

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>	105 Woodbriar, Fayetteville, GEORGIA 30215	<b>Order ID</b>	9016005	<b>Property ID</b>	34786992
<b>Inspection Date</b>	11/09/2023	<b>Date of Report</b>	11/10/2023		
<b>Loan Number</b>	55765	<b>APN</b>	051501058		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Fayette		

<b>Tracking IDs</b>					
<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

<b>Owner</b>	JOSEPH WAYNE CAMPBELL	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,878	Subject appears in good and marketable condition with no significant repairs noted.	
<b>Assessed Value</b>	\$127,600		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<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>	
<b>Local Economy</b>	Stable	The neighborhood is an established neighborhood near many amenities - bank, shops, etc. It is in a very desiable school district.	
<b>Sales Prices in this Neighborhood</b>	Low: \$347000 High: \$1015500		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	105 Woodbriar	335 Doe Hollow Trce	247 Willow Rock Pt	125 Ferncliff
<b>City, State</b>	Fayetteville, GEORGIA	Fayetteville, GA	Fayetteville, GA	Fayetteville, GA
<b>Zip Code</b>	30215	30215	30215	30215
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.73 <sup>1</sup>	0.63 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$482,000	\$379,900	\$434,900
<b>List Price \$</b>	--	\$482,000	\$379,900	\$435,000
<b>Original List Date</b>		09/21/2023	10/25/2023	08/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	50 · 50	16 · 16	92 · 92
<b>Age (# of years)</b>	24	16	21	26
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story European	1 Story Ranch	1 Story Ranch/Rambler	1 Story European
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,925	2,195	2,000	1,869
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2 · 1	3 · 2	4 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	.05 acres	.10 acres	0.04 acres	0.55 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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.

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

**Listing 1** Superior GLA (-270), condition (-\$48K) and half bath. Inferior beds

**Listing 2** Superior GLA (-75). Inferior beds; Pending Sale.

**Listing 3** Most like subject. Same subdivision. Inferior GLA (+56).

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	105 Woodbriar	100 Woodbriar	115 Rock Hill Dr	230 Sunderland Cir
City, State	Fayetteville, GEORGIA	Fayetteville, GA	Fayetteville, GA	Fayetteville, GA
Zip Code	30215	30215	30215	30215
Datasource	MLS	Public Records	Public Records	MLS
Miles to Subj.	--	0.05 <sup>1</sup>	0.28 <sup>1</sup>	0.77 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$320,000	\$358,884	\$399,900
List Price \$	--	\$320,000	\$358,884	\$399,900
Sale Price \$	--	\$320,000	\$358,884	\$399,900
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	12/30/2022	12/30/2022	08/16/2023
DOM · Cumulative DOM	-- · --	1 · 0	1 · 0	70 · 70
Age (# of years)	24	25	25	20
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story European	1 Story European	2 Stories Traditional	1 Story A-Frame
# Units	1	1	1	1
Living Sq. Feet	1,925	2,147	2,334	2,150
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 3	4 · 3
Total Room #	7	7	7	7
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	.05 acres	.04 acres	.04 acres	0.05 acres
Other	--	--	--	--
Net Adjustment	--	-\$36,000	-\$47,000	-\$42,000
Adjusted Price	--	\$284,000	\$311,884	\$357,900

\* 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** Most like subject. Same subdivision/street. Superior GLA (-222)

**Sold 2** Superior GLA (-409) and bath. Inferior beds.

**Sold 3** Superior GLA (-225) and baths. Same subdivision.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject is not listed in MLS for sale.				
<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>	\$357,900	\$357,900
<b>Sales Price</b>	\$357,900	\$357,900
<b>30 Day Price</b>	\$357,900	--
<b>Comments Regarding Pricing Strategy</b>		
Avg sq ft GLA Sold \$163. No adjustments for acreage. Listings and sales comps are all in subjects school district. My AS IS marketing strategy is supported since there are no significant repairs required and subject has curb appeal. My price opinion is best represented by List #3 and Sales #1. The comps presented are the best available comps at the time of this report		

