

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	515 Keeneland Avenue, Woodstock, GA 30189	Order ID	9387512	Property ID	35503074
Inspection Date	06/05/2024	Date of Report	06/06/2024		
Loan Number	57721	APN	15N10B-00000-431-000		
Borrower Name	Catamount Properties 2018 LLC	County	Cherokee		

Tracking IDs					
Order Tracking ID	6.5_bpo	Tracking ID 1	6.5_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Lawhorne Rasha A	Condition Comments	
R. E. Taxes	\$4,851	The subject is a two story SF detached in average condition. It was built in 2002 and offers 2160 Sq.Ft of living space. The floor plan includes total 9 rooms, 4 bedrooms, & 2.5 baths.	
Assessed Value	\$340,190		
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	
Local Economy	Stable	Located in a neighborhood which conforms and offers other similar styled homes on the market. Housing characteristics are very similar overall. A shortage of homes on the market as there are more homes which have sold than listed in the past 6 months. Naturally, this shortage has enabled prices to rise and this trend is expected to continue over the next 6 months. The area has a minimal presence of REO's/shortsales which are currently listed on the market or have sold.	
Sales Prices in this Neighborhood	Low: \$415,000 High: \$675,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	515 Keeneland Avenue	604 Walnut Hall Trail	106 Santa Anita Trail	919 Santa Anita Drive
City, State	Woodstock, GA	Woodstock, GA	Woodstock, GA	Woodstock, GA
Zip Code	30189	30189	30189	30189
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.29 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$422,500	\$479,000	\$520,000
List Price \$	--	\$418,000	\$479,000	\$510,000
Original List Date		05/03/2024	05/07/2024	05/15/2024
DOM · Cumulative DOM	-- · --	33 · 34	29 · 30	21 · 22
Age (# of years)	22	21	23	22
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	3 Stories traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,160	1,760	2,176	2,508
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	5 · 4
Total Room #	9	8	9	11
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	0.19 acres	0.12 acres	0.20 acres	0.16 acres
Other	patio	Deck patio	Deck patio porch	deck patio

* 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.

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

Listing 1 Inferior in GLA, lot size and room count, same in style and condition, similar age, has 2 garage.

Listing 2 Similar in GLA, age and lot size, same in style and condition, equal room count, has 2 garage.

Listing 3 Superior in GLA and room count, same in condition, one story home, similar age and lot size, has 2 garage.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	515 Keeneland Avenue	100 Whirlaway Place	313 Ashland Court	612 Keeneland Terrace
City, State	Woodstock, GA	Woodstock, GA	Woodstock, GA	Woodstock, GA
Zip Code	30189	30189	30189	30189
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.23 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$475,000	\$480,000	\$495,999
List Price \$	--	\$475,000	\$480,000	\$495,999
Sale Price \$	--	\$475,000	\$477,000	\$510,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/29/2024	04/19/2024	03/08/2024
DOM · Cumulative DOM	-- · --	35 · 35	34 · 34	40 · 40
Age (# of years)	22	22	23	21
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	1 Story Ranch	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,160	2,021	2,698	2,369
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 3 · 1	4 · 2 · 1
Total Room #	9	9	9	9
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	0.19 acres	0.21 acres	0.17 acres	0.14 acres
Other	patio	porch patio	deck porch	patio
Net Adjustment	--	+\$3,560	-\$19,520	-\$8,360
Adjusted Price	--	\$478,560	\$457,480	\$501,640

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Similar in age and lot size, inferior GLA(5560), equal room count, same in condition, one story home, has 2 garage, porch adj(-2000).

Sold 2 Similar in age and lot size, superior GLA(-21520), inferior room coun(4000)t, same in condition, two story home, has 2 garage, porch adj(-2000).

Sold 3 Similar in age and lot size, superior GLA(-8360), equal room count, same in condition, two story home, has 2 garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been sold or listed in the market for the past 12 months.			
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	\$490,000	\$490,000
Sales Price	\$480,000	\$480,000
30 Day Price	\$470,000	--
Comments Regarding Pricing Strategy		
Searched comps within 0.50 mile radius from the subject, +/- 30 years for age and 6 months back for comparable sale. There is not enough listing and sold comps available with similar GLA, it is necessary to expand the standard criteria. Expanded proximity to 1 mile radius from the subject. The ones used are the best possible currently available comps and the adjustments are sufficient for this area to account for the differences in the subject and comps.		

