

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	141 Shenandoah Drive, Mcdonough, GEORGIA 30252	Order ID	9016005	Property ID	34786993
Inspection Date	11/09/2023	Date of Report	11/09/2023		
Loan Number	55746	APN	110C01183000		
Borrower Name	Catamount Properties 2018 LLC	County	Henry		

Tracking IDs

Order Tracking ID	11.8_BPO	Tracking ID 1	11.8_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHATON POWELL	Condition Comments Subject property appears to be in good condition from the outside. Property conforms to the neighborhood, and there are no exterior influencing factors.
R. E. Taxes	\$6,167	
Assessed Value	\$185,160	
Zoning Classification	Residential PD	
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 Neighborhood is new within the past 10 years. The lots sq ft are large in size. There are no boarded up homes, and there is no REO activity.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$195691 High: \$506600	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	141 Shenandoah Drive	312 Galahad Ct	333 Shannon Ct	76 Shenandoah Dr
City, State	Mcdonough, GEORGIA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
Zip Code	30252	30252	30252	30252
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.22 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$529,000	\$495,000
List Price \$	--	\$425,000	\$529,000	\$495,000
Original List Date		09/29/2023	10/08/2023	10/31/2023
DOM · Cumulative DOM	-- · --	40 · 41	31 · 32	9 · 9
Age (# of years)	5	24	5	4
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 Colonial	2 Stories Contemporary	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	4,185	4,050	4,934	3,594
Bdrm · Bths · ½ Bths	5 · 4	5 · 3 · 1	5 · 5 · 1	4 · 3 · 1
Total Room #	11	11	13	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.42 acres	1.25 acres	0.50 acres	0.43 acres
Other	--	--	--	--

* Listing 2 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** 1.25+ acre cul-de-sac lot...mature trees for privacy, fenced back yard and patio for enjoyment outside. 4BR, 3.5 bath - 5th bedroom/possible in law set up in basement with Family room w/fireplace. Formal dining room, formal living room with separate den which opens to kitchen. Two sets of French doors open to beautiful sunroom where you can enjoy your morning coffee. Real Hardwoods on 1st and 2nd floors. Large owner suite with two closets and huge bathroom, garden tub and separate walk-in shower that you have to see to believe, along with 2 vanities. Large solid home! Bring your imagination and offers! Priced to sell!
- Listing 2** Super Luxurious and extra spacious gorgeous home in the sought-after, and picturesque Lake Iris Swim and Tennis Community. Approximately 5,000 square feet of sheer "Wow-factor" in this iconic "Jefferson" Floor plan. Formal living room, dining room, family room, entertainment room, gourmet kitchen, guest bedroom with full bath, office, half bath on the main, bedroom on the main, Oversized master upstairs with a fireplace and separate sitting room. 3 additional huge secondary bedrooms with vaulted ceilings and 3 baths. There is a large entertainment room upstairs as well. The floor plan is open flows extremely well. This home shows beautifully!! Seller will PAY 1 % towards a rate buy down for the purchase of this home!
- Listing 3** Be greeted by beautiful castle doors in this swim and tennis community home, available in beautiful Henry County. It is located just off Hwy 42 with easy access to I-75. The home offers a sprawling open concept on a ranch with hardwoods in living room, family room, dining, breakfast, kitchen and all halls. Enjoy a large family room with fireplace, an oversized bedroom, full bath and loft upstairs ideal for guest or "mancave". The kitchen has beautiful cream white cabinets, double oven, stainless steel appliance package and a huge walk-in pantry. Hurry, this home won't last long.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	141 Shenandoah Drive	628 Brubeck Way	401 Mary Todd Pl	9040 Dawes Xing
City, State	Mcdonough, GEORGIA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
Zip Code	30252	30252	30252	30252
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.15 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$529,400	\$530,000	\$540,000
List Price \$	--	\$529,400	\$530,000	\$540,000
Sale Price \$	--	\$515,000	\$515,000	\$507,000
Type of Financing	--	Conventional	Va	Cash
Date of Sale	--	03/15/2023	04/04/2023	10/05/2023
DOM · Cumulative DOM	-- · --	69 · 69	39 · 39	69 · 69
Age (# of years)	5	4	5	17
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 ; Water
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	4,185	4,100	4,443	3,987
Bdrm · Bths · ½ Bths	5 · 4	5 · 4	5 · 3	6 · 4 · 1
Total Room #	11	11	10	13
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.42 acres	0.46 acres	0.51 acres	0.81 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$515,000	\$515,000	\$507,000

