

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 | 2410 Dolphin Drive, Savannah, GA 31406 | Order ID | 9093581 | Property ID | 34948555 |
| Inspection Date | 01/05/2024 | Date of Report | 01/05/2024 | | |
| Loan Number | 56235 | APN | 20138 01022 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Chatham | | |

| Tracking IDs | | | | | |
|--------------------------|---------|----------------------|---------|--|--|
| Order Tracking ID | 1.3_BPO | Tracking ID 1 | 1.3_BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | | |
|---------------------------------------|----------------|--|--|
| Owner | LAN THI PHAM | Condition Comments | |
| R. E. Taxes | \$320 | Subject property doesn't appear to need any repairs, is in average condition with the other homes in the neighborhood. | |
| Assessed Value | \$68,680 | | |
| Zoning Classification | Residential R6 | | |
| 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 | No | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|--|--|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Stable | Subject is located in a suburban neighborhood of Savannah and is surrounded by homes of similar age and style. | |
| Sales Prices in this Neighborhood | Low: \$135120 High: \$441550 | | |
| Market for this type of property | Remained Stable for the past 6 months. | | |
| Normal Marketing Days | <30 | | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2410 Dolphin Drive | 2214 Beaumont Dr | 1809 E De Renne Ave | 2501 E De Renne Ave |
| City, State | Savannah, GA | Savannah, GA | Savannah, GA | Savannah, GA |
| Zip Code | 31406 | 31406 | 31406 | 31406 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.96 ¹ | 0.95 ¹ | 0.32 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$285,000 | \$285,000 | \$276,400 |
| List Price \$ | -- | \$285,000 | \$285,000 | \$276,400 |
| Original List Date | | 01/01/2024 | 10/18/2023 | 08/23/2023 |
| DOM · Cumulative DOM | -- · -- | 3 · 4 | 78 · 79 | 134 · 135 |
| Age (# of years) | 59 | 28 | 72 | 69 |
| 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 | 1 Story Ranch | 2 Stories sfr | 1 Story Traditional | 1 Story Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,950 | 2,144 | 1,662 | 1,204 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 4 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 7 | 8 | 7 | 6 |
| Garage (Style/Stalls) | Carport 1 Car | None | None | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.16 acres | 0.19 acres | 0.23 acres | 0.21 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** Location, Location, Location. This Home Is Conveniently Located Near The Truman Parkway, Shopping, Restaurants, Hospitals & Schools.it Has Plenty Of Space For A Large Family. Located On A Corner Lot With A Curved Driveway To Allow For 2 Entrances, Perfect For Multiple Vehicles. The Backyard Boasts A Covered Back Porch With A Storage Shed And A Privacy Fence. The Home Has 2 Bedrooms Downstairs And 2 Bedrooms Upstairs, With Plenty Of Space For Separate Living Areas. The Downstairs Has A Nice Living Room, Den With Fireplace & A Sunroom For Leisure Lounging. The Kitchen Has An Eat In Breakfast Area That Overlooks The Backyard. The Hvac's Are About 2 Years Old And The Water Heater Is Brand New. This Home Is Sold As-is.
- Listing 2** This Is The Home You've Been Looking For., , - Freshly Cleaned And Sanitized, Newly Painted Rooms Throughout, Hardwood Floors, Dishwasher, And A Refrigerator Are Just Part Of This Home. 3 Bedrooms 2 Full Baths Plus A Den, Study, Or Make It A 4th Bedroom. Enclosed Sunroom With Laundry Area In Back. Roof Is Only One Year Old; Hvac Is Only About 6 Years Old. Nice Back Yard, Storage Building / Workshop, Sunroom, Carport. Very Nice & Very Private. Part Of Magnolia Park & Blueberry Hill Neighborhood. - But Wait There's More - No Hoa So Bring All Of Your Toys. - Close To Schools, Hospitals, Shopping, And Restaurants.
- Listing 3** Seller Concession Of \$7, 500 Towards Closing Costs Or Rate Buydown If Closed Prior To 1/31/24. New New Under 300k!!!! Welcome To Your Newly Renovated Midtown Savannah Dream! Want To Be Minutes To Nearby Hospitals, Shops And Restaurants? Convenient Location, Minutes From The Memorial And Chandler Hospitals. Every Detail Has Been Carefully Curated: From New Lvp Flooring To Freshly Painted Walls, Contemporary Light Fixtures And Ceiling Fans, To New Gorgeous Kitchen And Baths. The Kitchen Is A Chef's Delight Boasting Sleek Quartz Countertops, New Appliances, Ample Cabinet Space, And A Stylish Backsplash. Three Generously Sized Bedrooms Offer Large Windows And Two Bathrooms Have Been Tastefully Updated With Modern Fixtures And Designer Tile Work. Enjoy The Perks Of A Corner Lot With Large Yard And Mature Landscaping. A Spacious Driveway Offers Parking For Residents And Guests. Don't Miss This Opportunity To Own A Remodeled Gem On A Corner Lot In Savannah.

