

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	9 Van Nuys Boulevard, Savannah, GA 31419	Order ID	9384086	Property ID	35495445
Inspection Date	06/05/2024	Date of Report	06/05/2024		
Loan Number	57549	APN	20696 07004		
Borrower Name	Catamount Properties 2018 LLC	County	Chatham		

Tracking IDs					
Order Tracking ID	6.4_bpo	Tracking ID 1	6.4_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MEIER DEBRA L	Condition Comments	The subject appeared to be in stable structural and physical condition. Remarks: Four bedroom three bath home in Wilshire Estates. New carpets and flooring in most rooms. Needs some TLC. SoldDate:06/03/2024
R. E. Taxes	\$1,379		
Assessed Value	\$101,840		
Zoning Classification	R3 Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	The subdivision is one of Savannah's older neighborhoods. Homes are mainly classic full brick homes. It is situated in a quiet setting and homes are maintained well. They are of diverse styles and designs and in good conformation. The location is not very near amenities and may require private transportation. School within walking distance. Market conditions are very good for this particular neighborhood as it is convenient, approx 20 minutes from downtown. Standard to Reo sales appear to be in balance. There does not appear to be any factors that would affect the market ability of the neighbo...
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$123,000 High: \$485,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

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Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	9 Van Nuys Boulevard	12 Ryerson Dr	202 Tanglewood Rd	33 Spanish Moss Cr
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31419	31419	31419
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	0.78 ¹	1.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,000	\$350,000	\$399,900
List Price \$	--	\$349,000	\$350,000	\$399,900
Original List Date		06/03/2024	04/04/2024	03/29/2024
DOM · Cumulative DOM	-- · --	1 · 2	50 · 62	68 · 68
Age (# of years)	57	57	67	55
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,163	1,746	1,981	2,394
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	8	9	9	9
Garage (Style/Stalls)	Detached 1 Car	Carport 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.21 acres	.22 acres	.23 acres	.45 acres
Other	--	--	--	--

* 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** Remarks: This ranch-style residence is situated on a quiet street with easy access to Truman Parkway and Hunter Army Airfield. Inside, you'll find a formal dining room with gorgeous built-in shelves, a kitchen well equipped with stainless steel appliances, and a large family room with exposed brick designed for relaxation and entertainment. The master bedroom offers double closets and an en suite bathroom with a stand up shower. The three additional bedrooms are spacious and the hallway bathroom provides a double vanity with a shower/tub combo. The outdoor space is equally impressive, with a huge screened porch that leads to a lush backyard adorned with mature landscaping and a fully fenced yard.
- Listing 2** This well maintained 4-bed, 2-bath home features a covered front porch and timeless brick accents throughout the home. Inside, a front living room with built-in shelves leads seamlessly into a versatile playroom/office space. The kitchen has stainless steel appliances, ample storage, and a breakfast bar opening into the dining room, which boasts a fireplace with a mantel and a view of the neighborhood through a large front window. A separate laundry room adds convenience. At the back, a secondary living room overlooks the fully fenced backyard with a brick patio0
- Listing 3** Remarks: All American Home. - Beautiful 4 bedrooms, 2 bath home. You, and or your family and friends will truly enjoy all of the extras that this home provides: inside is not only a living area but also a den with an electric fireplace. Extra storage is everywhere throughout the house. There is a sunroom that is great for large gatherings. The dining area comes with built in display cases, the breakfast nook looks out over the pool and the grounds outside. The inground swimming pool is concrete, 2 storage buildings, mature landscaping with Live oak trees, palm trees and azalea bushes, on almost a half an acre. Bring all of your toys as there is no HOA in this neighborhood. 2 Refrigerators, 2 stoves, Roof and HVAC are in top shape. Home is clean but could use some updating.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	9 Van Nuys Boulevard	27 Sheridan Dr	642 Northbrook Rd	513 Winwood Pl
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31406	31419	31419
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	1.17 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,900	\$349,900	\$365,000
List Price \$	--	\$349,900	\$349,900	\$365,000
Sale Price \$	--	\$360,000	\$349,900	\$360,000
Type of Financing	--	V A	Conventional	V A
Date of Sale	--	05/31/2024	04/01/2024	02/28/2024
DOM · Cumulative DOM	-- · --	29 · 29	60 · 60	51 · 51
Age (# of years)	57	63	64	58
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,163	1,744	2,037	2,077
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3
Total Room #	8	8	8	10
Garage (Style/Stalls)	Detached 1 Car	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.21 acres	.25 acres	.23 acres	.26 acres
Other	--	--	--	--
Net Adjustment	--	+\$8,380	+\$2,520	+\$2,322
Adjusted Price	--	\$368,380	\$352,420	\$362,322