* Sold 2 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** **** SELLER IS OFFERING Incentives towards 2:1 buy-down for the buyer which will make their interest rate 2% lower on year 1, and 1% lower on year 2**** This One Owner Beauty Lights Up Your Eyes! Upon entering the main floor you are greeted with a two story foyer, a formal living room on one side and a formal dining room with bay windows and coffered ceilings. Once in the family room you will see a beautiful fire place with TV Power Outlets already installed. The chef's kitchen contains a large island, double oven and gas range cooktop. There is a bedroom and full bath on the main floor. Upstairs you will find the owner's suite, 3 bedrooms and 3 additional bathrooms. The owners suite boasts a fireside sitting room with an open and spacious floor space with tall ceilings that borders a spa bath with separate tile shower and soaking tub. The oversized closet leaves plenty of room for growth! The remaining bedrooms are spacious with walk-in closets and vaulted ceilings! The oversized 2 car garage side entry garage makes the front elevation exquisite! The Private Backyard is one to envy. THE BEST OF IT ALL IS THAT IT IS situated on a private cul de sac street! Welcome Home to McDonough's Best Kept Secret!
- Sold 2** This beautiful family home has a two-story foyer, a formal living room on one side, and a formal dining room with coffered ceilings. There is a huge family room with coffered ceiling and a beautiful fireplace. The chef's kitchen contains a large island, double oven, and gas range cooktop. There is a bedroom and full bath on the main floor. Upstairs you will find the oversized owner's suite with sitting area and electric fireplace. The huge Master bath with separate tile shower and soaking tub. The oversized closet affords plenty of room. The remaining bedrooms are spacious with walk-in closets and vaulted ceilings! The oversized three-car garage has room for all your toys. The backyard with privacy fence is additional outdoor living space. This beautiful family home will not last.
- Sold 3** Step inside to discover a spacious open-concept layout, featuring a well-appointed kitchen with modern appliances and ample storage space. The cozy living room provides the perfect spot for relaxation and entertainment, with plenty of natural light streaming in through large windows. The master bedroom boasts a serene retreat, complete with an en-suite bathroom for added privacy and comfort. Two additional bedrooms offer flexibility for guests, a home office, or a playroom for the little ones. Outside, the property delights with a sizable backyard, perfect for hosting BBQs or enjoying outdoor activities with family and friends. The well-maintained landscaping adds to the curb appeal and creates a pleasant atmosphere for all. Conveniently located in a family-friendly neighborhood, 9040 Dawes Crossing is within easy reach of local schools, parks, and shopping centers. With easy access to major highways, commuting to nearby cities is a breeze.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per the MLS the property last sold on November 3 of 2023			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/08/2023	\$498,000	09/12/2023	\$450,000	Sold	11/03/2023	\$450,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$515,000	\$515,000
Sales Price	\$515,000	\$515,000
30 Day Price	\$515,000	--
Comments Regarding Pricing Strategy		
Based on the recently sold comps and what they listed and sold for this \$515,000 price is pretty much right where the property would sell today		

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.

