

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>	11310 Ridge Hill Drive, Alpharetta, GA 30022	<b>Order ID</b>	9368852	<b>Property ID</b>	35471110
<b>Inspection Date</b>	05/29/2024	<b>Date of Report</b>	05/29/2024		
<b>Loan Number</b>	57610	<b>APN</b>	11 046201650389		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Fulton		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	5.28_BPO	<b>Tracking ID 1</b>	5.28_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Streng Thelma E	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$102	This home is in avg condition - the systems have been updated per the MLS sheet. No exterior deferred maintenance was noted.	
<b>Assessed Value</b>	\$385,900		
<b>Zoning Classification</b>	R1		
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	This home is bordered to the North by Creekside Dr, West by Brookhollow Trace, East by Minden Chase and South by Bramshill Dr.	
<b>Sales Prices in this Neighborhood</b>	Low: \$300,000 High: \$500,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	11310 Ridge Hill Drive	2335 Gateview Ct	5075 Morton Ferry Cir	415 Ferrymen Ct
<b>City, State</b>	Alpharetta, GA	Cumming, GA	Alpharetta, GA	Alpharetta, GA
<b>Zip Code</b>	30022	30040	30022	30022
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	8.26 <sup>1</sup>	1.28 <sup>1</sup>	2.60 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,900	\$470,000	\$370,000
<b>List Price \$</b>	--	\$399,900	\$470,000	\$370,000
<b>Original List Date</b>		05/06/2024	05/23/2024	04/27/2024
<b>DOM · Cumulative DOM</b>	-- · --	22 · 23	5 · 6	2 · 32
<b>Age (# of years)</b>	38	14	38	30
<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	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,512	1,369	1,700	994
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	2 · 2
<b>Total Room #</b>	6	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<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>	0.2755 acres	0.17 acres	0.28 acres	0.17 acres
<b>Other</b>	none	none	none	some updates

\* 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.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Open floor plan with lots of light, cathedral ceiling, plantation shutters and large kitchen. Private, fenced backyard and patio perfect for morning coffee. age -6000

**Listing 2** HIGH CEILINGS, KITCHEN WITH GRANITE COUNTERTOPS, LAMINATE FLOORS AND FIREPLACE. PRIVATE BACKYARD AND ALL FENCED IN. OWNERS OCCUPIED

**Listing 3** Main level living with owners suite and full bathroom, laundry, kitchen, and patio access. Move-in ready with new carpet throughout, fresh paint, updated ceiling fans and upgrades to the bathrooms. Step inside and discover a warm and inviting family room with LVP flooring, dining area with patio views, and kitchen with updated lighting and window at sink to let fresh air in.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	11310 Ridge Hill Drive	3069 Abbotts Oak Way	109 Birch Rill Dr	3135 Barnwood Crossing
<b>City, State</b>	Alpharetta, GA	Duluth, GA	Alpharetta, GA	Duluth, GA
<b>Zip Code</b>	30022	30097	30022	30097
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	4.15 <sup>1</sup>	2.98 <sup>1</sup>	4.85 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$375,000	\$369,000	\$350,000
<b>List Price \$</b>	--	\$375,000	\$369,000	\$350,000
<b>Sale Price \$</b>	--	\$400,000	\$376,750	\$362,000
<b>Type of Financing</b>	--	Conv	Cash	Conv
<b>Date of Sale</b>	--	04/08/2024	02/22/2024	05/17/2024
<b>DOM · Cumulative DOM</b>	-- · --	3 · 38	1 · 17	6 · 43
<b>Age (# of years)</b>	38	32	43	32
<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	1 Story ranch	Split split	2 Stories trad
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,512	1,570	1,344	1,363
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	6	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	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>	0.2755 acres	0.22 acres	0.28 acres	0.17 acres
<b>Other</b>	none	none	none	some upgrades
<b>Net Adjustment</b>	--	\$0	\$0	-\$10,000
<b>Adjusted Price</b>	--	\$400,000	\$376,750	\$352,000

\* Sold 2 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** This ranch style charmer offers true one level living. Step inside to be greeted by the bright and open floorplan. The fireside greatroom flows to the dining area making entertaining a breeze. The eat-in kitchen features tons of cupboard and counter space along with a handy pass-through to the living area. The oversized garage has extra built-in storage, such a great bonus in this already amazing home.
- Sold 2** No HOA dues or rent restrictions which is rare and very hard to find. Popular neighborhood with great schools and minutes to Newtown Park and 400.
- Sold 3** This home has many upgrades that original homes here do not such as real hardwood floors, an updated tile fireplace, granite counters, updated tile backsplash, a renovated second bath and one of the few with a loft! Two-story living room with view to loft and cozy fireplace. upgrades -10k

