

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>	4904 October Way, Acworth, GA 30102	<b>Order ID</b>	9148957	<b>Property ID</b>	35056430
<b>Inspection Date</b>	02/09/2024	<b>Date of Report</b>	02/09/2024		
<b>Loan Number</b>	56602	<b>APN</b>	20001502370		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Cobb		

**Tracking IDs**

<b>Order Tracking ID</b>	2.7_BPO	<b>Tracking ID 1</b>	2.7_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	JOHN L CROCKETT	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$562	Property is being renovated at this time	
<b>Assessed Value</b>	\$97,700		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Lockbox)		
<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>	Quail Pointe HOA		
<b>Association Fees</b>	\$450 / Year (Pool,Landscaping,Tennis)		
<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	Property is located in an established neighborhood with like condition properties. Area has low listing inventory	
<b>Sales Prices in this Neighborhood</b>	Low: \$123400 High: \$500000		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	4904 October Way	4518 High Grove Ct Nw	4617 Hickory Run Ct Nw	2100 Clearvista Dr Nw
<b>City, State</b>	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
<b>Zip Code</b>	30102	30102	30102	30101
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.69 <sup>1</sup>	0.48 <sup>1</sup>	1.01 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$375,000	\$350,000	\$396,000
<b>List Price \$</b>	--	\$359,900	\$350,000	\$380,000
<b>Original List Date</b>		11/08/2023	02/05/2024	09/27/2023
<b>DOM · Cumulative DOM</b>	-- · --	93 · 93	4 · 4	135 · 135
<b>Age (# of years)</b>	34	35	36	25
<b>Condition</b>	Average	Average	Good	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	2 Stories Colonial	2 Stories Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,366	1,722	1,702	2,031
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	5	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	30%	0%	0%	0%
<b>Basement Sq. Ft.</b>	864	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.20 acres	0.49 acres	0.18 acres	0.15 acres
<b>Other</b>	--	--	--	--

\* 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** Pristine Ranch has 3 bedrooms, 2 baths nestled on a generous 1.0+- acre lot in the heart of Acworth. Beautiful hardwood floors throughout except bedrooms, they have plush carpet! Enjoy your evenings by the lovely fireplace & mantle presently wood burning but can easily be returned to gas fireplace. Fabulous kitchen boasts of an eat in kitchen, white cabinets, granite countertops, and lots of natural sunlight. Kitchen is on the same level as the 2 car garage which allows easy access for shopping & security. Formal dining room flows into the great room and step through slide-in glass doors onto back deck & enjoy the tranquility of the spacious backyard with nature trees and privacy galore! Fabulous primary suite with double vanity and huge walk in closet in bath. The crawlspace would be the perfect spot for additional storage, as walk in! Community known for award winning schools and it is close to parks, fine dining, shopping, & HWY 75 is minutes away for an easy commute! You won't be disappointed if you are looking for a well kept home that makes you feel right at home!
- Listing 2** Welcome to this recently renovated home nestled within the charming, extremely convenient, Hickory Forest community! This meticulously maintained 3-bedroom, 2.5-bathroom home offers a perfect blend of comfort, convenience, and style. Let's talk key highlights: fenced backyard, screened porch, two main-level living spaces, two-car garage, adorable front porch, new LVP flooring on main level, new HVAC, new water heater, new stove/ oven, granite counters and white kitchen cabinets, updated bathrooms, and most importantly LOCATION! Enjoy easy access to I75 (half a mile to the Express Lane, 1 mile to the nearest on ramp), 1 mile to Publix as well as a plethora of shopping and dining options, 2.5 miles to Kennesaw State University (KSU), 4 miles to Downtown Kennesaw and 4.5 miles to Downtown Acworth, both offering a charming blend of shops, restaurants, and community events.
- Listing 3** This beautiful home is the perfect blend of modern convenience and classic comfort. With a natural color palette, this home features a cozy fireplace and a primary bathroom with double sinks, good under sink storage, and a separate tub and shower. The master bedroom includes a spacious walk in closet, and the other rooms provide flexible living space. Enjoy the outdoors in the fenced in backyard with a sitting area for relaxing. This home is ideal for those seeking a modern home with all the comforts of home. Come see for yourself and make it yours today

