

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>	181 Wyckliffe Drive, Locust Grove, GA 30248	<b>Order ID</b>	9121294	<b>Property ID</b>	35001421
<b>Inspection Date</b>	01/23/2024	<b>Date of Report</b>	01/23/2024		
<b>Loan Number</b>	56369	<b>APN</b>	078D01092000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Henry		

Tracking IDs					
<b>Order Tracking ID</b>	1.22_BPO	<b>Tracking ID 1</b>	1.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

		Condition Comments
<b>Owner</b>	Mason Lonnie E	SUBJECT APPEARS TO BE IN AVERAGE CONDITION, NO DAMAGES
<b>R. E. Taxes</b>	\$4,643	
<b>Assessed Value</b>	\$357,200	
<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

		Neighborhood Comments
<b>Location Type</b>	Suburban	MOST HOMES ARE MAINTAINED AND CONFORM TO NEIGJBORHOOD
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$175,000 High: \$515,000	
<b>Market for this type of property</b>	Decreased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	181 Wyckliffe Drive	417 Lossie Lane	189 Hunters Chase	128 Penny Lane
<b>City, State</b>	Locust Grove, GA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
<b>Zip Code</b>	30248	30253	30253	30253
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.30 <sup>1</sup>	1.44 <sup>1</sup>	1.74 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$279,900	\$320,000	\$325,000
<b>List Price \$</b>	--	\$279,900	\$320,000	\$325,000
<b>Original List Date</b>		11/10/2023	12/08/2023	12/12/2023
<b>DOM · Cumulative DOM</b>	-- · --	74 · 74	45 · 46	41 · 42
<b>Age (# of years)</b>	23	6	22	21
<b>Condition</b>	Average	Good	Good	Good
<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>	Split SPLIT	2 Stories MODERN	Split SPLIT	2 Stories MODERN
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,629	1,972	2,377	2,268
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2 · 1	4 · 3 · 2	4 · 3 · 1
<b>Total Room #</b>	7	7	10	9
<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>	.4 acres	.2 acres	.4 acres	.42 acres
<b>Other</b>	NONE	NONE	NONE	NONE

\* 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** Welcome home to Waterford Commons! Large living area with corner fireplace. Kitchen complete with island and pantry, solid counters, new Dishwasher & refrigerator! The spacious laundry room is just inside the garage. Bedrooms are upstairs. Primary with tray ceiling and nice walk in closet. The bath is worth coming home to for relaxation either in the tub or shower. Nice double vanity with lots of drawer & cabinet space. @ secondary bedrooms are good size with a jack & jill bath. Property is sold as is with no seller disclosure; investor owned.
- Listing 2** Price Improvement\*\* Welcome home! Open Concept, move-in ready home located in the quiet Subdivision of Hunters Run! This 4 bedroom 3 bath split level is one you will want to call home. Upstairs features an oversized master suite with walk in closet, double sinks in the bathroom, soaking tub, and separate shower. Across the living room you will find two additional bedrooms and full bath. The kitchen has all stainless steel appliances and tons of pantry storage. Separate dining room overlooks the upstairs deck and backyard perfect for grilling. Downstairs you will find an additional bedroom, 2nd living/bonus room, and another full bath. The spacious back yard is fully fenced and offers plenty of room for family, friends, and pets to enjoy. Conveniently located near dining and shopping with easy access to I-75.
- Listing 3** Beautiful, bright, and spacious--all that's missing is you! The gorgeous floorplan features an impressive two-story foyer, formal dining room, and a large two-story family room, offering plenty of space for entertaining any occasion. Enjoy big ticket upgrades include brand new interior paint, LVP flooring and new vanity set in the half bath. Located on the main level, the primary suite has a vaulted ceiling, private attached bath, and large walk-in closet. The upstairs loft is the ideal flex space for a media room, home office, or reading nook. Built for recreation and entertainment, the spacious backyard comes with full privacy fence, walkout patio, and firepit area. Don't miss out on this amazing opportunity--see it today before it's gone!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	181 Wyckliffe Drive	205 Whistle Way	145 Rendition Drive	801 Summit Park Trail
<b>City, State</b>	Locust Grove, GA	Locust Grove, GA	Mcdonough, GA	Mcdonough, GA
<b>Zip Code</b>	30248	30248	30253	30253
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.33 <sup>1</sup>	0.89 <sup>1</sup>	0.92 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$274,900	\$285,000	\$299,900
<b>List Price \$</b>	--	\$274,900	\$285,000	\$299,900
<b>Sale Price \$</b>	--	\$274,900	\$292,500	\$305,000
<b>Type of Financing</b>	--	Fha	Va	Va
<b>Date of Sale</b>	--	05/30/2023	10/31/2023	11/17/2023
<b>DOM · Cumulative DOM</b>	-- · --	60 · 102	40 · 125	11 · 46
<b>Age (# of years)</b>	23	19	21	21
<b>Condition</b>	Average	Good	Average	Good
<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>	Split SPLIT	2 Stories MODERN	2 Stories MODERN	2 Stories MODERN
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,629	1,668	1,997	1,986
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2 · 1	4 · 3	3 · 2 · 1
<b>Total Room #</b>	7	7	8	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>	.4 acres	.4 acres	.52 acres	.4 acres
<b>Other</b>	NONE	NONE	NONE	NONE
<b>Net Adjustment</b>	--	+\$15,550	+\$21,500	\$0
<b>Adjusted Price</b>	--	\$290,450	\$314,000	\$305,000

