

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	6467 Splitpine Ct, Atlanta, GA 30349	Order ID	9173790	Property ID	35112432
Inspection Date	02/22/2024	Date of Report	02/22/2024		
Loan Number	56436	APN	13 0133 LL3560		
Borrower Name	Catamount Properties 2018 LLC	County	Fulton		

Tracking IDs

Order Tracking ID	BPO_2.21	Tracking ID 1	BPO_2.21
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	P Fin II F LLC	Condition Comments Subject's improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Subject should qualify for all available financing in as-is condition. No repairs noted. Located in an established residential community of similar homes.
R. E. Taxes	\$387,146	
Assessed Value	\$198,500	
Zoning Classification	Residential	
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 The subject is in a developed area of the county. +- 15 miles from downtown Atlanta. Employment centers are accessible and commute times during peak traffic periods are considered reasonable. Schools, parks and shopping are nearby.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$314,700	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6467 Splitpine Ct	6603 Splitpine Ct	6531 Grey Fox	2745 S Hills
City, State	Atlanta, GA	Atlanta, GA	Riverdale, GA	Riverdale, GA
Zip Code	30349	30349	30296	30296
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.41 ¹	1.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,900	\$270,000	\$285,000
List Price \$	--	\$259,900	\$270,000	\$285,000
Original List Date		02/09/2024	11/29/2023	02/15/2024
DOM · Cumulative DOM	-- · --	13 · 13	62 · 85	7 · 7
Age (# of years)	16	18	17	19
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,848	1,982	1,928	1,895
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.11 acres	0.1 acres	0.11 acres
Other	--	MLS#20170865	MLS#10228862	MLS#20171434

* Listing 2 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 Traditional 3-bedroom 2.5-bathroom home nestled on a serene cul-de-sac lot needs TLC

Listing 2 Get ready to call this house your next home or investment property The main level boasts an open layout between the living and dining rooms a large kitchen a laundry room a half bath and the primary suite. The primary suite details a large vanity and separate shower/tub. Upstairs features a large flex-space that can be used as a second living room or gym space. 3 additional bedrooms and a full bath are also located upstairs. The property is on a corner lot within the Fairfield Square subdivision. Easy access to GA-279 i85 & i285 and all that Atlanta has to offer. Seller is offering a Home Warranty to be included with purchase.

Listing 3 Bright and freshly updated this home is conveniently located to shopping restaurants medical and Hartsfield Jackson Airport. Be welcomed into your new home by a large 2 story foyer. Additionally the first floor hosts a living/family room with gas starter fireplace kitchen walk-in pantry breakfast room half bath for guests and easy-to-clean LVP flooring. Upstairs includes 3 bedrooms (all with vaulted ceilings) 2 full bathrooms laundry room NEW CARPET and LVP flooring in all wet areas. Including the garage this home has FRESH PAINT throughout. This property features NEW BLINDS downstairs and double-paned windows to keep energy bills lower. Enjoy strolls in the sidewalk community or relax on your oversized back deck secluded by your privacy fence. Easy living in the suburbs and move-in-ready schedule your private tour today Ask how you can receive up to 500 credit by using one of our preferred lenders. Exclusions may apply.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6467 Splitpine Ct	2341 Hackamore Drive	2785 Carolina Way	5905 El Segundo Way
City, State	Atlanta, GA	Atlanta, GA	Riverdale, GA	Atlanta, GA
Zip Code	30349	30349	30296	30349
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	1.27 ¹	1.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$287,000	\$300,000	\$335,000
List Price \$	--	\$279,000	\$300,000	\$294,000
Sale Price \$	--	\$270,000	\$290,000	\$292,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	10/17/2023	12/29/2023	09/29/2023
DOM · Cumulative DOM	-- · --	37 · 70	14 · 39	100 · 200
Age (# of years)	16	17	20	8
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,848	1,648	2,002	1,786
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.08 acres	0.13 acres	0.08 acres
Other	--	MLS#20139934	MLS#10227083	MLS#10139000
Net Adjustment	--	+\$6,000	-\$10,620	\$0
Adjusted Price	--	\$276,000	\$279,380	\$292,000

* Sold 1 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** Adjustments: +6000 Inf GLA THIS 3 BEDROOD AND 2.5 BATH HOME FEATURES WITH OPEN CONCEPT KITCHEN LIVING ROOM LARGE MASTER BEDROOM CARPET UPPER FLOOR.
- Sold 2** Adjustments: -4620 sup GLA, -6000 sup bedrooms. Spacious 4 Bedroom 2.5 Bath Home located in the South Hills Subdivision. Lovely traditional home with 2-Story Foyer with Luxury Vinyl Plank Hardwood Floors throughout the main level. Formal Living and Dining Room accented with chair rail surround. Open Kitchen features pantry plenty of cabinet space and Bay Window that overlooks the backyard. The oversized Separate Family Room with soaring ceilings features a cozy Fireplace. Spacious bedrooms upstairs with Large Master Suite featuring tray ceilings huge walk-in closet and spacious bath with separate tub and shower.
- Sold 3** Welcome to this fabulous area This home has fresh interior paint and partial flooring replacement. Discover a bright and open interior with plenty of natural light and a neutral color palette complimented by a fireplace. Youll love cooking in this kitchen complete with a spacious center island and a sleek backsplash. Relax in your primary suite with a walk in closet included. Other bedrooms provide nice flexible living space. The primary bathroom is fully equipped with a separate tub and shower double sinks and plenty of under sink storage. Take it easy in the fenced in back yard. The sitting area makes it great for BBQs Dont miss this incredible opportunity.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject has not been listed in the last 12 months and has no listing history for the last 12 months in the local MLS.				
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	\$285,000	\$285,000
Sales Price	\$280,000	\$280,000
30 Day Price	\$276,000	--
Comments Regarding Pricing Strategy		
The comparable search parameters were a Gamls search for single family homes sold within the prior 6 months, located within 1.5 mile of subject. The most recent/similar sales that bracket the subject's major features (age, GLA, and bed/bath count) were used as the comparables. All are considered good indicators of value for the subject property and were given similar weight.		

