

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	615 Knoll Drive, Dalton, GEORGIA 30720	Order ID	9329050	Property ID	35385221
Inspection Date	05/08/2024	Date of Report	05/12/2024		
Loan Number	57449	APN	12-234-12-004		
Borrower Name	Catamount Properties 2018 LLC	County	Whitfield		

Tracking IDs					
Order Tracking ID	5.8_BPO	Tracking ID 1	5.8_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Brown Kristan Michael	Subject appears in average condition based upon the inspection. No repairs appear were noted. There appear to be no issues that would affect the resale or financing of the property. All improvements are in average / good condition with physical depreciation from normal wear and tear. The quality of construction is average.
R. E. Taxes	\$3,293	
Assessed Value	\$102,943	
Zoning Classification	R1	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes	
(Property appears to have noticed posted on door and is vacant.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	The Knoll n/a	
Association Fees	\$150 / Month (Other: Road)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	The neighborhood is currently experiencing stable job growth with some appreciation over the past 6 months. Subject is located in a neighborhood that has a mixture of styles, design, square footage, age, lot size, and property types. Seasonal marketing factors do not apply to the subject's market area. Concessions are typically on average 3-4% of the sales price.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$130,000 High: \$570,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	615 Knoll Drive	1418 Westover Place	1503 Bentgrass Lane	1500 Augusta Drive
City, State	Dalton, GEORGIA	Dalton, GA	Dalton, GA	Dalton, GA
Zip Code	30720	30720	30721	30721
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	4.16 ¹	4.10 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$265,000	\$245,000	\$249,900
List Price \$	--	\$265,000	\$245,000	\$249,900
Original List Date		04/29/2024	02/08/2024	07/24/2023
DOM · Cumulative DOM	-- · --	7 · 13	90 · 94	207 · 293
Age (# of years)	45	39	19	7
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Town House	2 Stories Townhome	2 Stories Townhome	1 Story Townhome
# Units	1	1	1	1
Living Sq. Feet	1,197	1,574	1,276	1,136
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	2 · 2 · 1	2 · 2
Total Room #	8	8	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	1,197	--	--	--
Pool/Spa	--	--	Pool - Yes	Pool - Yes
Lot Size	0.06 acres	0.15 acres	0.05 acres	0.05 acres
Other	Open Porch, Patio	Porch, Patio	Porch, Pool, Concrete, Pool, In Ground	Fence, Enclosed, Patio, Porch, Covered, Pool, In

* Listing 3 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 Age superior (-\$1800) GLA superior (-\$11,310) Basement inferior (+\$11,970) Total adjusted value \$263,860 MLS Comment: Spacious condo in the city of Dalton. Features updated LVP flooring, sunroom and living room with fireplace. Granite countertops in the kitchen. 3 bedrooms and 2.5 bathrooms. 1-car garage.

Listing 2 Age superior (-\$7800) Bedroom inferior (+\$3000) Basement inferior (+\$11,970) Pool superior (-\$5000) Total adjusted value \$247,170 MLS Comment: Welcome to your dream condo located inside city limits. This updated condo boasts two generously sized bedrooms, each featuring its own full bathroom for ultimate privacy and comfort. Additionally, downstairs you'll find a convenient half bath, ideal for guests and everyday use. Upon entering, you'll be greeted by a spacious layout that seamlessly blends functionality with style. The open-concept living area provides ample space for all that you could imagine. What sets this condo apart is its prime location within the community. Unlike others, this unit is positioned in front of many amenities which include a pool, dog park and basketball court

Listing 3 Age superior (-\$11,400) Bedroom inferior (+\$3000) Bathroom inferior (+\$1000) Basement inferior(+ \$11,970) Pool superior (-\$5000) Total adjusted value \$249,470 MLS Comment: Nestled in Hammond Creek, a gated community that sets the standard for refined living. This ONE STORY sophisticated 2-bedroom, 2-bathroom condo that exudes elegance and charm. Step inside this meticulously maintained residence, and be greeted by the allure of its lofty 9-foot high ceilings. As you walk across the floors, you'll relish the feel of engineered hardwood and ceramic tiles underfoot.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	615 Knoll Drive	1502-4 Summer Gate	1405 Rosewood Circle	1503 Augusta Drive
City, State	Dalton, GEORGIA	Dalton, GA	Dalton, GA	Dalton, GA
Zip Code	30720	30720	30720	30721
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.79 ¹	4.13 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$240,000	\$239,900	\$264,900
List Price \$	--	\$240,000	\$239,900	\$264,900
Sale Price \$	--	\$240,000	\$230,000	\$260,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	08/16/2023	04/30/2024	04/18/2024
DOM · Cumulative DOM	-- · --	24 · 40	57 · 71	3 · 29
Age (# of years)	45	22	40	18
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Town House	2 Stories Townhome	1 Story Townhome	2 Stories Townhome
# Units	1	1	1	1
Living Sq. Feet	1,197	912	1,146	1,136
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	2 · 2	2 · 2
Total Room #	8	8	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	75%	0%	0%
Basement Sq. Ft.	1197	672	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.06 acres	0.05 acres	0.11 acres	0.05 acres
Other	Open Porch, Patio	Porch, Covered, Patio	Porch, Covered	Deck, Pool, Association
Net Adjustment	--	-\$4,900	+\$470	+\$4,870
Adjusted Price	--	\$235,100	\$230,470	\$264,870