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



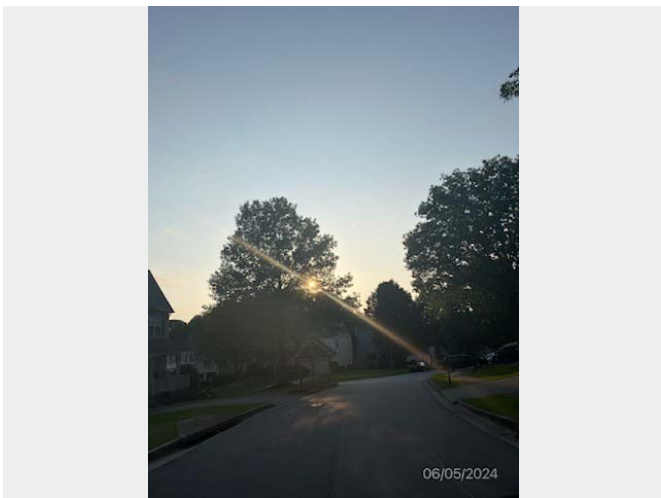
Address Verification



Side



Side



Street



Street

Listing Photos

L1 604 Walnut Hall Trail
Woodstock, GA 30189



Front

L2 106 Santa Anita Trail
Woodstock, GA 30189



Front

L3 919 Santa Anita Drive
Woodstock, GA 30189



Front

Sales Photos

S1 100 Whirlaway Place
Woodstock, GA 30189



Front

S2 313 Ashland Court
Woodstock, GA 30189



Front

S3 612 Keeneland Terrace
Woodstock, GA 30189



Front

ClearMaps Addendum

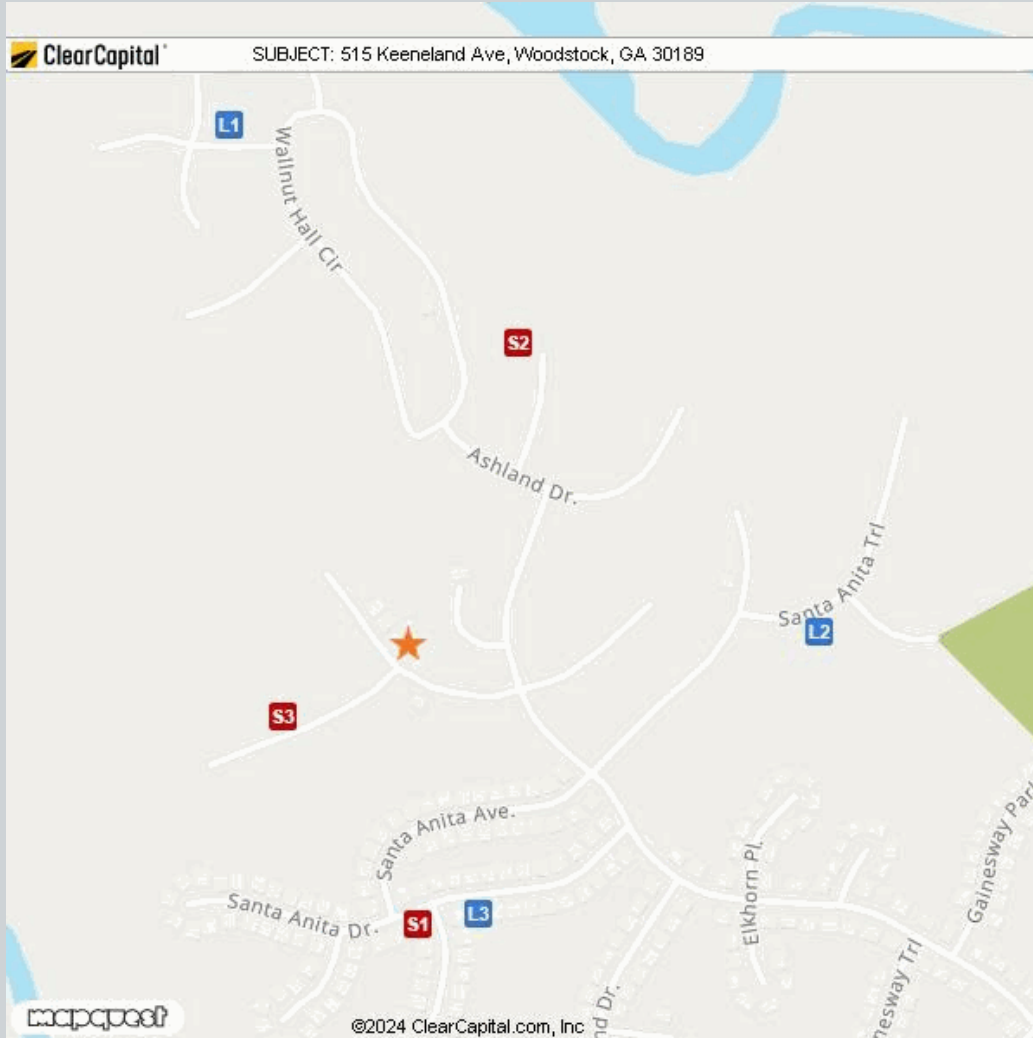
Address ★ 515 Keeneland Avenue, Woodstock, GA 30189

Loan Number 57721

Suggested List \$490,000

Suggested Repaired \$490,000

Sale \$480,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	515 Keeneland Avenue, Woodstock, GA 30189	--	Parcel Match
L1 Listing 1	604 Walnut Hall Trail, Woodstock, GA 30189	0.39 Miles ¹	Parcel Match
L2 Listing 2	106 Santa Anita Trail, Woodstock, GA 30189	0.29 Miles ¹	Parcel Match
L3 Listing 3	919 Santa Anita Drive, Woodstock, GA 30189	0.20 Miles ¹	Parcel Match
S1 Sold 1	100 Whirlaway Place, Woodstock, GA 30189	0.20 Miles ¹	Parcel Match
S2 Sold 2	313 Ashland Court, Woodstock, GA 30189	0.23 Miles ¹	Parcel Match
S3 Sold 3	612 Keeneland Terrace, Woodstock, GA 30189	0.10 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	James McGarl	Company/Brokerage	Better Way Atlanta Realty Group
License No	385476	Address	265 Elaine Drive Roswell GA 30075
License Expiration	02/28/2026	License State	GA
Phone	4044058164	Email	jmccgarl3@gmail.com
Broker Distance to Subject	13.55 miles	Date Signed	06/06/2024

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.