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2410 Dolphin Drive | 4 Arrowhead Ct | 5607 La Roche Ave | 63 Pine Valley Rd |
| City, State | Savannah, GA | Savannah, GA | Savannah, GA | Savannah, GA |
| Zip Code | 31406 | 31406 | 31406 | 31404 |
| Datasource | Public Records | Public Records | MLS | MLS |
| Miles to Subj. | -- | 0.16 ¹ | 0.21 ¹ | 0.92 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$249,000 | \$290,000 | \$250,000 |
| List Price \$ | -- | \$249,000 | \$290,000 | \$250,000 |
| Sale Price \$ | -- | \$249,000 | \$279,000 | \$271,000 |
| Type of Financing | -- | Unknown | Cash | Conventional |
| Date of Sale | -- | 08/11/2023 | 06/20/2023 | 11/20/2023 |
| DOM · Cumulative DOM | -- · -- | 0 · 0 | 47 · 47 | 100 · 100 |
| Age (# of years) | 59 | 66 | 31 | 74 |
| 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 | 1 Story Ranch | 1 Story Conventional | 2 Stories Traditional | 1 Story Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,950 | 1,596 | 2,046 | 1,776 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 3 · 1 | 4 · 2 | 3 · 2 |
| Total Room # | 7 | 7 | 8 | 7 |
| Garage (Style/Stalls) | Carport 1 Car | None | Detached 1 Car | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.16 acres | 0.19 acres | 0.25 acres | 0.33 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$12,775 | -\$16,215 | +\$2,965 |
| Adjusted Price | -- | \$261,775 | \$262,785 | \$273,965 |

* Sold 3 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** Going E Derenne to Emory Dr and make a right. From Emory Dr go about 1.1 miles to Bona Bella Ave and make a left onto Bona Bella Ave. Go 250ft to Betty drive and make right and then take a left onto Silverstone Cir. 4 Arrowhead Ct is about 0.1 miles ahead. Age +700, GLA +10620, carport +1500, lot size -45
- Sold 2** Diamond in the Rough! This 4 bdrm, 2-bath home has such great potential as both an investment property (think short-term vacay rental) and as a family home! Downstairs you have a family room with fireplace, the kitchen with an eat-in dining area, and a large laundry room that has plenty of space for storage. Across the family room is a spacious bonus room that could serve as a formal dining room, office, or converted to a 5th bdrm. You'll find 3 porches, including 2 large screened-in porches both upstairs and downstairs at the front of the home. Sitting on 0.25 acre, you'll have plenty of space to stretch out and relax. For parking and more storage, there is both a carport and a large detached garage with an attached workshop. Great location near Sandfly and Isle of Hope, with restaurants, shops, and schools nearby. Easy access to the Truman Pkwy and just a few minutes to downtown Savannah! Age +2800, GLA -2880, beds/baths -10000, rooms -5000, garage -1000, lot size -135
- Sold 3** This adorable 1950's ranch is full of potential! The home is situated on a private lot with beautiful tree canopy. Enter into the formal living and dining room area adorned with original hardwood floors. As you continue through the home you will notice the open kitchen and family room which are perfect for entertaining. Three bedrooms and two full bathrooms complete the home, including the sizable primary bedroom with en-suite bathroom. The backyard contains a patio area perfect for a relaxing bbq and a shed to store all your outdoor necessities. Age +1500, GLA +5220, baths -5000, carport +1500, lot size -255

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|--|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | Subject has not been listed 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 | \$273,965 | \$273,965 |
| Sales Price | \$273,965 | \$273,965 |
| 30 Day Price | \$268,965 | -- |
| Comments Regarding Pricing Strategy | | |
| I would recommend a list price of \$268,965. If it doesn't sell within 30 days, then I would recommend a price adjustment to \$268,965. | | |