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



Side



Side



Street



Street

Listing Photos

L1 6603 Splitpine Ct
Atlanta, GA 30349



Front

L2 6531 Grey Fox
Riverdale, GA 30296



Front

L3 2745 S Hills
Riverdale, GA 30296



Front

Sales Photos

S1 2341 Hackamore Drive
Atlanta, GA 30349



Front

S2 2785 Carolina Way
Riverdale, GA 30296



Front

S3 5905 El Segundo Way
Atlanta, GA 30349



Front

ClearMaps Addendum

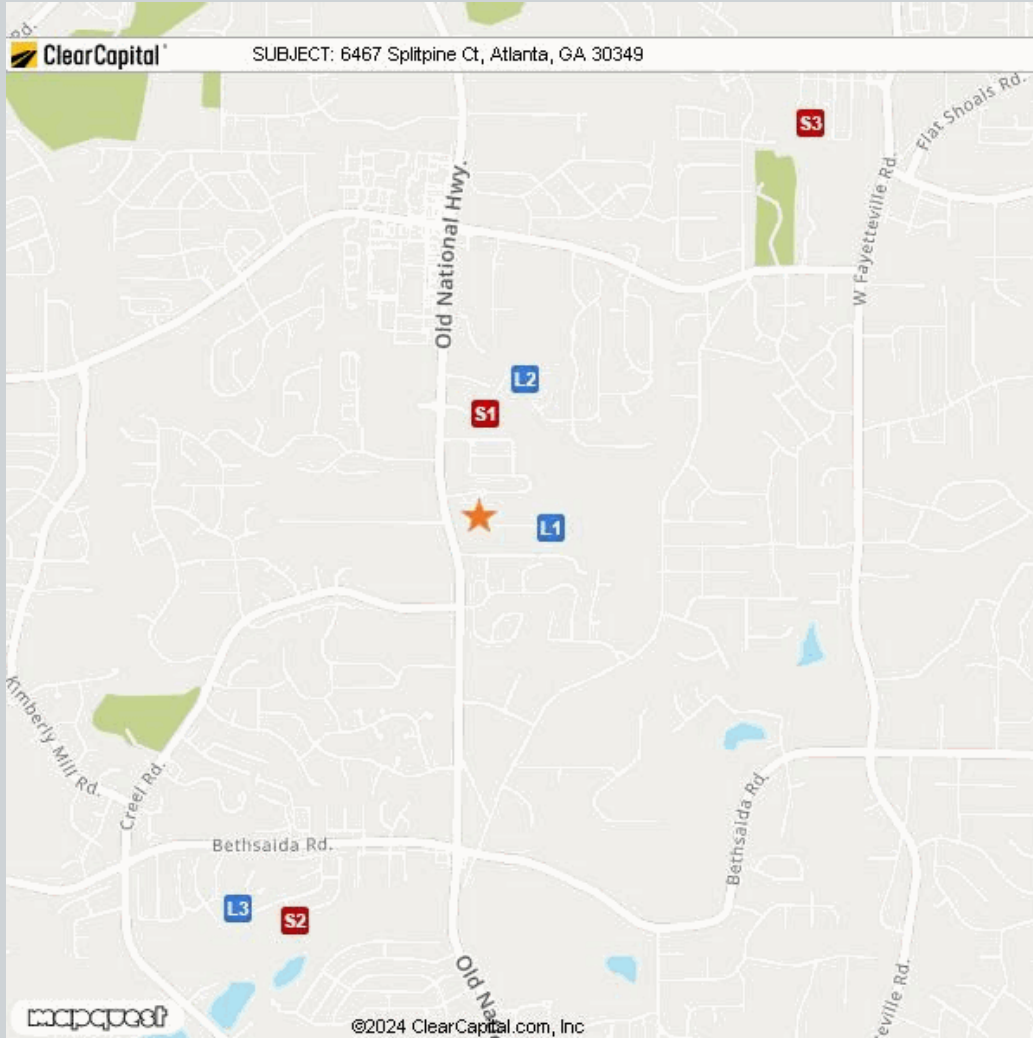
Address ★ 6467 Splitpine Ct, Atlanta, GA 30349

Loan Number 56436

Suggested List \$285,000

Suggested Repaired \$285,000

Sale \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6467 Splitpine Ct, Atlanta, GA 30349	--	Parcel Match
L1 Listing 1	6603 Splitpine Ct, Atlanta, GA 30349	0.22 Miles ¹	Parcel Match
L2 Listing 2	6531 Grey Fox, Riverdale, GA 30296	0.41 Miles ¹	Parcel Match
L3 Listing 3	2745 S Hills, Riverdale, GA 30296	1.32 Miles ¹	Parcel Match
S1 Sold 1	2341 Hackamore Drive, Atlanta, GA 30349	0.29 Miles ¹	Parcel Match
S2 Sold 2	2785 Carolina Way, Riverdale, GA 30296	1.27 Miles ¹	Parcel Match
S3 Sold 3	5905 El Segundo Way, Atlanta, GA 30349	1.47 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.

*** 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

Broker Name	Molly Slocumb-Riley	Company/Brokerage	Property Advantage LLC
License No	221139	Address	8975 Raven Dr Jonesboro GA 30238
License Expiration	11/30/2027	License State	GA
Phone	6788704208	Email	padvantagellc@gmail.com
Broker Distance to Subject	5.58 miles	Date Signed	02/22/2024

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.