

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>	7373 Bramble Oak Drive, Douglasville, GA 30134	<b>Order ID</b>	9093581	<b>Property ID</b>	34948754
<b>Inspection Date</b>	01/05/2024	<b>Date of Report</b>	01/05/2024		
<b>Loan Number</b>	56257	<b>APN</b>	06400130005		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Douglas		

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		
<b>Owner</b>	DIANE J PICKETT	<b>Condition Comments</b> SUBJECT PROPERTY IS A RANCH STYLED HOME LOCATED WITHIN AN ESTABLISHED DEVELOPMENT. SUBJECT PROPERTY APPEARS TO HAVE BEEN MAINTAINED WITH NO VISIBLE EXTERIOR REPAIRS DETECTED.
<b>R. E. Taxes</b>	\$999	
<b>Assessed Value</b>	\$69,000	
<b>Zoning Classification</b>	Residential 2	
<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> SUBJECT PROPERTY IS LOCATED WITHIN AN ESTABLISHED SUBURBAN DEVELOPMENT THAT REFLECTS A SELLERS MARKET.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$114000 High: \$366000	
<b>Market for this type of property</b>	Increased 11 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	7373 Bramble Oak Drive	7739 Melanie Dr	6932 Stonewall Pl	7871 Lake Ter
<b>City, State</b>	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
<b>Zip Code</b>	30134	30134	30134	30134
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.33 <sup>1</sup>	0.87 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$250,000	\$290,000	\$324,900
<b>List Price \$</b>	--	\$250,000	\$290,000	\$324,900
<b>Original List Date</b>		11/30/2023	10/24/2023	10/17/2023
<b>DOM · Cumulative DOM</b>	-- · --	35 · 36	72 · 73	79 · 80
<b>Age (# of years)</b>	24	29	25	21
<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	Split Traditional	Split Modern	Split Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,470	1,688	1,368	1,348
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 3
<b>Total Room #</b>	5	5	5	6
<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	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	100%	100%
<b>Basement Sq. Ft.</b>	--	--	676	788
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.51 acres	0.36 acres	0.27 acres	0.37 acres
<b>Other</b>	PATIO	PATIO	PATIO	PATIO

\* Listing 2 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** Incentives Available Prime Location! Easy To Show. Call Us Today For A Quick Showing. Seller Is Motivated. Affordable Residence Available For Purchase In Douglasville, Georgia, Situated In A Fantastic Neighborhood. This Home Features A Bonus Area And Spacious Rooms Throughout. Don't Overlook The Chance To Become The Owner Of This Wonderful Property. With No Hoa Fees, The Large Fenced Yard Ensures Privacy. Contact Us Today To Schedule A Viewing And Seize This Excellent Investment Opportunity.
- Listing 2** This Spaciours 5 Bedroom Home Is Enough For Grandma And Teens. It Is Located In A Cul-de-sac With Ample Room For Parking. Every Room Is Generous. Kitchen Has A Custom Painted Cabinetry And A Subway Backsplash. It Is Conveniently Located To The Greystone Amphitheater. The Greystone Amphitheater Is An Outdoor Venue Designed For Entertainment And Events. Its Open-air Design Provides For A Unique And Memorable Experience Whether You're Performing Or Soaking Up The Atmosphere As A Spectator. Located At The Intersection Of Church Street And Club Drive, Come And Hang Out At The Brand-new Douglasville Town Green & Amphitheater. With Exciting Amenities Including A Splash Pad, Boulder Area And Event Space, The Douglasville Town Green Encourages People To Gather With Old Friends And Make New Ones.
- Listing 3** Spacious Move In Ready Split Foyer! Large Family Room With Soaring Vaulted Ceilings And Gas Fireplace! Kitchen Features Updated Appliances And Ample Counter Space And Cabinet Storage! Oversized Master On Upper Level With Walk In Closet And Private Full Bath. Two Secondary Bedrooms And Hall Full Bath Complete The Upper Level. Lower Level Features A Second Living Room Space, Bedroom And Full Bathroom. Roof And Hot Water Heater Are Only Two Years Old! Just Minutes To Douglasville Shopping And Dining And Easy Access To I-20 And Right Off 92.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	7373 Bramble Oak Drive	6811 Wood Gate Way	6667 Breckenridge Dr	1106 Busby Way
<b>City, State</b>	Douglasville, GA	Douglasville, GA	Douglasville, GA	Douglasville, GA
<b>Zip Code</b>	30134	30134	30134	30134
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.19 <sup>1</sup>	0.87 <sup>1</sup>	0.39 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$302,000	\$295,000	\$329,900
<b>List Price \$</b>	--	\$302,000	\$295,000	\$329,900
<b>Sale Price \$</b>	--	\$302,000	\$295,000	\$329,900
<b>Type of Financing</b>	--	Conv.	Conv.	Conv.
<b>Date of Sale</b>	--	11/03/2023	08/10/2023	04/07/2023
<b>DOM · Cumulative DOM</b>	-- · --	27 · 27	23 · 23	65 · 65
<b>Age (# of years)</b>	24	25	22	18
<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	Split Traditional	Split Traditional	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,470	1,362	1,174	1,840
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 3	3 · 2	3 · 2
<b>Total Room #</b>	5	6	5	5
<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	Yes	Yes	No
<b>Basement (% Fin)</b>	0%	100%	100%	0%
<b>Basement Sq. Ft.</b>		598	439	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.51 acres	0.40 acres	0.16 acres	0.17 acres
<b>Other</b>	PATIO	PATIO	PATIO	PATIO
<b>Net Adjustment</b>	--	+\$4,724	+\$15,688	-\$19,610
<b>Adjusted Price</b>	--	\$306,724	\$310,688	\$310,290