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

Listing Photos

L1 2214 Beaumont Dr
Savannah, GA 31406



Front

L2 1809 E De Renne Ave
Savannah, GA 31406



Front

L3 2501 E De Renne Ave
Savannah, GA 31406



Front

Sales Photos

S1 4 Arrowhead Ct
Savannah, GA 31406



Front

S2 5607 La Roche Ave
Savannah, GA 31406



Front

S3 63 Pine Valley Rd
Savannah, GA 31404



Front

ClearMaps Addendum

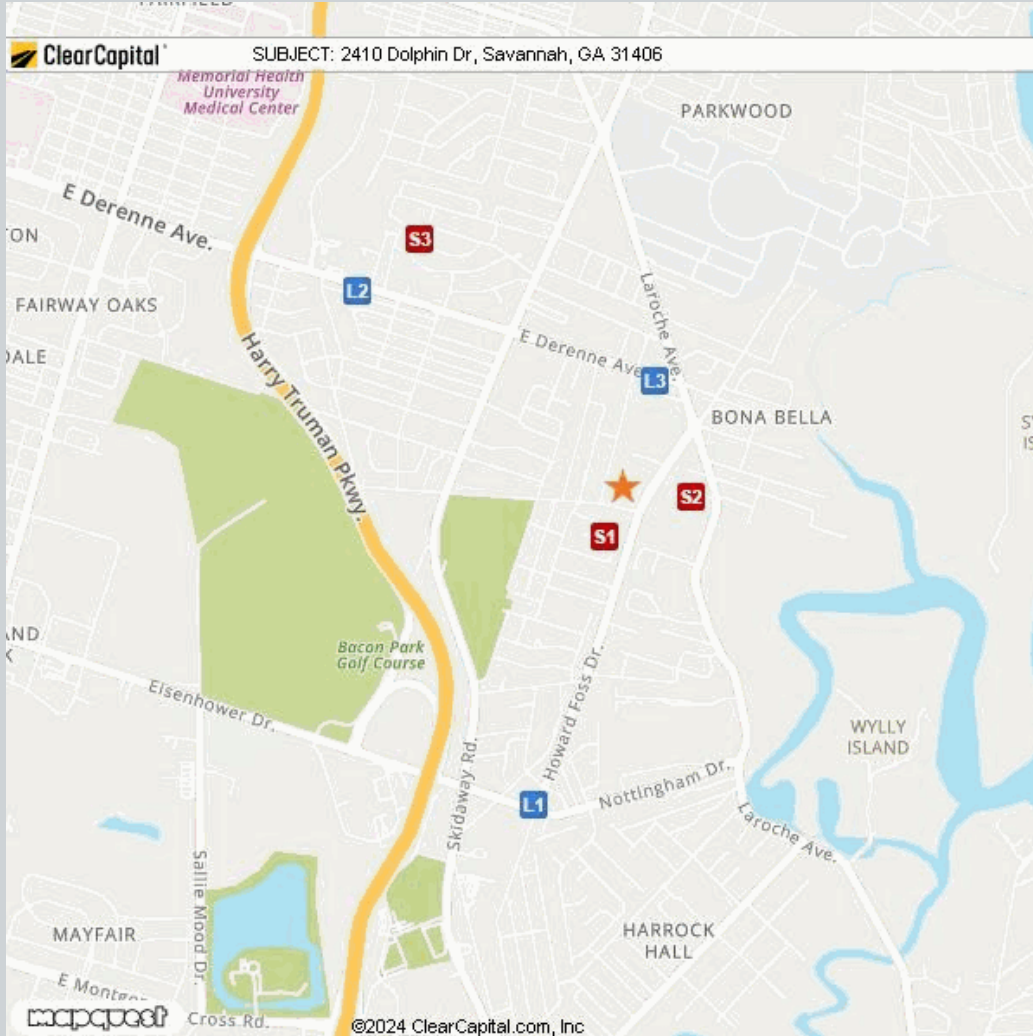
Address ★ 2410 Dolphin Drive, Savannah, GA 31406

Loan Number 56235

Suggested List \$273,965

Suggested Repaired \$273,965

Sale \$273,965



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 2410 Dolphin Drive, Savannah, GA 31406 | -- | Parcel Match |
| L1 Listing 1 | 2214 Beaumont Dr, Savannah, GA 31406 | 0.96 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1809 E De Renne Ave, Savannah, GA 31406 | 0.95 Miles ¹ | Parcel Match |
| L3 Listing 3 | 2501 E De Renne Ave, Savannah, GA 31406 | 0.32 Miles ¹ | Parcel Match |
| S1 Sold 1 | 4 Arrowhead Ct, Savannah, GA 31406 | 0.16 Miles ¹ | Parcel Match |
| S2 Sold 2 | 5607 La Roche Ave, Savannah, GA 31406 | 0.21 Miles ¹ | Parcel Match |
| S3 Sold 3 | 63 Pine Valley Rd, Savannah, GA 31404 | 0.92 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 | 9124338239 | Email | jamesgreko@gmail.com |
| Broker Distance to Subject | 6.07 miles | Date Signed | 01/05/2024 |

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.