* 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** Age superior (-\$6900) Garage inferior (+\$2000) Total adjusted value \$235,100 MLS Comment: This Summer Gate Condo won't last long--So many wonderful features like transoms above doorways, high ceilings, island in Kitchen and a wonderful Sunroom--Heat Pump barely 3 years old with thermostat you can adjust on your phone! Complete security system by Ring is staying with this condo--so from your phone you can see who is at your door! And such a convenient location--right off Mineral Springs in the Dug Gap.
- Sold 2** Condition superior (-\$20,000) Bedroom inferior (+\$3000) Bathroom inferior (+\$1000) Garage inferior (+\$4000) Basement inferior (+\$11970) Amenities inferior (+\$500) Total adjusted value \$230,470 MLS Comment: All the extras! One level condominium that has been completely remodeled. New flooring , paint, fixtures, kitchen and bath cabinets, granite countertops, and gas log fireplace. All on one level!
- Sold 3** Age superior (-\$8100) Bedroom inferior (+\$3000) Bathroom inferior (+\$1000) Garage inferior (+\$2000) Basement inferior (+\$11970) Pool superior (-\$5000) Total adjusted value \$264,870 MLS Comment: Rare find! 2 bedroom, 2 bath flat level condo. Excellent condition with a 1-car garage located in The Villas at Hammond Creek.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No Comments available. No listing history present.					
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	\$255,000	\$255,000
Sales Price	\$240,000	\$240,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
<p>Emphasis was placed on the most similar and when possible proximate comparables when determining value. The following search criteria were used when searching for comparables. The search radius was 5 miles around the subject with a GLA range of _____ to _____ and a sold date going back _____ months. The comps used are the best possible currently available comps within the search criteria and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Age, lot size, room count, and garage count were secondary considerations that were expanded were required to keep an emphasis on GLA, Sold Date, and Proximity. The comps used were the best and most similar comps available.</p>		

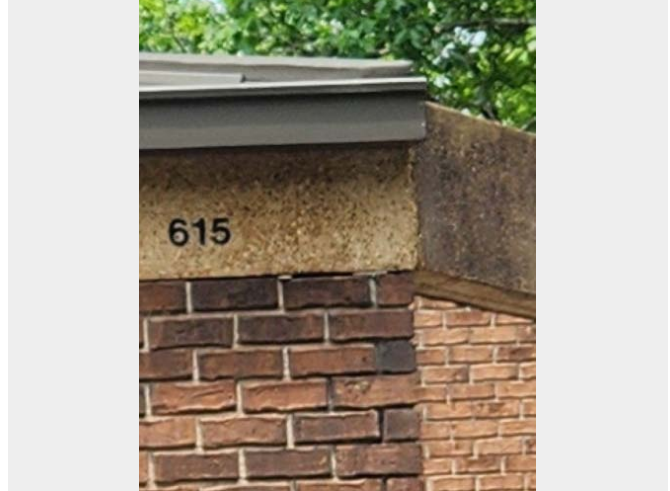
Clear Capital Quality Assurance Comments Addendum

