

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>	107 Backshell Road, Savannah, GA 31404	<b>Order ID</b>	9387512	<b>Property ID</b>	35503073
<b>Inspection Date</b>	06/05/2024	<b>Date of Report</b>	06/06/2024		
<b>Loan Number</b>	57727	<b>APN</b>	10235 01004		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Chatham		

**Tracking IDs**

<b>Order Tracking ID</b>	6.5_bpo	<b>Tracking ID 1</b>	6.5_bpo
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Jeff Deloach Jr	<b>Condition Comments</b> The subject is vacant. It appeared to be in stable structural condition. However; fresh exterior paint is needed.
<b>R. E. Taxes</b>	\$100	
<b>Assessed Value</b>	\$61,600	
<b>Zoning Classification</b>	R3 Residential Lots	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Doors and windows secured in place.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$2,200	
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>	\$2,200	
<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> Homes are a majority of brick and some frame constructed in a quiet rural like setting near the waterways. Homes appear to receive adequate owner care and concern. It is not very near amenities and public transportation is required. Seller concessions are usually very little to none at all. REO to standard sales appear to be in balance. However; recently sale prices are significantly higher than list prices. All due to the current market conditions. There does not appear to be any factors that would negatively affect the market ability of this neighborhood.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$80,000 High: \$2,050,000	
<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>	107 Backshell Road	341 Riverview Dr	2128 Indiana Ave	213 Kinzie Ave
<b>City, State</b>	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
<b>Zip Code</b>	31404	31404	31404	31404
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.28 <sup>1</sup>	1.47 <sup>1</sup>	1.43 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$330,000	\$285,000	\$335,000
<b>List Price \$</b>	--	\$330,000	\$285,000	\$335,000
<b>Original List Date</b>		05/30/2024	04/01/2024	05/09/2024
<b>DOM · Cumulative DOM</b>	-- · --	6 · 7	66 · 66	10 · 28
<b>Age (# of years)</b>	47	65	44	94
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; 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>	1,469	1,229	1,369	1,450
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 2	7 · 1
<b>Total Room #</b>	8	8	8	7
<b>Garage (Style/Stalls)</b>	None	None	None	None
<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>	.19 acres	.23 acres	.1404 acres	.13 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** Remarks: Welcome to your charming marsh-front retreat! This delightful three-bedroom, two-bathroom ranch-style home offers the best views in Savannah for under \$350,000. Nestled in a tranquil neighborhood, it is conveniently located between downtown Savannah and Tybee Island. The open layout is perfect for entertaining guests or enjoying a peaceful morning coffee on the back deck, listening to the birds. Off-street parking, a rare find in the city, adds significant value to this home, enhancing its convenience and desirability. Close to the Truman Parkway, Eastern Wharf and nearby restaurants, coffee shops, river walk, and events, this gem has so much to offer. Come and see it for yourself!
- Listing 2** Remarks: Situated in a welcoming neighborhood, this home boasts 3 bedrooms and 2 bathrooms, offering ample space for comfortable living. The generously sized, fully fenced lot includes a separate single car garage, providing convenient storage and parking. Recently refinished floors and an open kitchen design enhance the interior with a fresh, airy ambiance. With the opportunity for personalization, this residence awaits its new owner's unique touch. Enjoy the proximity to local parks and amenities, making everyday life convenient and enjoyable. Welcome to your new home.
- Listing 3** Remarks: Authentic Craftsman Bungalow located in the historically designated neighborhood of GORDONSTON. Constructed in 1915, this home is filled w/charming, classic details. This one story cottage is ready for a new owner to turn their vision & restoration dreams into reality! A patio/porch area welcomes. Large living room w/original windows & prominent fireplace. Sunroom. Antique heart pine floors. Formal dining room. 1915 clawfoot tub. The oversized primary bedroom is a true retreat, w/adjoining sitting area & bedroom. In need of comprehensive updates to make it picture-perfect again, this is the ideal opportunity to turn this cottage into a vintage dream home. The very private, large fenced yard is brimming w/potential, filled w/historic landscaping waiting to be brought back to life. Gordonston offers residents a 4-acre nghbrhd park, Juliette Lowe Park, dedicated in 1926 by the founder of the Girl Scouts. Minutes to Downtown, Islands- this is an outstanding historic community to call home!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	107 Backshell Road	108 Backshell Rd	1 Delford Ct	409 Sandhill Rd
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31404	31404	31404	31410
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 <sup>1</sup>	0.06 <sup>1</sup>	1.40 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,900	\$310,000	\$289,000
List Price \$	--	\$349,900	\$310,000	\$289,000
Sale Price \$	--	\$327,500	\$250,000	\$280,000
Type of Financing	--	Usda	F H A	Cash
Date of Sale	--	05/02/2024	01/12/2024	10/10/2023
DOM · Cumulative DOM	-- · --	18 · 35	83 · 115	27 · 34
Age (# of years)	47	42	42	44
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	1,469	1,698	1,371	1,378
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	.38 acres	.32 acres	.34 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,183	+\$2,646	+\$2,457
Adjusted Price	--	\$321,317	\$252,646	\$282,457

