

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>	352 Garden Acres Way, Pooler, GA 31322	<b>Order ID</b>	9093581	<b>Property ID</b>	34948752
<b>Inspection Date</b>	01/05/2024	<b>Date of Report</b>	01/05/2024		
<b>Loan Number</b>	56251	<b>APN</b>	51011A08014		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Chatham		

Tracking IDs					
<b>Order Tracking ID</b>	1.3_BPO	<b>Tracking ID 1</b>	1.3_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

General Conditions		Condition Comments
<b>Owner</b>	GRANT ANGELA	Subject property doesn't appear to need any repairs, is in average condition with the other homes in the neighborhood.
<b>R. E. Taxes</b>	\$1,645	
<b>Assessed Value</b>	\$50,760	
<b>Zoning Classification</b>	Residential RA	
<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

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Subject is located in a suburban neighborhood of Pooler and is surrounded by homes of similar age and style.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$230000 High: \$410000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	352 Garden Acres Way	1205 Homer City Way	1257 Roberts Way	1223 Estates Way
City, State	Pooler, GA	Pooler, GA	Pooler, GA	Pooler, GA
Zip Code	31322	31322	31322	31322
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.13 <sup>1</sup>	0.25 <sup>1</sup>	0.32 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$240,000	\$259,900	\$250,000
List Price \$	--	\$240,000	\$259,900	\$250,000
Original List Date		09/28/2023	11/21/2023	10/05/2023
DOM · Cumulative DOM	-- · --	98 · 99	44 · 45	91 · 92
Age (# of years)	30	41	27	51
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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,164	1,075	1,360	1,377
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	3 · 2	3 · 1 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	None	Detached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.22 acres	0.24 acres	0.25 acres	0.24 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** Welcome To Your New Potential Home At 1205 Homer City Way In Pooler, Ga! This Charming All-brick House Has Recently Updated Features, Such As A New Metal Roof And Ac System, Ensuring Your Comfort And Peace Of Mind. While The Interior Is In Need Of A Complete Makeover, The Possibilities Are Endless. Plus, There Are No Pesky Hoa Fees To Worry About! The Spacious, Fenced-in Backyard Allows For Ample Outdoor Space. Bonus: This Property Is Just Minutes Away From I-95, Gulfstream, Tanger Outlets, The Movies, And Downtown Savannah Is Only A 20-minute Drive Away. Come See The Potential Of This Gem For Yourself! This House Will Be Sold As Is.
- Listing 2** Welcome Home To This Lovely Brick Ranch Featuring 3 Beds, 2 Baths And An Additional Flex Space! As You Enter The Front Door, You Are Greeted By A Large Living Area, Open To The Dining Room And Large Kitchen With Tons Of Storage. On One Side Of The Home There Is Over 200 Sqft Of Flex Space That Can Be Used As A Bedroom, Office, Bonus, Or Whatever You'd Like! On The Other Side Of The Home You'll Find The Bedrooms And Bathrooms, And Out Back There Is A Large Fenced In Yard.
- Listing 3** Calling All Investors! This 3 Bedroom 2 Bathroom Home Centrally Located Minutes From The Tanger Outlets, Restaurants, I-95, Gulfstream And The Airport Will Be Perfect To Add To Your Portfolio. Home Features An Oversized Work Shed In The Backyard As Well As A New Roof And Newer Hvac. No Hoa! Home Sold As-is.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	352 Garden Acres Way	1229 Djs Way	348 Garden Acres Way	438 Garden Acres Way
<b>City, State</b>	Pooler, GA	Pooler, GA	Pooler, GA	Pooler, GA
<b>Zip Code</b>	31322	31322	31322	31322
<b>Datasource</b>	MLS	MLS	Public Records	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.02 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$229,000	\$229,900	\$265,000
<b>List Price \$</b>	--	\$229,000	\$229,900	\$265,000
<b>Sale Price \$</b>	--	\$230,000	\$235,000	\$260,000
<b>Type of Financing</b>	--	Conventional	Fha	Cash
<b>Date of Sale</b>	--	07/24/2023	08/17/2023	07/03/2023
<b>DOM · Cumulative DOM</b>	-- · --	33 · 33	101 · 90	38 · 38
<b>Age (# of years)</b>	30	30	30	26
<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/Rambler	1 Story Ranch/Rambler	1 Story Conventional	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,164	1,144	960	1,119
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 1	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	None	None	None	Attached 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>	.22 acres	0.22 acres	0.22 acres	0.24 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$600	+\$6,120	-\$9,080
<b>Adjusted Price</b>	--	\$230,600	\$241,120	\$250,920

\* Sold 3 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** Check Out This Well-kept Home Located In An Established Community Near Schools, Shopping, And Restaurants. New Roof And New Windows In 2020. GLA +600 GLA
- Sold 2** NEW ROOF! NEW PAINT! All Brick Home. Recent Updates Throughout! Well Maintained. Convenient To All Areas Of Pooler & Westside! Walk To Schools! GLA +6120
- Sold 3** The perfect home in Pooler is waiting on you! If you are looking for ample outdoor space perfect for entertaining or relaxing then look no further. This oasis is located just minutes from the city of Pooler and less than 30 Minutes from Downtown Savannah. Large back covered porch, storage shed, mature landscaping, and even a mature Grapefruit tree make for the ultimate relaxing get away right in your own backyard. As w As newly renovated kitchen, new flooring, and recently painted inside. This home is ready for its next owner to move in and make it theirs. Being sold as is. Age -400, GLA +1350, baths -5000, garage -5000, lot size -30

## 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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$250,920	\$250,920
<b>Sales Price</b>	\$250,920	\$250,920
<b>30 Day Price</b>	\$245,920	--
<b>Comments Regarding Pricing Strategy</b>		
I would recommend a list price of \$250,920 based off sold comp #3. If it does not sell within 30 days, then I would recommend a price adjustment to \$245,920.		