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



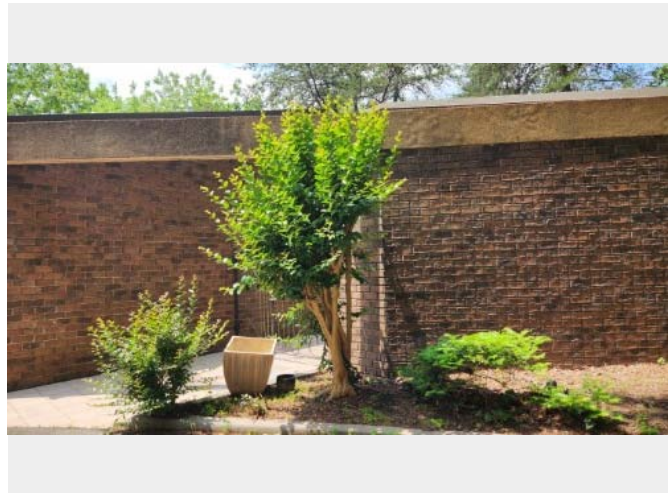
Front



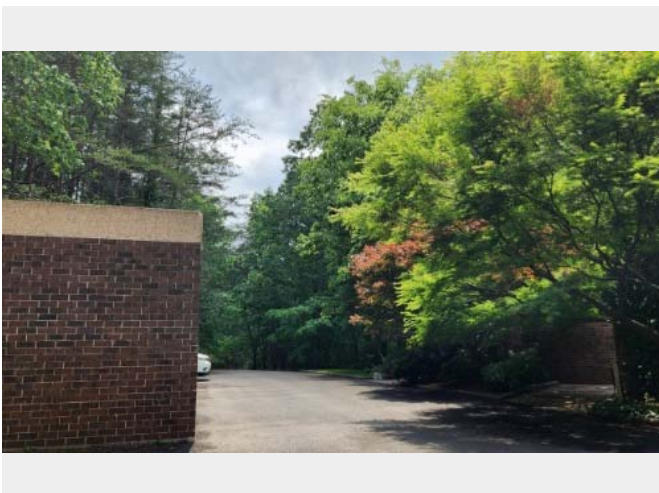
Address Verification



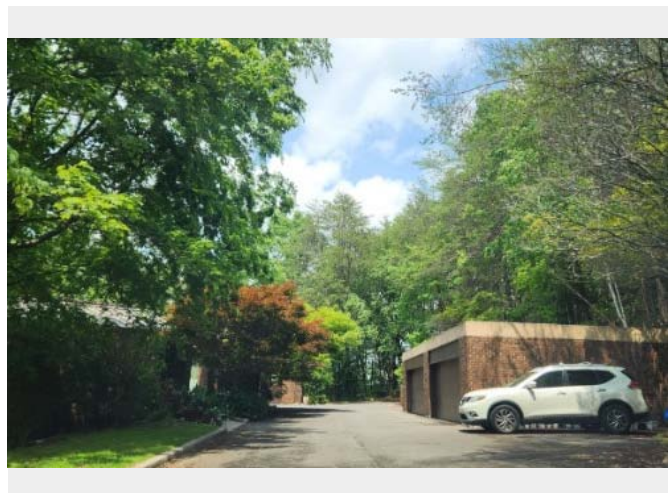
Side



Side



Street



Street

DRIVE-BY BPO

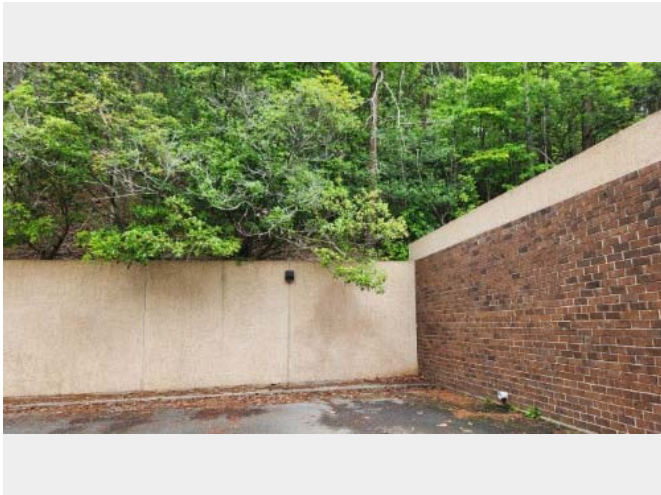
by ClearCapital

615 KNOLL DRIVE
DALTON, GEORGIA 30720

57449
Loan Number

\$240,000
● As-Is Value

Subject Photos



Other

Listing Photos

L1 1418 Westover Place
Dalton, GA 30720



Front

L2 1503 Bentgrass Lane
Dalton, GA 30721



Front

L3 1500 Augusta Drive
Dalton, GA 30721



Front

Sales Photos

S1 1502-4 Summer Gate
Dalton, GA 30720



Front

S2 1405 Rosewood Circle
Dalton, GA 30720



Front

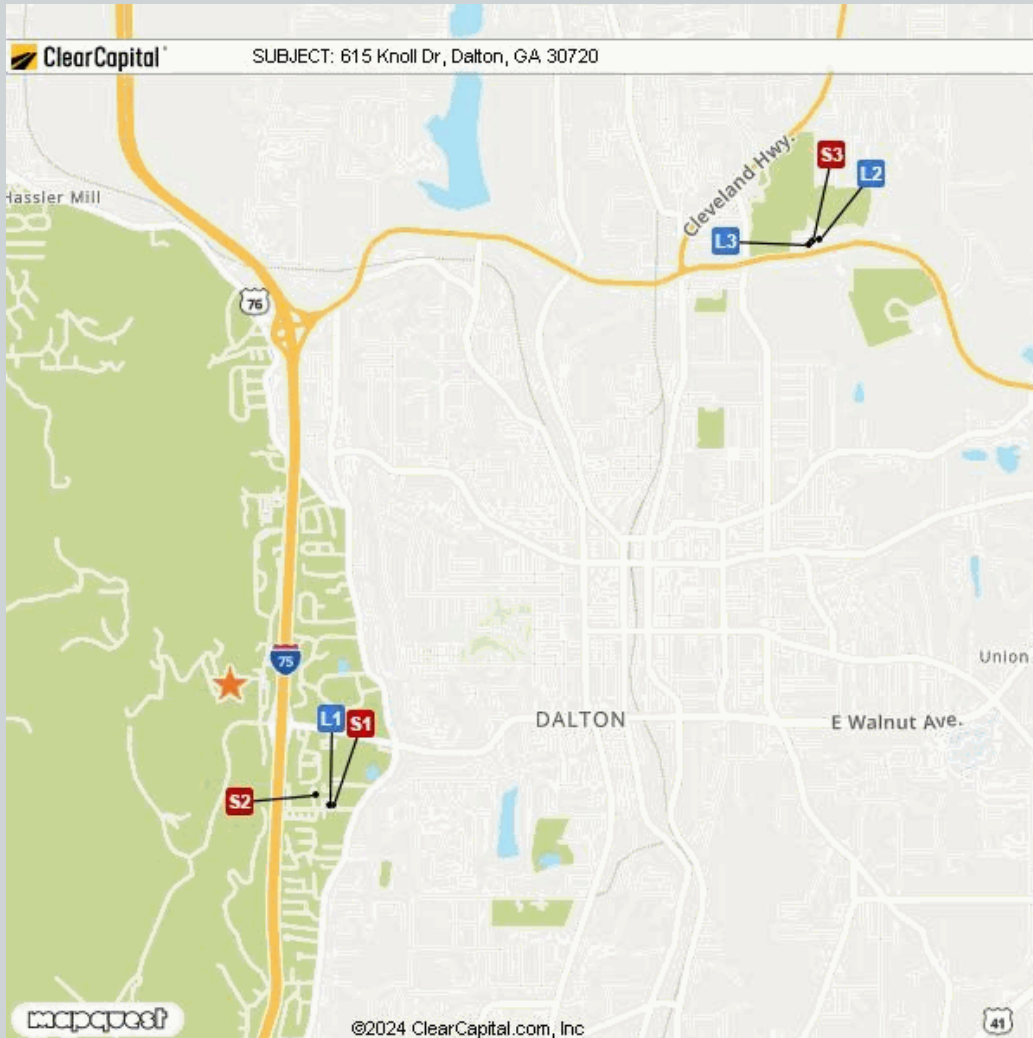
S3 1503 Augusta Drive
Dalton, GA 30721



Front

ClearMaps Addendum

Address ★ 615 Knoll Drive, Dalton, GEORGIA 30720
Loan Number 57449 **Suggested List** \$255,000 **Suggested Repaired** \$255,000 **Sale** \$240,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	615 Knoll Drive, Dalton, Georgia 30720	--	Parcel Match
L1 Listing 1	1418 Westover Place, Dalton, GA 30720	0.89 Miles ¹	Parcel Match
L2 Listing 2	1503 Bentgrass Lane, Dalton, GA 30721	4.16 Miles ¹	Parcel Match
L3 Listing 3	1500 Augusta Drive, Dalton, GA 30721	4.10 Miles ¹	Parcel Match
S1 Sold 1	1502-4 Summer Gate, Dalton, GA 30720	0.90 Miles ¹	Parcel Match
S2 Sold 2	1405 Rosewood Circle, Dalton, GA 30720	0.79 Miles ¹	Parcel Match
S3 Sold 3	1503 Augusta Drive, Dalton, GA 30721	4.13 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.

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

Broker Name	Michael S Wilson	Company/Brokerage	Shane Wilson Real Estate, LLC
License No	259576	Address	313 N. Selvidge St. Suite 101 Dalton GA 30720
License Expiration	03/31/2026	License State	GA
Phone	7065370234	Email	shane@pickshane.com
Broker Distance to Subject	2.22 miles	Date Signed	05/12/2024

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.