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	4904 October Way	4788 Burford Ct Nw	2560 Abbotts Glen Dr Nw	2649 Mohawk Trl
<b>City, State</b>	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
<b>Zip Code</b>	30102	30102	30101	30102
<b>Datasource</b>	Public Records	MLS	Public Records	MLS
<b>Miles to Subj.</b>	--	0.19 <sup>1</sup>	0.98 <sup>1</sup>	0.74 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$375,000	\$350,000	\$300,000
<b>List Price \$</b>	--	\$368,000	\$350,000	\$300,000
<b>Sale Price \$</b>	--	\$360,000	\$350,000	\$329,500
<b>Type of Financing</b>	--	Conventional	Cash	Fha
<b>Date of Sale</b>	--	09/29/2023	09/26/2023	08/11/2023
<b>DOM · Cumulative DOM</b>	-- · --	52 · 52	1 · 0	59 · 59
<b>Age (# of years)</b>	34	33	27	46
<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	1.5 Stories Traditional	2 Stories Traditional	1.5 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,366	1,544	1,634	1,590
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2	3 · 3	4 · 2 · 1
<b>Total Room #</b>	5	5	6	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	30%	0%	100%	75%
<b>Basement Sq. Ft.</b>	864	828	738	1,158
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.20 acres	0.22 acres	0.25 acres	0.49 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$5,620	-\$6,220	-\$17,910
<b>Adjusted Price</b>	--	\$354,380	\$343,780	\$311,590

\* 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** Located in the sought after school district of N. Cobb High School, this well kept split-level boast 3 bedrooms 2 baths with a finished bonus room downstairs. Kitchen has all new appliances and is very functional for a first time home buyers or someone looking to downsize. Those hot summer days can be enjoyed outside in a beautiful shady backyard. Don't forget about the beautiful front porch that would welcome family and friends to your new home. Fresh paint and new carpet through-out will definitely have your buyers thinking move-in ready! So come see this GEM today! Easy to show. Preferred Attorney: Crane Elder Law located in Kennesaw.
- Sold 2** Welcome to this exciting fixer-upper opportunity! Located in a desirable area, this property offers unparalleled potential for those who are willing to roll up their sleeves and turn it into their dream home. The property's bones are solid, giving you a strong foundation to work with. Situated on a spacious lot, this property gives you the freedom to unleash your creativity and transform it into a personal oasis. Whether you envision a lush garden, a cozy patio, or an expansive deck for entertaining, you can truly make this property your own. The surrounding neighborhood is well-established, providing a solid foundation for your investment. Conveniently located, this fixer-upper offers easy access to amenities such as schools, shopping centers, and recreational facilities. Commuting to other parts of the city is made convenient with nearby transportation options and major highways.
- Sold 3** Great, 4 bedroom, 2 ½ bath home with finished basement, rocking chair front porch, on large wooded lot. Roomy separate living room. Large Family room with masonry fireplace with gas starter. Big eat-in Kitchen with lots of counter space and cabinets for plenty of storage. Refrigerator included. Big Breakfast room with lots of natural light. Large Master suite with double closets. Roomy Master bath with linen closet. Whole house fan cools house nicely (and saves \$ on cooling bill) during Spring and Fall. All secondary bedrooms are larger than you'd expect. Finished basement with bonus room for "man cave", office, exercise room, etc.. Huge 4th bedroom in basement for teen or In-Law suite with ½ bath. Large Laundry room in basement. Over sized, two tier back deck, great for entertaining, has enclosed hot-tub (see photos). Double wide driveway, with extra parking space on side, makes parking much easier. Garage has shop/workspace and extra storage. Home convenient to Hwy 92, I-575, and I-75 for commute options. Great schools, shopping, and restaurants nearby. Non-smoker, no pets. Come and see! CAUTION: FRONT HANDRAIL IS LOOSE. SELLER HAS CALLED CONTRACTOR TO REPAIR HANDRAIL ASAP.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property was last on the market in 1996			
<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>	\$349,900	\$349,900
<b>Sales Price</b>	\$349,900	\$349,900
<b>30 Day Price</b>	\$315,500	--
<b>Comments Regarding Pricing Strategy</b>		
Property is located in Acworth Ga. Area is sought after for its proximity to the interstate, KSU, Atlanta and the Stadium. Adjustments 40 SGFT GLA 4500 Bedroom 4000 Full Bath 3450 Half Bath		