## 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



Address Verification



Side



Street



Street

## Subject Photos



Street

## Listing Photos

**L1** 335 Doe Hollow Trce  
Fayetteville, GA 30215



Front

**L2** 247 Willow Rock Pt  
Fayetteville, GA 30215



Front

**L3** 125 Ferncliff  
Fayetteville, GA 30215



Front

## Sales Photos

**S1** 100 Woodbriar  
Fayetteville, GA 30215



Front

**S2** 115 Rock Hill Dr  
Fayetteville, GA 30215



Front

**S3** 230 Sunderland Cir  
Fayetteville, GA 30215



Front

## ClearMaps Addendum

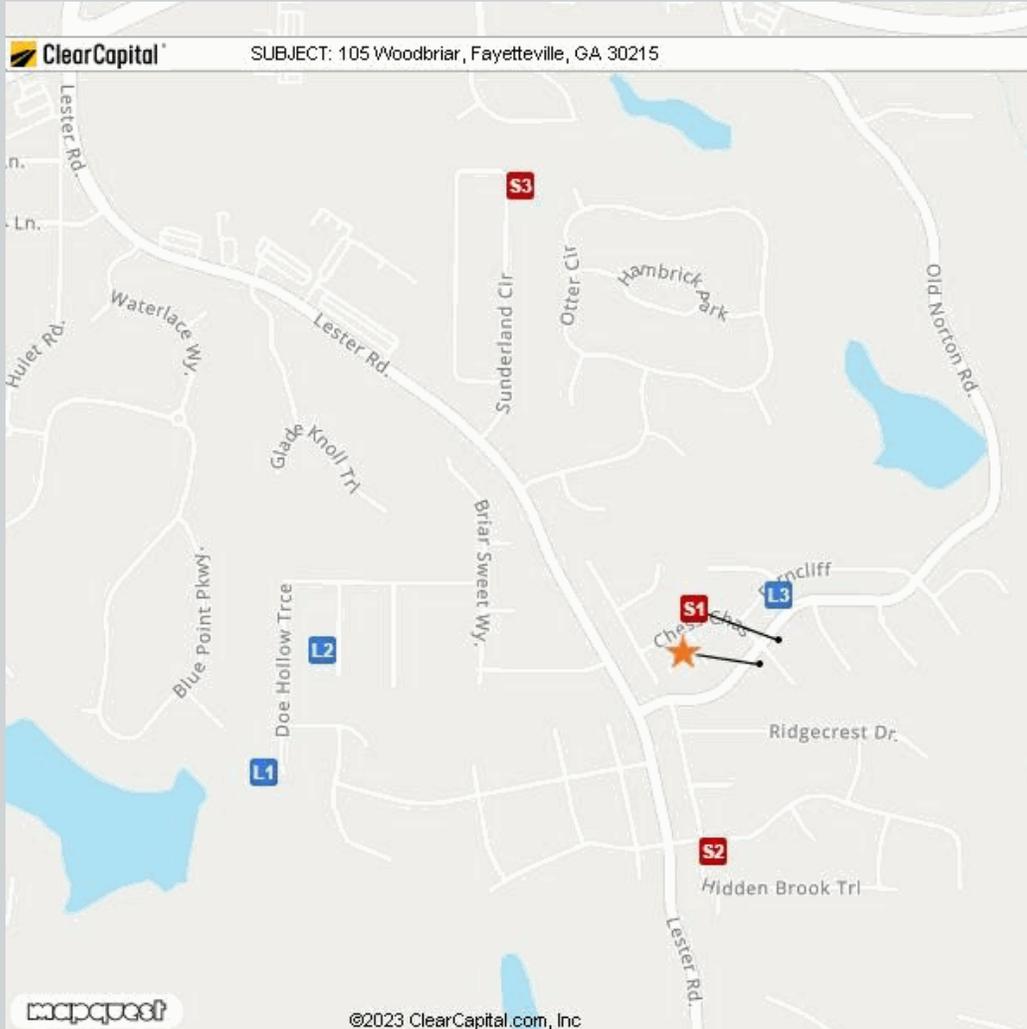
**Address** ★ 105 Woodbriar, Fayetteville, GEORGIA 30215

**Loan Number** 55765

**Suggested List** \$357,900

**Suggested Repaired** \$357,900

**Sale** \$357,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	105 Woodbriar, Fayetteville, Georgia 30215	--	Parcel Match
L1 Listing 1	335 Doe Hollow Trce, Fayetteville, GA 30215	0.73 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	247 Willow Rock Pt, Fayetteville, GA 30215	0.63 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	125 Ferncliff, Fayetteville, GA 30215	0.10 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	100 Woodbriar, Fayetteville, GA 30215	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	115 Rock Hill Dr, Fayetteville, GA 30215	0.28 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	230 Sunderland Cir, Fayetteville, GA 30215	0.77 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>	Marion Webb	<b>Company/Brokerage</b>	WEBB SOLAR REALTY LLC
<b>License No</b>	295742	<b>Address</b>	101 DEVANT ST, SUITE 505 FAYETTEVILLE GA 30214
<b>License Expiration</b>	02/29/2024	<b>License State</b>	GA
<b>Phone</b>	7705724303	<b>Email</b>	AtlantaReoBroker@webbsolar.com
<b>Broker Distance to Subject</b>	1.50 miles	<b>Date Signed</b>	11/10/2023

*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:**

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