\* 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** Offered At A Price You Can't Walk Away From, This Beautiful House Is Ready For You To Make It A Home! Offering 5 Bathrooms And 3 Full Baths, Sitting On Just Under 0.40 Acres! Plus Enjoy The Most Inviting Backyard And Deck To Entertain With Friends And Family, Open Foyer, Vaulted Ceilings, New Carpet Throughout, No Hoa And More! Seller Is Motivated! Please Schedule Your Appointment To View, Fall In Love And Buy Today!
- Sold 2** Beautiful Split Foyer Home In Very Convenient Location. Minutes Away From Shops, Dining, I-20 And Us-78. Great Swim/tennis Community. Cul De Sac Lot. Main Floor Features 3 Bedrooms And 2 Full Baths. New Lvp Flooring. Cozy Family Room With Fireplace. Nice Open Kitchen With Eat-in Area. Spacious Master And Secondary Bedrooms. Lower Level Has A Large Bedroom, Full Bath And Laundry Room. 2 Car Garage With Storage Room. Newly Painted Interior And Exterior. A/c Replaced In 2016. Roof Replaced In 2018. Wont Last Long!
- Sold 3** Amazing Split Bedroom Plan Stepless Ranch Features 3 Bedrooms, 2 Full Baths, Hardwood Floors Throughout Except For The Kitchen And Baths Which Are Tile, Big Vaulted Family Room With Skylights, Gorgeous Floor To Ceiling Stacked Stone Fireplace With Gas Logs, Formal Dining Room, Awesome Kitchen With New Stainless Steel Stove & Microwave That Overlooks The Family Room, Breakfast Bar & Pantry, Big Master Suite With Walk-in Closet, Great Master Bath With Dual Vanities, Separate Tub & Shower, And Spacious Secondary Bedrooms. Out Back Is A Quaint Patio With Privacy Fenced Backyard Perfect For Those Relaxing Evenings, Then Take A Short Walk Up To The Community Pool For An Evening Swim! All Of This Beautifully Situated On A Corner Lot Conveniently Located Close To Shopping, Dining & Interstate Access. See Private Remarks For Showing & Contract Instructions. Not Fha Eligible Until 3/7/23.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		NONE					
<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>	\$309,900	\$309,900
<b>Sales Price</b>	\$309,900	\$309,900
<b>30 Day Price</b>	\$306,900	--
<b>Comments Regarding Pricing Strategy</b>		
<p>GUIDELINES USED IN THIS REPORT: ***** Search requirements were based on surrounding comparables most comparable to subject property by sq footage, style, condition (fair market) and lot size. A wider search may have been conducted to find comps most comparable to subject property that fit the client's requirements of fair market homes that are equal to most homes on the market. The comparables used in this report are most comparable to subject property and reflect subject's current market value. Adjustments have been made for any and all comparable differences. ***** Proximity for some sold and list comps may have been widened due to the need to find comparable comps with list date, pending date sold date for normal market and GLA. ***** Sold and list comparables used in this report: The comparables used in this report are most comparable to the subject property by the client's guidelines and were selected over other sold and list comparables within the subjects surrounding area for these reasons. Note: All sold and list comps information used in this report has been verified by tax records. ***** Subjects value conclusion: The subjects as is sales price was based on those current fair market comparables most comparable to the subject property located within the subjects surrounding area and reflects the current fair market value of the property.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