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	KW First Atlanta	This home last sold on 09/26/1994 for \$104900					
<b>Listing Agent Name</b>	Linde Moore						
<b>Listing Agent Phone</b>	404-991-6529						
<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>
04/01/2024	\$385,000	--	--	Pending/Contract	05/18/2024	\$385,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$385,000	\$385,000
<b>Sales Price</b>	\$380,000	\$380,000
<b>30 Day Price</b>	\$370,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>I went back 03 months, out in distance 0.50 miles, and even with relaxing the GLA search criteria I was unable to find sufficient comps which fit the client's requirements. Within 10 miles and back 12 months I found 11 comps of which I could only use 6 due to subject homes characteristics and marketing factors. The ones used are the best possible currently available comps within 10 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</p>		

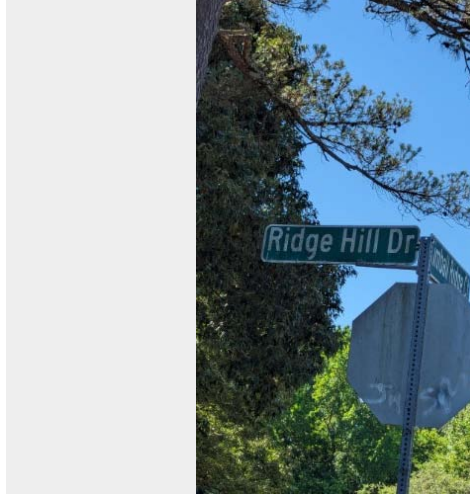
### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



