
<b>Loan Number</b>	55738	<b>APN</b>	0377A002H00		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Effingham		

Tracking IDs					
<b>Order Tracking ID</b>	11.8_BPO	<b>Tracking ID 1</b>	11.8_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

		Condition Comments
<b>Owner</b>	DAY MICHAEL E	Subject appears to be in fair condition. The house can use some TLC and exterior repairs to bring it up to average condition.
<b>R. E. Taxes</b>	\$1,159	
<b>Assessed Value</b>	\$27,688	
<b>Zoning Classification</b>	Residential AR-1	
<b>Property Type</b>	Manuf. Home	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$25,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$25,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

		Neighborhood Comments
<b>Location Type</b>	Rural	Subject is located in a rural area and is surrounded by similar homes.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$257600 High: \$497000	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	447 Deerfield Road	409 Hummingbird Ln	221 Saddlehorn Ln	101 Midland Rd
City, State	Bloomingtondale, GEORGIA	Springfield, GA	Guyton, GA	Guyton, GA
Zip Code	31302	31329	31312	31312
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	11.39 <sup>1</sup>	10.96 <sup>1</sup>	9.62 <sup>1</sup>
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$199,000	\$198,500	\$219,500
List Price \$	--	\$199,000	\$198,500	\$219,500
Original List Date		09/14/2023	10/20/2023	09/04/2023
DOM · Cumulative DOM	-- · --	56 · 58	20 · 22	66 · 68
Age (# of years)	35	24	25	30
Condition	Fair	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 Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
# Units	1	1	1	1
Living Sq. Feet	1,120	1,000	1,456	1,440
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	1.73 acres	0.55 acres	0.69 acres	0.79 acres
Other	--	--	--	--

\* 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** Back On The Market At No Fault To Seller. This Newly Renovated Mobile Home Is Move In Ready And Waiting On You. Located On A Large .55 Acre Lot, This Home Has Been Completely Redone With New Flooring, New Paint, New Plumbing Fixtures, New Lighting Fixtures, And All New Stainless Appliances, New Hvac And New Metal Roof. Home Has A Large Open Floor Plan With Combo Living-room Area Reaching From Front Of Home To The Back And A Separate Den With Wood Burning Fireplace. The Split Floorplan Includes A Master Suite With Its Own Master Bath Sporting A Large Garden Tub, Separate Shower, And Dual Vanities. Home Sits On A Permanent Foundation, Certification Can Be Available Before Closing If Needed For Mortgage. A Large Oak Tree Shaded Back Lawn Will Provide Many Days Of Outdoor Entertaining. Looking For An Almost New Home Without That New Price, This Is The Home For You.
- Listing 2** Take Your Pick And Choose 1 Of These 3 Properties On Saddlehorn Lane. Or Buy All 3 @ One Great Price!! ( Same Seller On All Three 205, 221, 223 Saddlehorn Lane). All 3 Units Are Tenant Occupied With Long Term Tenants. 3 Spacious Bedrooms, 2 Full Bathrooms, 2 Decks, Huge Lot .69 Ac, 1456 Sf. Completely Renovated In 2019 With New Kitchen Cabinets, Bathroom Vanities, Tubs & Fixtures. New Flooring Throughout, Paint, Decks, New Hvac July 2023. Situated On Permanent Brick Foundation!! Tenant Occupied - Located In The Award Winning Effingham School District. Plus, An Easy Commute To Savannah, Pooler, Bluffton, Gulfstream, Airport, Haaf, Ga Ports, Shopping, Dining, And The New Hyundai Plant. No Hoa !! No Interior Photos Permitted To Post.
- Listing 3** Back On Market! No Fault Of Seller! Huge Price Improvement!! No Hoa In Effingham County With Easy Access To Hwy 17!! This 3 Bedroom, 2 Bath Home Sits On A Large Lot With .79 Acres And Has Been Fully Remodeled. Home Has A Big Living Room, Kitchen With All New Stainless Steel Appliances Including A Glass Top Stove, Dishwasher, And Microwave Hood Vent And Brand New Countertops That Complete The Kitchen Bar And Breakfast Area. No Surface Was Left Untouched All New Paint And Lvp Lminate Wood Flooring Throughout. Seller Has Replaced All The Doors, Bathroom Vanities, Toilets And Tub And Shower Combos. This Home Has An Office/flex Space That Could Be Used As A Fourth Bedroom Along With A Separate Laundry Room, Decked Front Porch And Brick Skirting. Great Home In Effingham County! Seller Will Contribute \$5,000 Towards Closing Or Buyer's Choice. Bring All Offers!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	447 Deerfield Road	955 Zeigler Rd	1742 Homestead Dr	921 Deerfield Rd E
City, State	Bloomingtondale, GEORGIA	Bloomingtondale, GA	Ellabell, GA	Bloomingtondale, GA
Zip Code	31302	31302	31308	31302
Datasource	MLS	Public Records	Public Records	Public Records
Miles to Subj.	--	0.68 <sup>1</sup>	9.15 <sup>1</sup>	0.55 <sup>1</sup>
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$213,000	\$215,000	\$205,500
List Price \$	--	\$213,000	\$215,000	\$205,500
Sale Price \$	--	\$213,000	\$215,000	\$205,500
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	11/22/2022	12/22/2022	08/10/2022
DOM · Cumulative DOM	-- · --	0 · 0	0 · 0	0 · 0
Age (# of years)	35	33	6	42
Condition	Fair	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 Mobile Home	1 Story mobile home	1 Story mobile home	1 Story mobile home
# Units	1	1	1	1
Living Sq. Feet	1,120	1,200	1,216	1,440
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
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	1.73 acres	2.10 acres	2.75 acres	0.84 acres
Other	--	--	--	--
Net Adjustment	--	-\$28,155	-\$34,510	-\$35,065
Adjusted Price	--	\$184,845	\$180,490	\$170,435