### Subject Photos



Front



Address Verification



Side



Side



Street



Street



### Subject Photos



Street



Other

## Listing Photos

**L1** 7739 Melanie Dr  
Douglasville, GA 30134



Front

**L2** 6932 Stonewall Pl  
Douglasville, GA 30134



Front

**L3** 7871 Lake Ter  
Douglasville, GA 30134



Front

## Sales Photos

**S1** 6811 Wood Gate Way  
Douglasville, GA 30134



Front

**S2** 6667 Breckenridge Dr  
Douglasville, GA 30134



Front

**S3** 1106 Busby Way  
Douglasville, GA 30134



Front

### ClearMaps Addendum

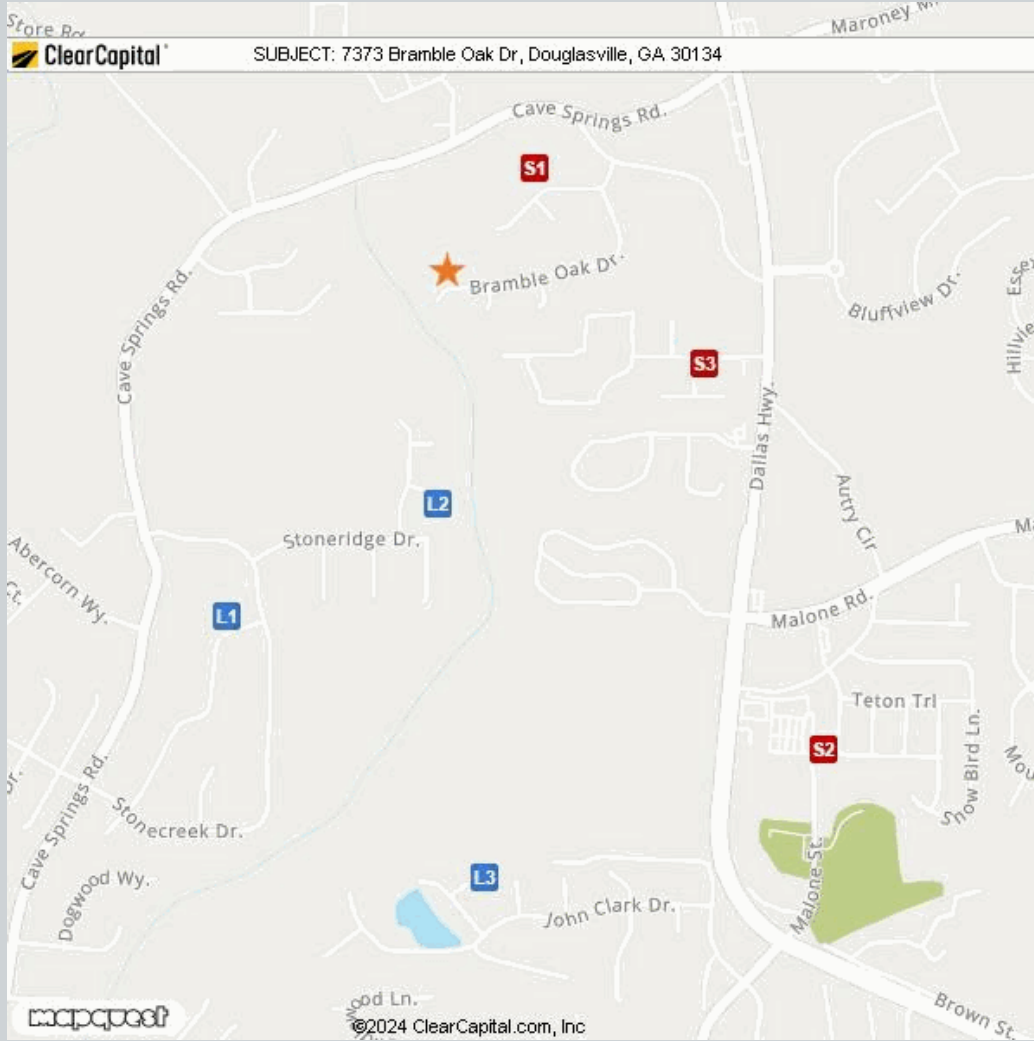
**Address** ★ 7373 Bramble Oak Drive, Douglasville, GA 30134

**Loan Number** 56257

**Suggested List** \$309,900

**Suggested Repaired** \$309,900

**Sale** \$309,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7373 Bramble Oak Drive, Douglasville, GA 30134	--	Parcel Match
L1 Listing 1	7739 Melanie Dr, Douglasville, GA 30134	0.58 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6932 Stonewall Pl, Douglasville, GA 30134	0.33 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7871 Lake Ter, Douglasville, GA 30134	0.87 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6811 Wood Gate Way, Douglasville, GA 30134	0.19 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6667 Breckenridge Dr, Douglasville, GA 30134	0.87 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1106 Busby Way, Douglasville, GA 30134	0.39 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>	Trina Dowdy	<b>Company/Brokerage</b>	ATLANTAHOMESTEADS
<b>License No</b>	266749	<b>Address</b>	6000 STEWART PKWY DOUGLASVILLE GA 30154
<b>License Expiration</b>	02/28/2027	<b>License State</b>	GA
<b>Phone</b>	7705724741	<b>Email</b>	yourbroker@atlantahomesteads.com
<b>Broker Distance to Subject</b>	4.02 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:**

**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.**