

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>	2327 Shadowood Drive, Augusta, GA 30906	<b>Order ID</b>	9507530	<b>Property ID</b>	35738311
<b>Inspection Date</b>	07/27/2024	<b>Date of Report</b>	07/29/2024		
<b>Loan Number</b>	56241	<b>APN</b>	084-2-120-00-0		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Richmond		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	07.26_CitiAgedBPO	<b>Tracking ID 1</b>	07.26_CitiAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$923	Subject appears to be in average condition.	
<b>Assessed Value</b>	\$29,750		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<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 subject conforms with the surrounding properties and neighborhood.	
<b>Sales Prices in this Neighborhood</b>	Low: \$10,000 High: \$200,000		
<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
Street Address	2327 Shadowood Drive	3108 Palm Court	2705 Lakewooddrive Drive	3010 Acornroad
City, State	Augusta, GA	Augusta, GA	Augusta, GA	Augusta, GA
Zip Code	30906	30906	30904	30906
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 <sup>1</sup>	1.70 <sup>1</sup>	0.50 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$130,000	\$166,000	\$175,900
List Price \$	--	\$105,000	\$135,000	\$165,000
Original List Date		03/15/2024	09/20/2023	12/14/2023
DOM · Cumulative DOM	-- · --	133 · 136	310 · 313	225 · 228
Age (# of years)	54	73	49	65
Condition	Average	Average	Average	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,890	1,600	2,015	1,514
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.22 acres	0.6 acres	0.29 acres
Other	None	None	None	None

\* 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.

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

**Listing 1** This comp is inferior to the subject in terms of GLA and similar in room count, inferior in lot size and inferior in age. GLA: \$4350 + bed room \$0 + bathroom \$500 + age \$1900 + garage \$1000 + pool \$0 + Basement \$0 + lot size \$80 = total \$7830

**Listing 2** This comp is superior to the subject in terms of GLA and similar in room count, superior in lot size and superior in age. GLA: \$-1875 + bed room \$0 + bathroom \$0 + age \$-500 + garage \$0 + pool \$0 + Basement \$0 + lot size \$-300 + good condition - \$20000= total \$-22675

**Listing 3** This comp is inferior to the subject in terms of GLA and similar in room count, inferior in lot size and inferior in age. GLA: \$5640 + bed room \$0 + bathroom \$1000 + age \$1100 + garage \$1000 + pool \$0 + Basement \$0 + lot size \$10 = total \$8750

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2327 Shadowood Drive	2327 Wheelless Road	2832 Glennhills Circle	3010 Acorn Road
<b>City, State</b>	Augusta, GA	Augusta, GA	Augusta, GA	Augusta, GA
<b>Zip Code</b>	30906	30906	30906	30906
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.49 <sup>1</sup>	0.74 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$142,900	\$112,700	\$94,900
<b>List Price \$</b>	--	\$120,000	\$112,700	\$94,900
<b>Sale Price \$</b>	--	\$127,000	\$111,000	\$90,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	05/03/2024	08/10/2023	09/19/2023
<b>DOM · Cumulative DOM</b>	-- · --	112 · 112	80 · 80	25 · 25
<b>Age (# of years)</b>	54	73	49	65
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,890	1,985	1,664	1,514
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 1
<b>Total Room #</b>	6	6	7	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 2 Car(s)	Carport 2 Car(s)	Carport 1 Car
<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>	0.30 acres	0.33 acres	0.19 acres	0.29 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$555	+\$1,000	+\$7,750
<b>Adjusted Price</b>	--	\$126,445	\$112,000	\$97,750

\* 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.

### Recent Sales - Cont.

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

- Sold 1** This comp is superior to the subject in terms of GLA and similar in room count, superior in lot size and inferior in age. GLA: \$-1425 + bed room \$0 + bathroom \$0 + age \$1900 + garage \$-1000 + pool \$0 + Basement \$0 + lot size \$-30 = total \$-555
- Sold 2** This comp is inferior to the subject in terms of GLA and superior in room count, inferior in lot size and superior in age. GLA: \$3390 + bed room \$-2000 + bathroom \$0 + age \$500 + garage \$-1000 + pool \$0 + Basement \$0 + lot size \$110 = total \$1000
- Sold 3** This comp is inferior to the subject in terms of GLA and similar in room count, inferior in lot size and inferior in age. GLA: \$5640 + bed room \$0 + bathroom \$1000 + age \$1100 + garage \$0 + pool \$0 + Basement \$0 + lot size \$10 = total \$7750

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject property was last sold on 2/5/2024 for \$101000			
<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>	1						
<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>
--	--	--	--	Sold	01/02/2024	\$101,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$135,000	\$135,000
<b>Sales Price</b>	\$125,000	\$125,000
<b>30 Day Price</b>	\$115,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject is a single family detached home. All the comps chosen are within 20% GLA variance, within 2 miles proximity, 12 months sales period. Comps selected for this report are all settled properties within the subject's market area. They are considered to be the best available at the time of the inspection & good indicators of market value. The subject attributes are well bracketed by the comps providing a solid value conclusion.		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** It is noted that the current and prior report vary in price. This is due in part to the current report placing most weight on a sales comp which is more recent than and as proximate as the most weighted prior sales comp. Additionally, the prior appears to have placed most weight on an updated Sold Comp placed in Average Condition.