## 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



Street



Street

## Listing Photos

L1 1205 Homer City Way  
Pooler, GA 31322



Front

L2 1257 Roberts Way  
Pooler, GA 31322



Front

L3 1223 Estates Way  
Pooler, GA 31322



Front



## Sales Photos

**S1** 1229 Djs Way  
Pooler, GA 31322



Front

**S2** 348 Garden Acres Way  
Pooler, GA 31322



Front

**S3** 438 Garden Acres Way  
Pooler, GA 31322



Front

### ClearMaps Addendum

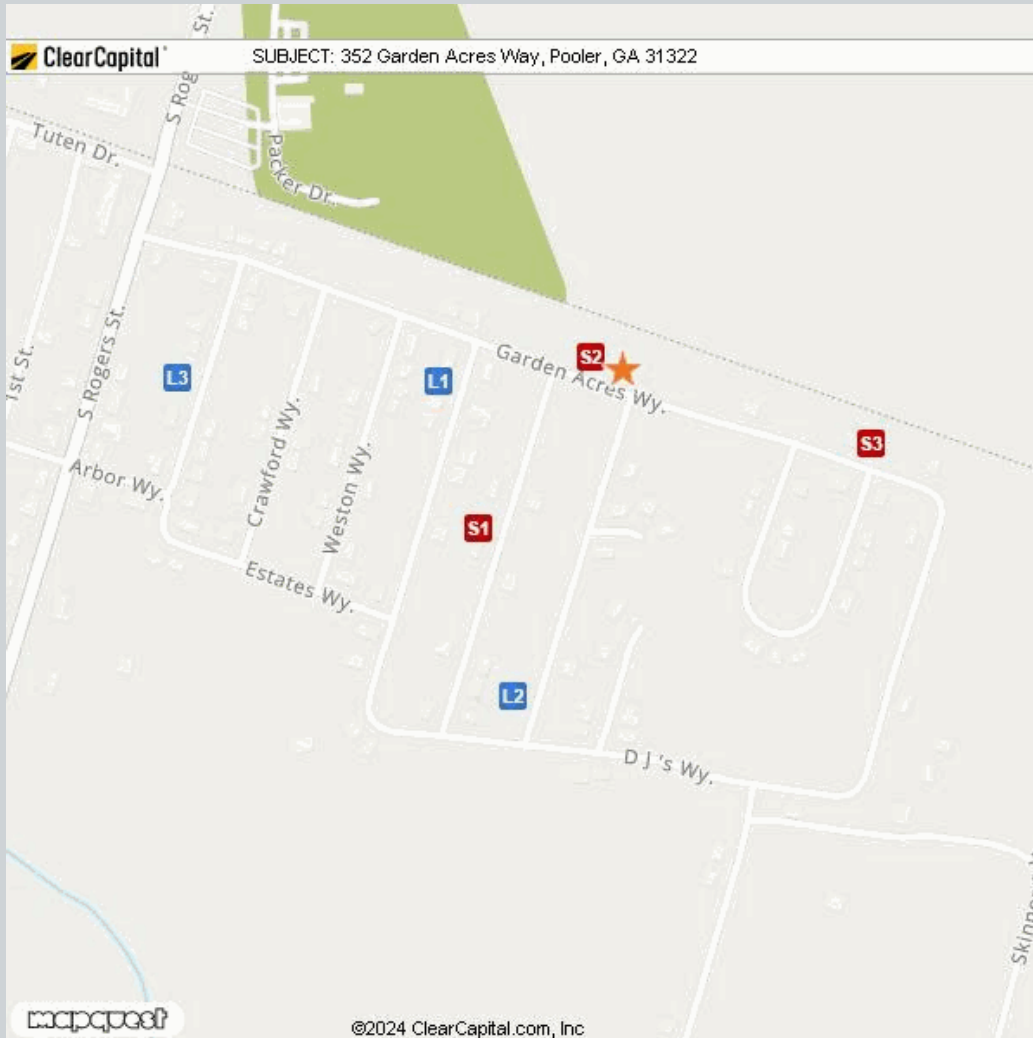
**Address** ★ 352 Garden Acres Way, Pooler, GA 31322

**Loan Number** 56251

**Suggested List** \$250,920

**Suggested Repaired** \$250,920

**Sale** \$250,920



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	352 Garden Acres Way, Pooler, GA 31322	--	Parcel Match
L1 Listing 1	1205 Homer City Way, Pooler, GA 31322	0.13 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1257 Roberts Way, Pooler, GA 31322	0.25 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1223 Estates Way, Pooler, GA 31322	0.32 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1229 Djs Way, Pooler, GA 31322	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	348 Garden Acres Way, Pooler, GA 31322	0.02 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	438 Garden Acres Way, Pooler, GA 31322	0.19 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>	6.20 miles	<b>Date Signed</b>	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:**

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