\* 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** Nestled in the heart of Locust Grove, 205 Whistle Way offers a special combination of modern convenience and classic charm. This immaculately maintained 3 bedroom, 2.5 bath home features an open floor plan with a separate dining room, office/flex space and kitchen & living room that flow seamlessly into one another. Recent upgrades include a new 50 year Architectural roof in 2020 and new air handler in 2022, as well as all-new black stainless steel kitchen appliances for added style and convenience. Out back you'll find a fully fenced yard perfect for entertaining or relaxation. Convenient to shopping, restaurants and schools. Whether you're looking to move right in or add your own touches, 205 Whistle Way is sure to please.
- Sold 2** Welcome home to this charming fixer upper 4 bedroom 3 full bath home in Summer Lake. Large great room with fireplace and vaulted ceilings. Enjoy family dinners in spacious dining room. Nice bedroom on main with full bathroom. Upstairs enjoy relaxing in the oversized owners suite with sitting area and tray ceilings. Owners bath has soaking tub, dual sinks, stand up shower and large walk in closet. Ample sized secondary bedrooms. Large level backyard ready to enjoy.
- Sold 3** Welcome home to this beautiful 3 bedroom 2.5 bathroom Summer Lake home is ready for its new owners! Recent updates include new flooring, granite countertops, new interior paint, freshly pressure washed and cleaned patio, and driveway. huge fenced in backyard on a pristine corner lot. Located in a wonderful swim/tennis/playground community just minutes to I-75!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			NA				
<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>
01/04/2024	\$305,999	01/09/2024	\$305,999	Sold	01/19/2024	\$301,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$300,000	\$300,000
<b>Sales Price</b>	\$300,000	\$300,000
<b>30 Day Price</b>	\$290,000	--
<b>Comments Regarding Pricing Strategy</b>		
MARKE TTIME IS INCREASING, HOME VALUES ARE DECLINING. NEW CONSTRUCTION WITH IN 2 MILES STARTING AT 400K.		