* Sold 3 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** Sold above list price, however; no reason was stated. Remarks: THIS is the epitome of retro-cool meets modern convenience. Boasting an array of versatile spaces, the design lends to both relaxation and creativity. The front living room off formal foyer entry has a cozy intimate vibe, while the family room is bright and the heart of the home, with built-ins flanking the fireplace, and a window seat. The large renovated kitchen is nestled between the 2 living spaces, making it ideal for entertaining and begs for dinner party memories to be made. Need to tackle a project or a virtual meeting? There is also a stylish office space with bookshelves and private side entrance. In back is a groovy stand alone building equipped with water and electricity for the DIY enthusiast, artist, or a unique hangout spot that offers endless possibilities. Covered patio with climbing fragrant jasmine.
- Sold 2** Remarks: OPEN HOUSE CANCELED! Step into the inviting foyer into a large living room filled with natural light. The fully equipped kitchen boasts stainless steel appliances, built-in microwave, tiled backsplash, & a breakfast bar. Enjoy meals in the large dining area or step onto the screened porch overlooking your private oasis with a refreshing inground pool, perfect for enjoying warm summer days. Entertain guests with backyard cookouts, poolside gatherings, or simply unwind on the swing. The owner's suite offers 2 closets & a full bath. The flex space that could double as a 4th bedroom offers a wood burning fireplace, storage room, & laundry room. Recent updates, Metal roof, & water heater approximately 4.5 yrs old. Minutes from Harry Truman PKWY, this home combines comfort & convenience to Georgia Southern, shopping, restaurants, downtown & more!
- Sold 3** Remarks: Space space and more space with large yard, storage shed, boat and RV parking, covered screened outdoor living area, rocking chair deck. Foyer to home leads to split plan with two en-suite main bedrooms or use the addition as a rental with separate entrance or in-law suite. The kitchen has granite and stainless, shaker white wood cabinets, a decor faucet and undermount sink, a large island and a separate dining room or office. The extra space provides living areas for both the adults and the kids, guests or roommates. Newer roof and hvac as well as two year platinum home warranty.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				List Date: 05/09/2024 Terms: Cash Sold Price: \$242,500 ContingentDate: Sale Type: No Special Circumstances LP/SqFt: \$133.66 UnderContDate: 05/09/2024 Seller: Homeowner/Owner SP/SqFt: \$108.40 ExpectClosing Dt: 05/20/2024 SoldDate: 06/03/2024 DOM: 0 SP/LP: 81% WithDate: CDOM: 0 Expire Date: 11/09/2024 StatChangeDate: 06/03/2024 Tenant Pays:			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/09/2024	\$299,000	--	--	Sold	06/03/2024	\$242,500	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$368,380	\$368,380
Sales Price	\$368,380	\$368,380
30 Day Price	\$358,380	--
Comments Regarding Pricing Strategy		
Pricing is based upon the most recently sold, most proximate non updated sold 1 less 10k for the 30 day price. The distance was expanded due to very limited non updated choices within the neighborhood.		