\* 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** Remarks: WOW!GORGEOUS VERY SPACIOUS RANCH HOME\*\*VERY PRIVATE PARK LIKE BACKYARD\*A MUST SEE!!!

**Sold 2** Remarks: Back on the market, at no fault of the seller. Welcome to Coastal Living at its Finest! This three bedroom, two bathroom home sits on a large corner lot in the serene and sought-after neighborhood of Runaway Point. Features relaxation and privacy w/ the primary suite boasting an en suite bathroom for your convenience. Located minutes away from Downtown Savannah, Wilmington Island, Fort Pulaski, and Tybee Island. This gem offers the perfect blend of classic charm and relaxed living. Whether hosting guests, setting up a home office, or creating a peaceful sanctuary, this home provides versatile spaces to suit your lifestyle. The den area has a decorative fireplace and a screened in porch near the rear of the home. Make this your forever home or a vacation escape, this traditional gem offers the best of both worlds – timeless comfort and coastal allure plus NO HOA bossing you around.

**Sold 3** Remarks: A RARE FIND located within walking distance to over 100 acres of Maritime Forest, known as the Oatland Island Wildlife Center. This 3 bedroom, 2 bath brick home awaits a new owner's personalized touches and makeover. An entry foyer leads to a separate living room and dining room. The large spacious kitchen opens to the family room with a fireplace. The 17 x 17 enclosed porch and oversized double garage allows this property to check all the boxes. This sought after and well-kept community is not in an HOA and just minutes to Historic Savannah and Tybee Island. The property is being sold "as is" and without a Seller's Property Disclosure.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no current listing history located concerning the subject. Legal Description LOT 44 RUNAWAY POINT SUB PH 2 Acres .18 Deed Book 179Q Deed Page 0072 Land Value: \$24,000			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$321,317	\$323,517
<b>Sales Price</b>	\$321,317	\$323,517
<b>30 Day Price</b>	\$311,317	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing is based upon sold comparable 1 less 20k for the 30 day price. The distances were expanded due to limited non updated properties within the neighborhood. There were no visible home number for the subject. See attached tax record photo for further verification.		