**Notes**

### Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 3108 PALM Court  
Augusta, GA 30906



Front

**L2** 2705 LAKEWOODDRIVE Drive  
Augusta, GA 30904



Front

**L3** 3010 ACORN Road  
Augusta, GA 30906



Front



## Sales Photos

**S1** 2327 WHEELLESS Road  
Augusta, GA 30906



Front

**S2** 2832 GLENNHILLS Circle  
Augusta, GA 30906



Front

**S3** 3010 ACORN Road  
Augusta, GA 30906



Front

### ClearMaps Addendum

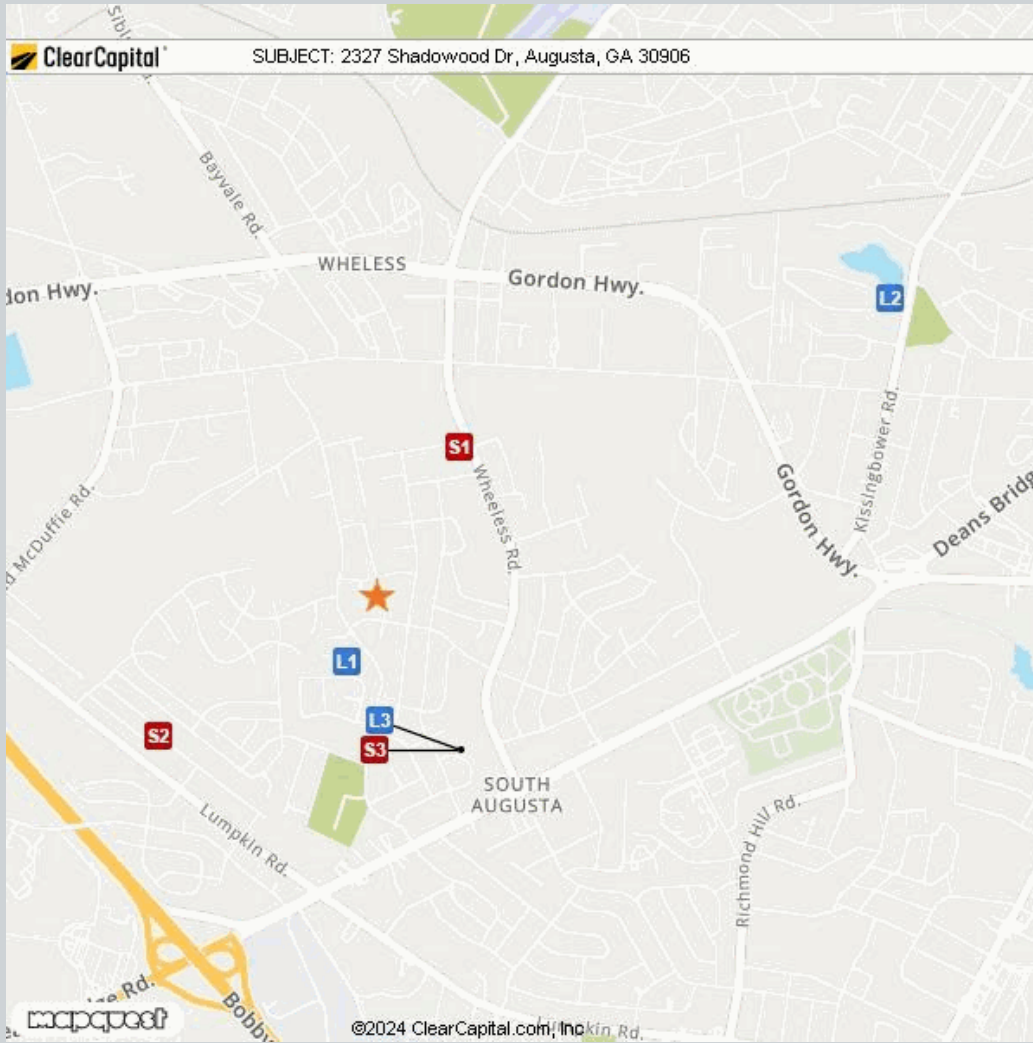
**Address** ★ 2327 Shadowood Drive, Augusta, GA 30906

**Loan Number** 56241

**Suggested List** \$135,000

**Suggested Repaired** \$135,000

**Sale** \$125,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2327 Shadowood Drive, Augusta, GA 30906	--	Parcel Match
L1 Listing 1	3108 Palm Court, Augusta, GA 30906	0.20 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2705 Lakewooddrive Drive, Augusta, GA 30904	1.70 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3010 Acornroad, Augusta, GA 30906	0.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2327 Wheeless Road, Augusta, GA 30906	0.49 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2832 Glennhills Circle, Augusta, GA 30906	0.74 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3010 Acorn Road, Augusta, GA 30906	0.50 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>	RHONDA BOYETTE	<b>Company/Brokerage</b>	The Phoenix Realty Group
<b>License No</b>	401677	<b>Address</b>	246 Robert C Daniel Jr Pkwy #1174 Augusta GA 30909
<b>License Expiration</b>	02/29/2028	<b>License State</b>	GA
<b>Phone</b>	2565034943	<b>Email</b>	bpoguruingeorgia@gmail.com
<b>Broker Distance to Subject</b>	3.81 miles	<b>Date Signed</b>	07/29/2024

*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:**

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