## 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



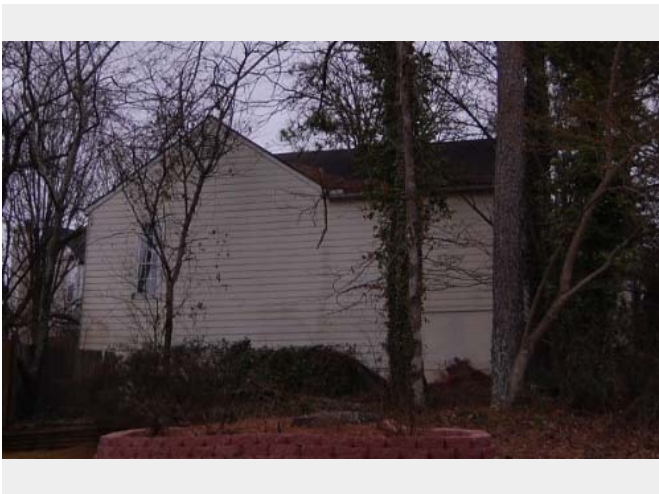
Address Verification



Address Verification



Side



Side



Street

## Listing Photos

**L1** 4518 High Grove Ct NW  
Acworth, GA 30102



Front

**L2** 4617 Hickory Run Ct NW  
Acworth, GA 30102



Front

**L3** 2100 Clearvista Dr NW  
Acworth, GA 30101

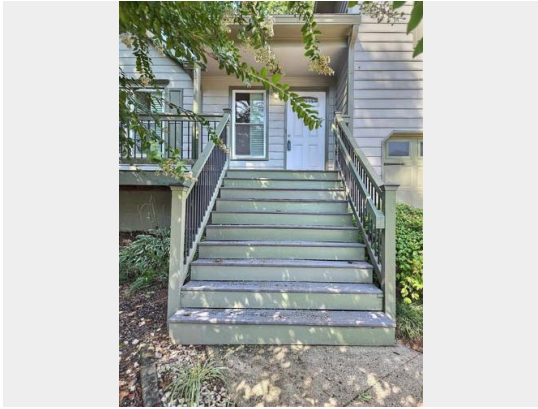


Front



## Sales Photos

**S1** 4788 Burford Ct NW  
Acworth, GA 30102



Front

**S2** 2560 Abbots Glen Dr NW  
Acworth, GA 30101



Front

**S3** 2649 Mohawk Trl  
Acworth, GA 30102



Front

### ClearMaps Addendum

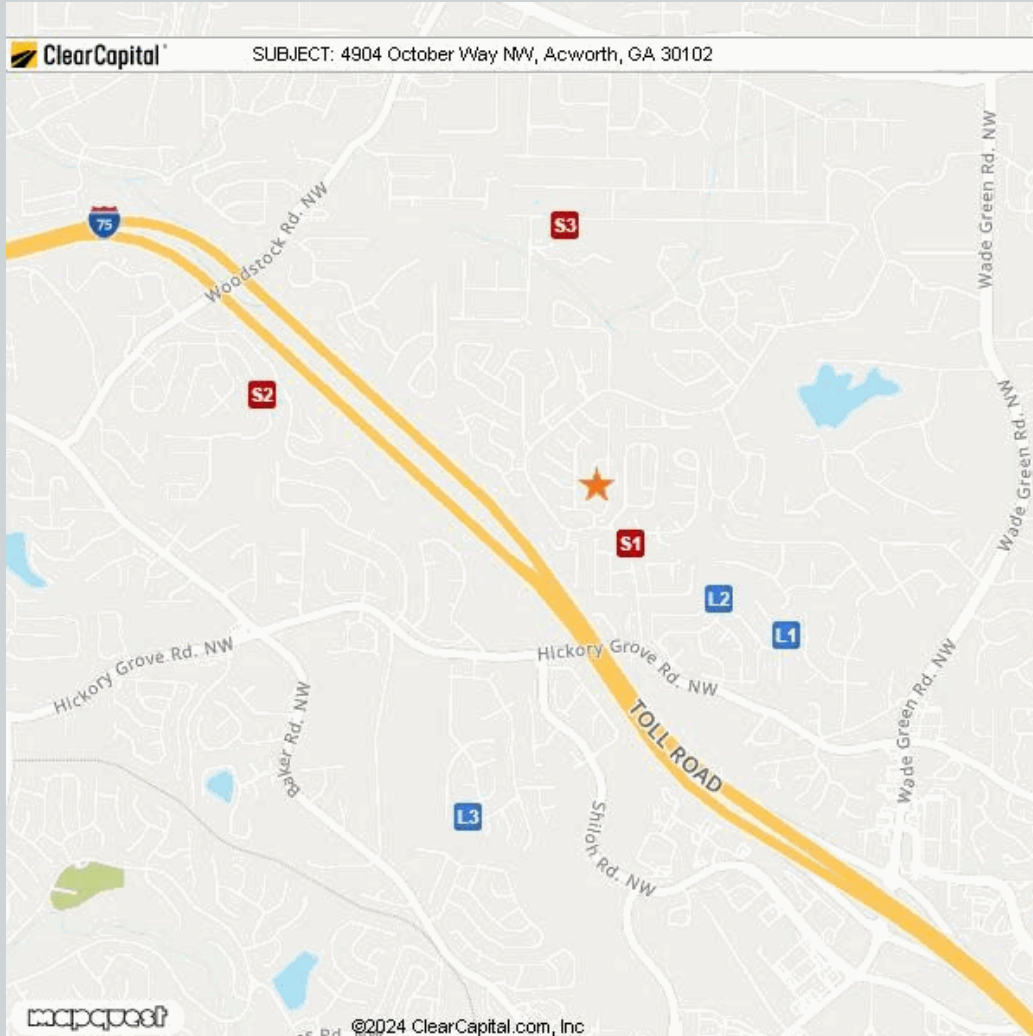
**Address** ★ 4904 October Way, Acworth, GA 30102

**Loan Number** 56602

**Suggested List** \$349,900

**Suggested Repaired** \$349,900

**Sale** \$349,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4904 October Way, Acworth, GA 30102	--	Parcel Match
L1 Listing 1	4518 High Grove Ct Nw, Acworth, GA 30102	0.69 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4617 Hickory Run Ct Nw, Acworth, GA 30102	0.48 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2100 Clearvista Dr Nw, Acworth, GA 30101	1.01 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4788 Burford Ct Nw, Acworth, GA 30102	0.19 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2560 Abbotts Glen Dr Nw, Acworth, GA 30101	0.98 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2649 Mohawk Trl, Acworth, GA 30102	0.74 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>	Daniel Geiman	<b>Company/Brokerage</b>	Exp realty llc
<b>License No</b>	380873	<b>Address</b>	2242 Major Loring Way SW Marietta GA 30064
<b>License Expiration</b>	07/31/2025	<b>License State</b>	GA
<b>Phone</b>	6787613425	<b>Email</b>	Daniel.geiman@exprealty.com
<b>Broker Distance to Subject</b>	10.41 miles	<b>Date Signed</b>	02/09/2024

*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.**