Subject Photos



Front



Address Verification



Street



Street



Other

Listing Photos

L1 312 Galahad Ct
Mcdonough, GA 30252



Front

L2 333 Shannon Ct
Mcdonough, GA 30252



Front

L3 76 Shenandoah Dr
Mcdonough, GA 30252



Front

Sales Photos

S1 628 Brubeck Way
Mcdonough, GA 30252



Front

S2 401 Mary Todd Pl
Mcdonough, GA 30252



Front

S3 9040 Dawes Xing
Mcdonough, GA 30252



Front

ClearMaps Addendum

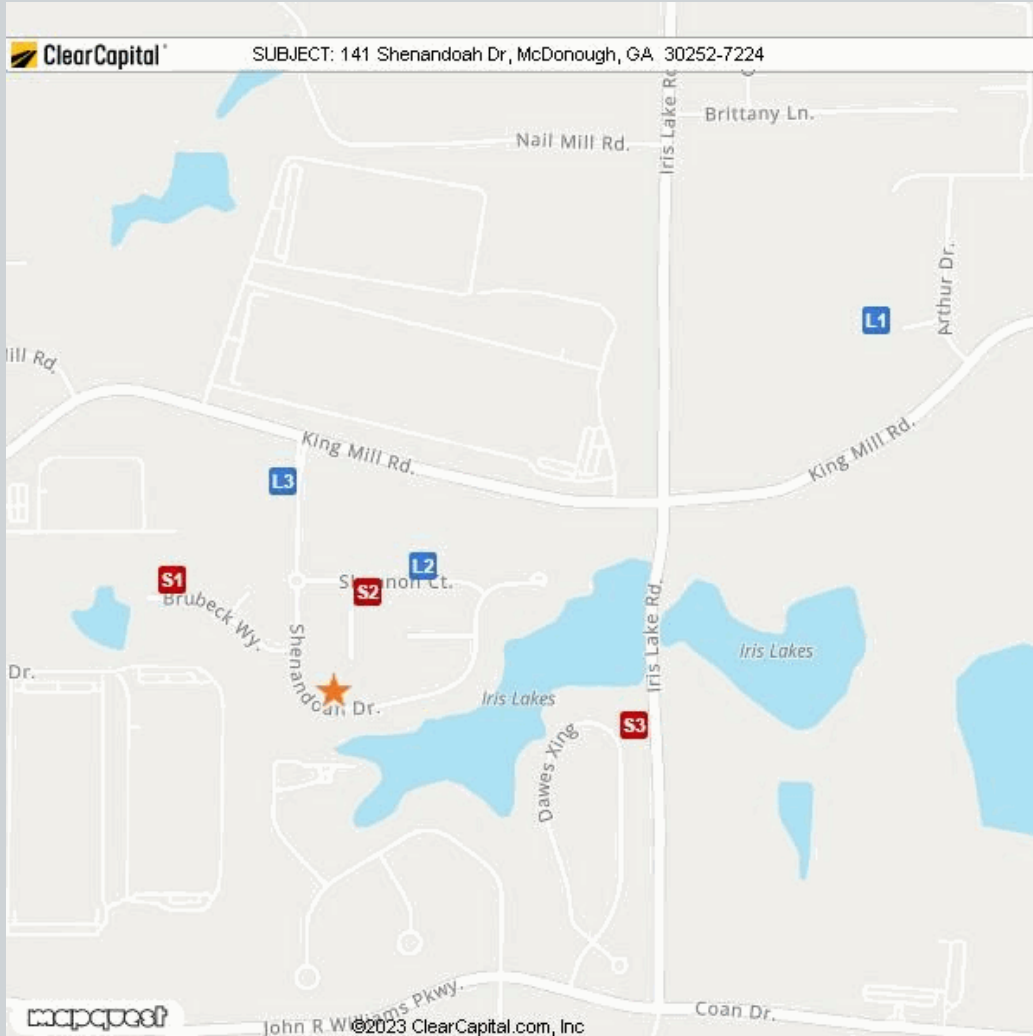
Address ★ 141 Shenandoah Drive, Mcdonough, GEORGIA 30252

Loan Number 55746

Suggested List \$515,000

Suggested Repaired \$515,000

Sale \$515,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	141 Shenandoah Drive, Mcdonough, Georgia 30252	--	Parcel Match
L1 Listing 1	312 Galahad Ct, Mcdonough, GA 30252	0.94 Miles ¹	Parcel Match
L2 Listing 2	333 Shannon Ct, Mcdonough, GA 30252	0.22 Miles ¹	Parcel Match
L3 Listing 3	76 Shenandoah Dr, Mcdonough, GA 30252	0.31 Miles ¹	Parcel Match
S1 Sold 1	628 Brubeck Way, Mcdonough, GA 30252	0.28 Miles ¹	Parcel Match
S2 Sold 2	401 Mary Todd Pl, Mcdonough, GA 30252	0.15 Miles ¹	Parcel Match
S3 Sold 3	9040 Dawes Xing, Mcdonough, GA 30252	0.43 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	Jaime Rodriguez	Company/Brokerage	JRod Enterprises, LLC
License No	387341	Address	209 Legends Trce McDonough GA 30253
License Expiration	01/31/2026	License State	GA
Phone	7706855767	Email	jrod.enterprises21@gmail.com
Broker Distance to Subject	8.70 miles	Date Signed	11/09/2023

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.