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.
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Subject Photos



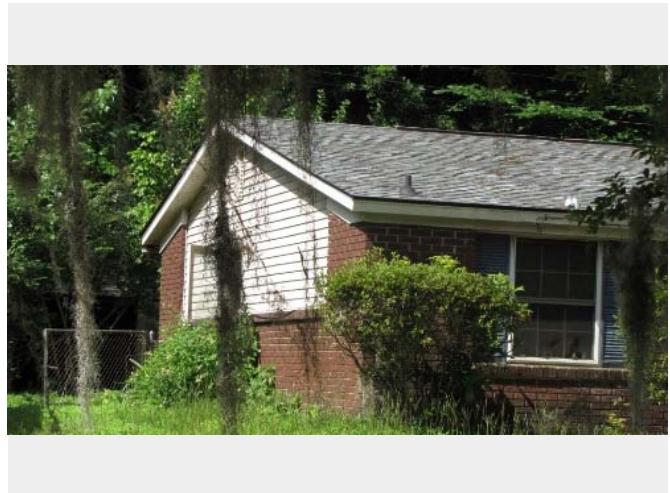
Front



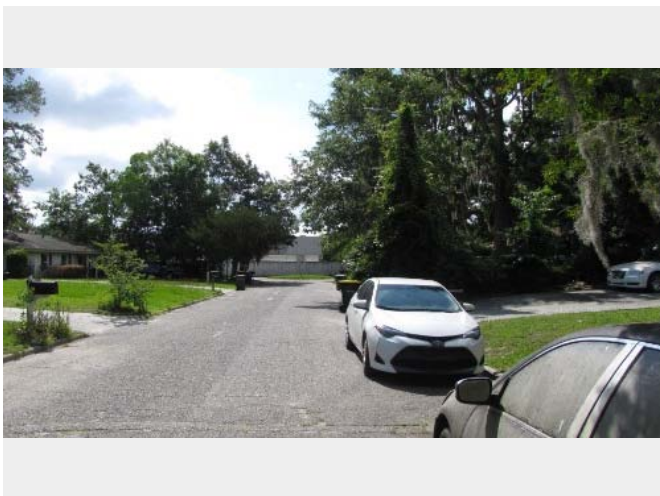
Address Verification



Side



Side



Street



Other

Listing Photos

L1 12 Ryerson Dr
Savannah, GA 31419



Front

L2 202 Tanglewood Rd
Savannah, GA 31419



Front

L3 33 Spanish Moss Cr
Savannah, GA 31419



Front

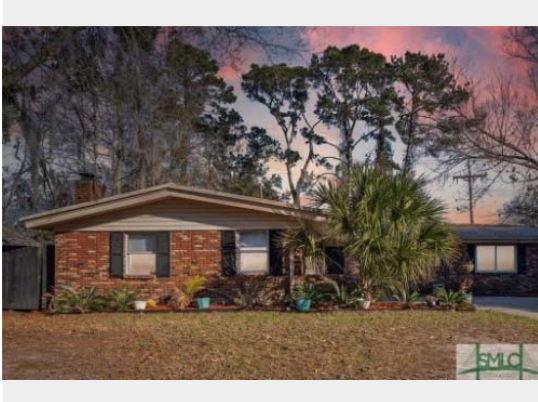
Sales Photos

S1 27 Sheridan Dr
Savannah, GA 31406



Front

S2 642 Northbrook Rd
Savannah, GA 31419



Front

S3 513 Winwood Pl
Savannah, GA 31419



Front

ClearMaps Addendum

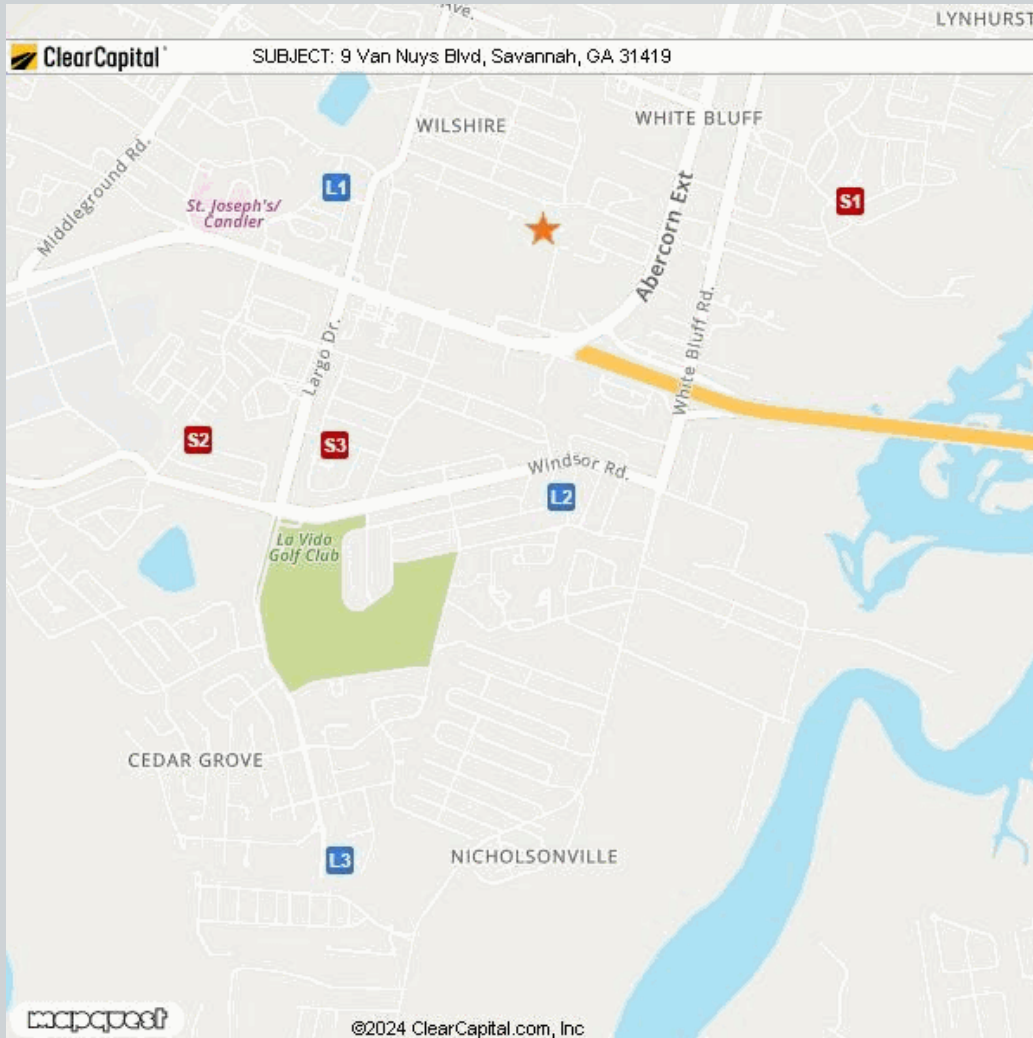
Address ★ 9 Van Nuys Boulevard, Savannah, GA 31419

Loan Number 57549

Suggested List \$368,380

Suggested Repaired \$368,380

Sale \$368,380



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9 Van Nuys Boulevard, Savannah, GA 31419	--	Parcel Match
L1 Listing 1	12 Ryerson Dr, Savannah, GA 31419	0.61 Miles ¹	Parcel Match
L2 Listing 2	202 Tanglewood Rd, Savannah, GA 31419	0.78 Miles ¹	Parcel Match
L3 Listing 3	33 Spanish Moss Cr, Savannah, GA 31419	1.93 Miles ¹	Street Centerline Match
S1 Sold 1	27 Sheridan Dr, Savannah, GA 31419	0.90 Miles ¹	Parcel Match
S2 Sold 2	642 Northbrook Rd, Savannah, GA 31419	1.17 Miles ¹	Parcel Match
S3 Sold 3	513 Winwood Pl, Savannah, GA 31419	0.87 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Lavern Martin	Company/Brokerage	Fathom Realty
License No	179221	Address	7 Darling St Savannah GA 31408
License Expiration	07/31/2024	License State	GA
Phone	9123230317	Email	lavernmartin1957@gmail.com
Broker Distance to Subject	7.07 miles	Date Signed	06/05/2024

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.