\* 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.

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Age -200, GLA -2400, lot size -555, condition -25000

**Sold 2** Age -2900, GLA -2580, lot size -1530, bath -2500, condition -25000

**Sold 3** Age +700, GLA -9600, lot size +1335, bath -2500, condition -25000

## 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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$184,845	\$219,500
<b>Sales Price</b>	\$184,845	\$219,500
<b>30 Day Price</b>	\$179,845	--
<b>Comments Regarding Pricing Strategy</b>		
I would recommend an as-is price of \$184,845. If it does not sell within 30 days I would recommend a price of \$179,845. If it is repaired to average condition I would recommend a price of \$219,500.		

## 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



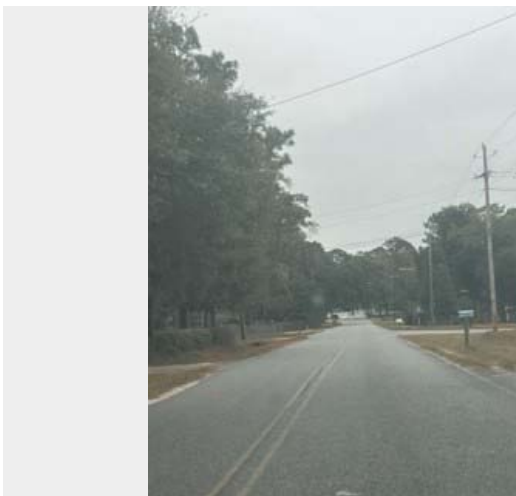
Address Verification



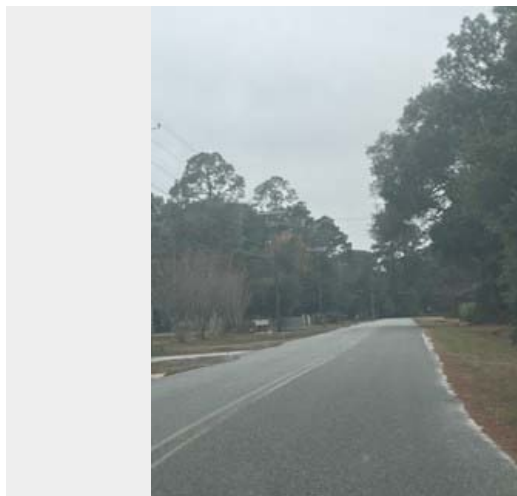
Address Verification



Address Verification



Street



Street



## Listing Photos

**L1** 409 Hummingbird Ln  
Springfield, GA 31329



Front

**L2** 221 Saddlehorn Ln  
Guyton, GA 31312



Front

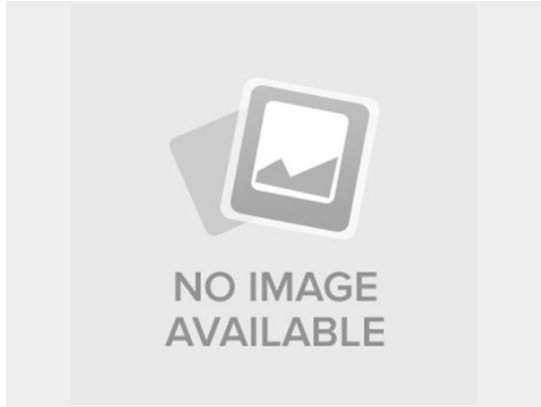
**L3** 101 Midland Rd  
Guyton, GA 31312