## 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



Side



Side

## Subject Photos



Street

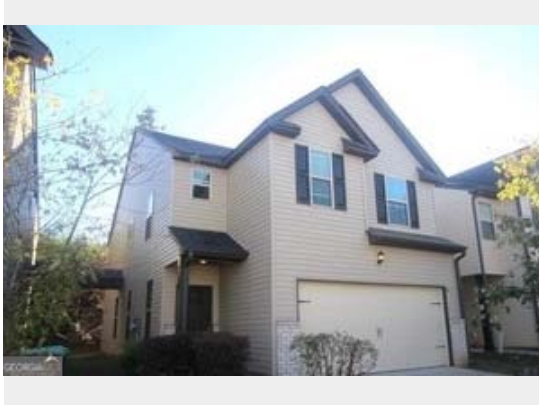


Street



## Listing Photos

**L1** 417 LOSSIE LANE  
Mcdonough, GA 30253



Front

**L2** 189 HUNTERS CHASE  
Mcdonough, GA 30253



Front

**L3** 128 PENNY LANE  
Mcdonough, GA 30253



Front

## Sales Photos

**S1** 205 WHISTLE WAY  
Locust Grove, GA 30248



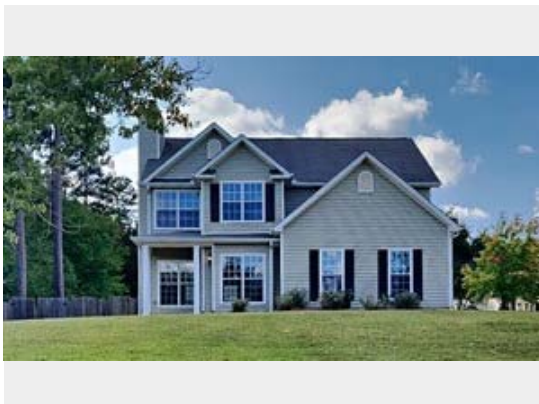
Front

**S2** 145 RENDITION DRIVE  
Mcdonough, GA 30253



Front

**S3** 801 SUMMIT PARK TRAIL  
Mcdonough, GA 30253



Front

### ClearMaps Addendum

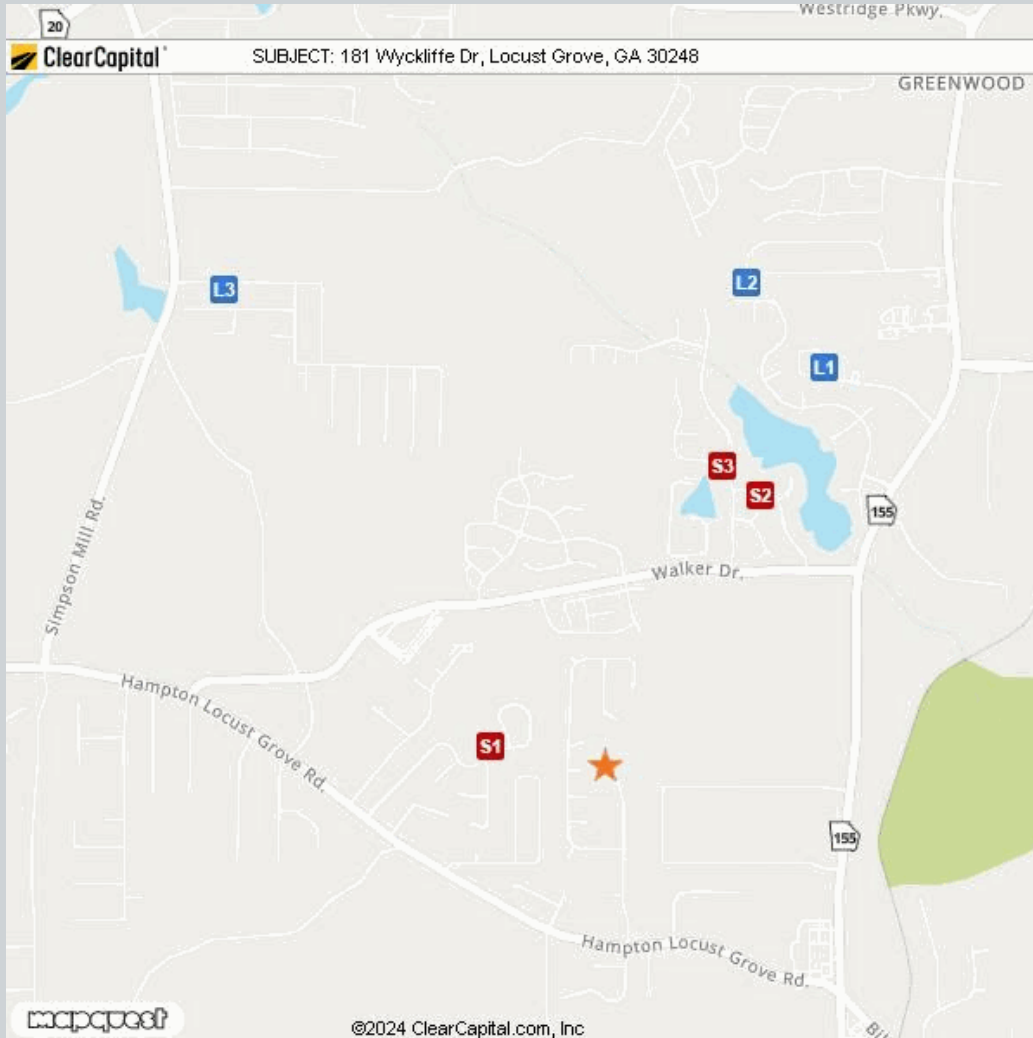
**Address** ★ 181 Wyckliffe Drive, Locust Grove, GA 30248

**Loan Number** 56369

**Suggested List** \$300,000

**Suggested Repaired** \$300,000

**Sale** \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	181 Wyckliffe Drive, Locust Grove, GA 30248	--	Parcel Match
L1 Listing 1	417 Lossie Lane, McDonough, GA 30253	1.30 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	189 Hunters Chase, McDonough, GA 30253	1.44 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	128 Penny Lane, McDonough, GA 30253	1.74 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	205 Whistle Way, Locust Grove, GA 30248	0.33 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	145 Rendition Drive, McDonough, GA 30253	0.89 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	801 Summit Park Trail, McDonough, GA 30253	0.92 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

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>	Kelly Adams Cooley	<b>Company/Brokerage</b>	Adams AMI
<b>License No</b>	161116	<b>Address</b>	812 Pavilion Court McDonough GA 30253
<b>License Expiration</b>	07/31/2024	<b>License State</b>	GA
<b>Phone</b>	7709140369	<b>Email</b>	kadams@adamsami.com
<b>Broker Distance to Subject</b>	4.21 miles	<b>Date Signed</b>	01/23/2024

*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.**