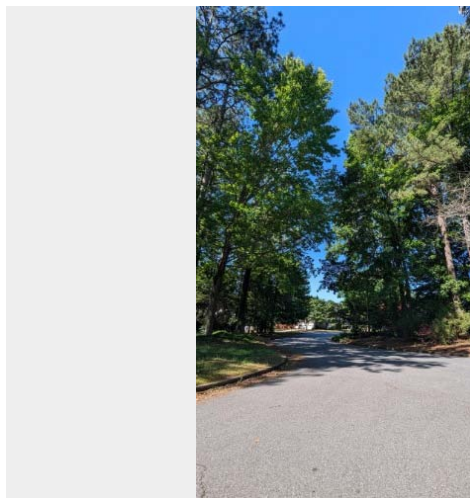
Address Verification



Side

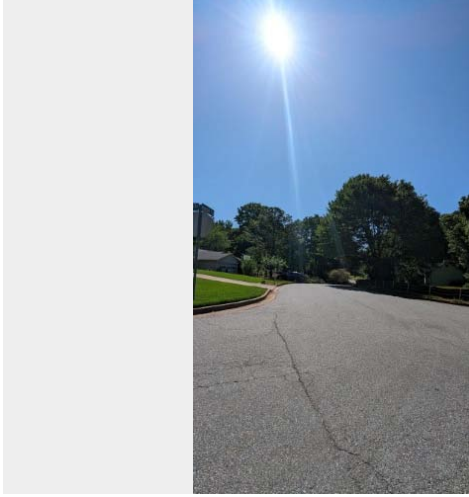


Side

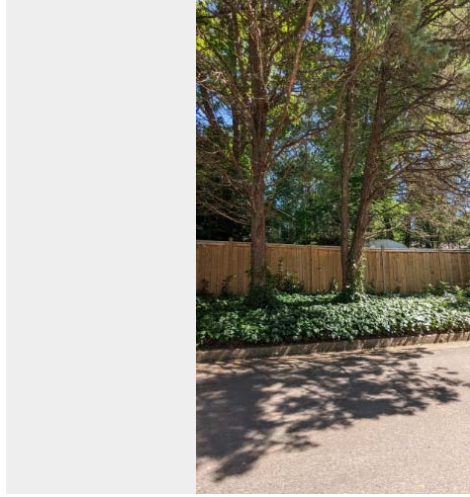


Street

### Subject Photos



Street



Other



## Listing Photos

**L1** 2335 Gateview Ct  
Cumming, GA 30040



Other

**L2** 5075 Morton Ferry Cir  
Alpharetta, GA 30022



Other

**L3** 415 Ferryman Ct  
Alpharetta, GA 30022



Other

## Sales Photos

**S1** 3069 Abbots Oak Way  
Duluth, GA 30097



Other

**S2** 109 Birch Rill Dr  
Alpharetta, GA 30022



Other

**S3** 3135 Barnwood Crossing  
Duluth, GA 30097



Other

### ClearMaps Addendum

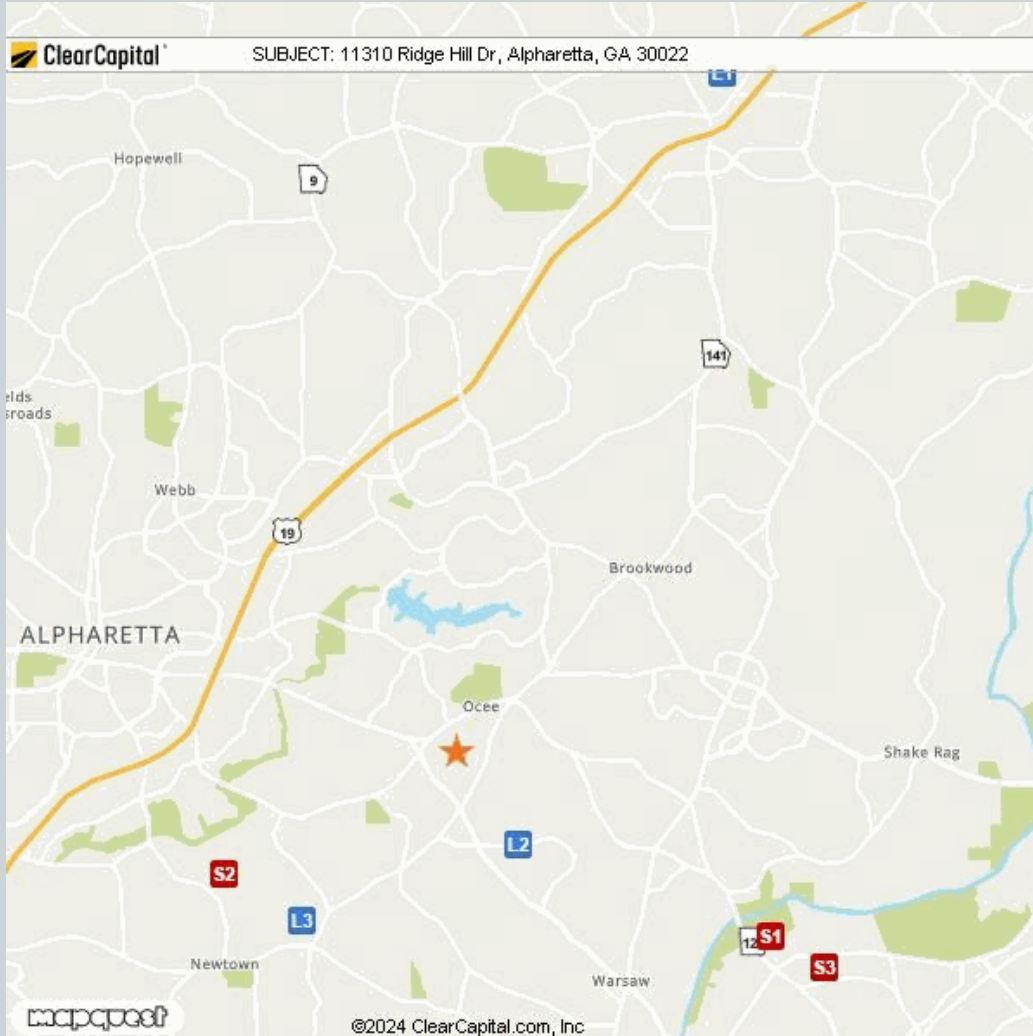
**Address** ★ 11310 Ridge Hill Drive, Alpharetta, GA 30022

**Loan Number** 57610

**Suggested List** \$385,000

**Suggested Repaired** \$385,000

**Sale** \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11310 Ridge Hill Drive, Alpharetta, GA 30022	--	Parcel Match
L1 Listing 1	2335 Gateview Ct, Cumming, GA 30040	8.26 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5075 Morton Ferry Cir, Alpharetta, GA 30022	1.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	415 Ferryman Ct, Alpharetta, GA 30022	2.60 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3069 Abbotts Oak Way, Duluth, GA 30097	4.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	109 Birch Rill Dr, Alpharetta, GA 30022	2.98 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3135 Barnwood Crossing, Duluth, GA 30097	4.85 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>	Amy Shelay Jones 1	<b>Company/Brokerage</b>	Elite REO Services
<b>License No</b>	260309	<b>Address</b>	2524 Emma Way Lawrenceville GA 30044
<b>License Expiration</b>	01/31/2027	<b>License State</b>	GA
<b>Phone</b>	6782273007	<b>Email</b>	amy.jones@elitereo.com
<b>Broker Distance to Subject</b>	11.20 miles	<b>Date Signed</b>	05/29/2024

*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.**