Front

## Sales Photos

**S1** 955 Zeigler Rd  
Bloomington, GA 31302



Front

**S2** 1742 Homestead Dr  
Ellabell, GA 31308



Front

**S3** 921 Deerfield Rd E  
Bloomington, GA 31302



Front



## ClearMaps Addendum

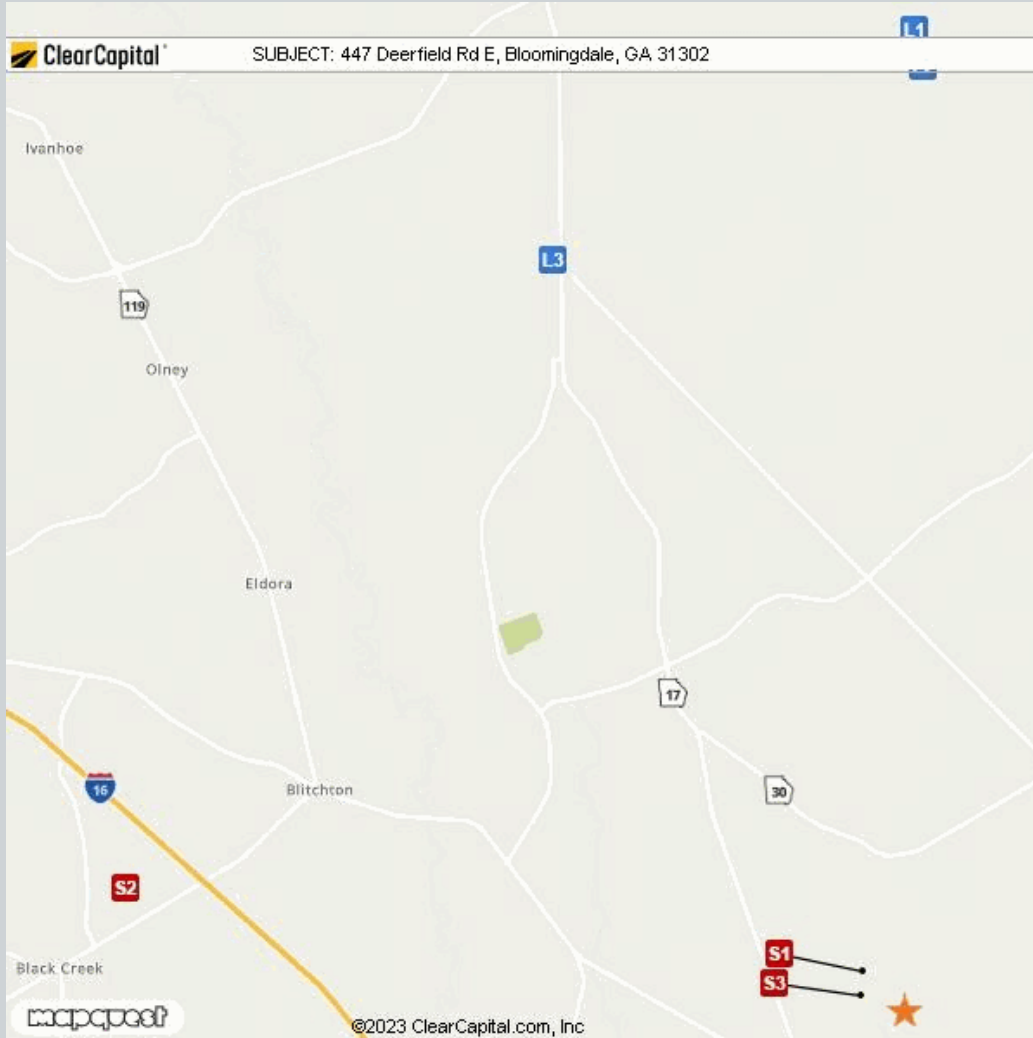
**Address** ★ 447 Deerfield Road, Bloomingdale, GEORGIA 31302

**Loan Number** 55738

**Suggested List** \$184,845

**Suggested Repaired** \$219,500

**Sale** \$184,845



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	447 Deerfield Road, Bloomingdale, Georgia 31302	--	Parcel Match
L1 Listing 1	409 Hummingbird Ln, Springfield, GA 31329	11.39 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	221 Saddlehorn Ln, Guyton, GA 31312	10.96 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	101 Midland Rd, Guyton, GA 31312	9.62 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	955 Zeigler Rd, Bloomingdale, GA 31302	0.68 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1742 Homestead Dr, Ellabell, GA 31308	9.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	921 Deerfield Rd E, Bloomingdale, GA 31302	0.55 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: 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

<b>Broker Name</b>	James Grekousis	<b>Company/Brokerage</b>	Fathom Realty
<b>License No</b>	425473	<b>Address</b>	8001 Chatham Center Dr 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>	11.84 miles	<b>Date Signed</b>	11/11/2023

*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.**