## 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



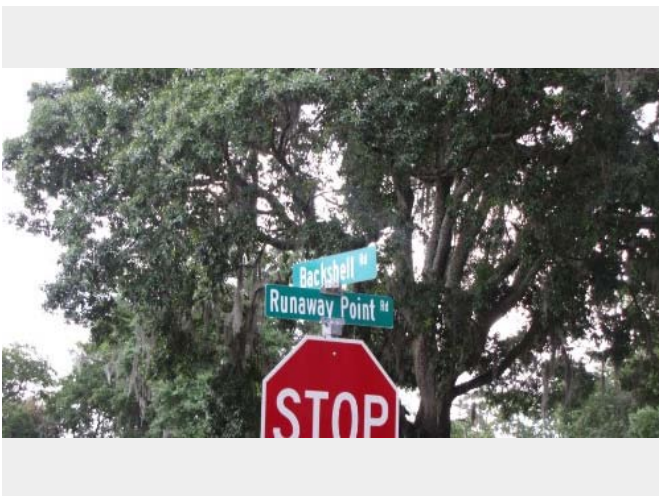
Front



Address Verification



Street



Other



Other



## Subject Photos



Other



## Listing Photos

**L1** 341 Riverview Dr  
Savannah, GA 31404



Front

**L2** 2128 Indiana Ave  
Savannah, GA 31404



Front

**L3** 213 Kinzie Ave  
Savannah, GA 31404



Front

## Sales Photos

**S1** 108 Backshell Rd  
Savannah, GA 31404



Front

**S2** 1 Delford Ct  
Savannah, GA 31404



Front

**S3** 409 Sandhill Rd  
Savannah, GA 31410



Front

### ClearMaps Addendum

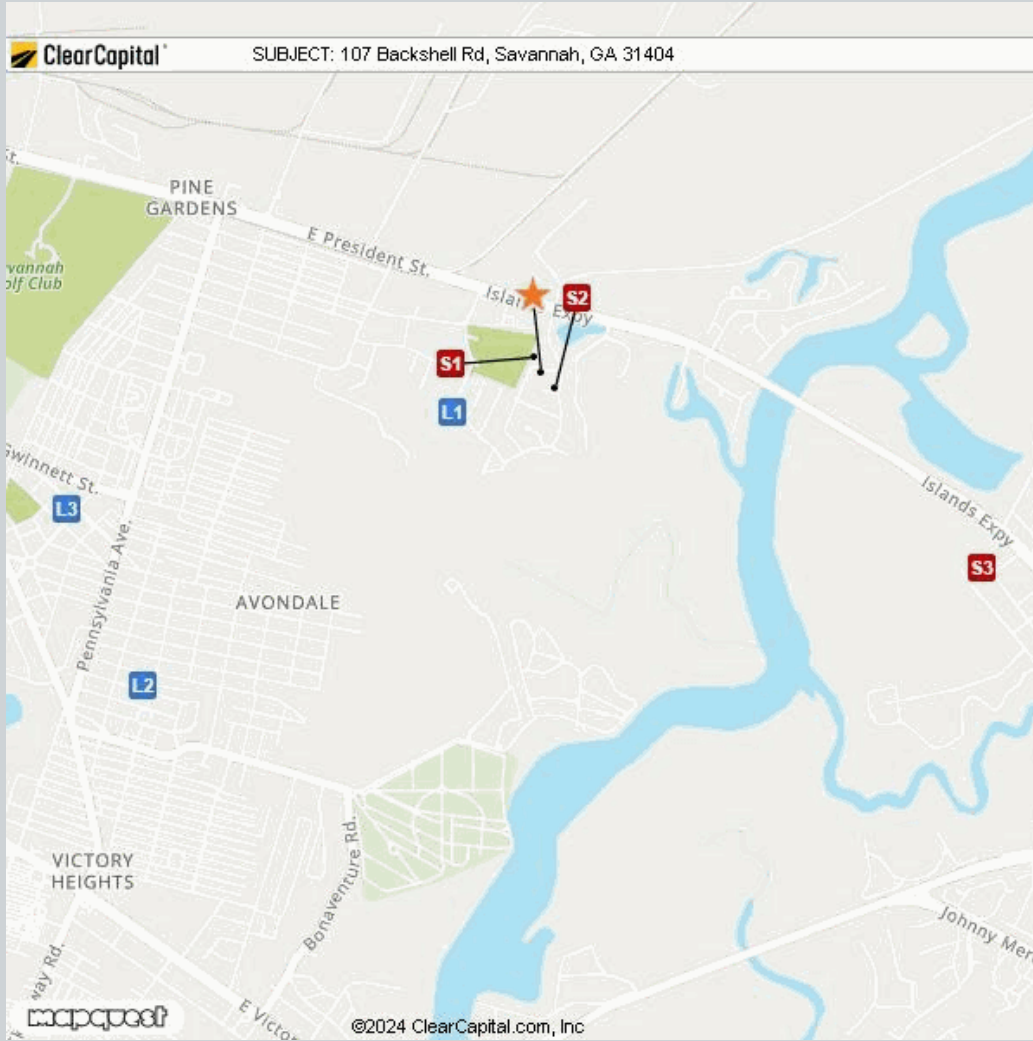
**Address** ★ 107 Backshell Road, Savannah, GA 31404

**Loan Number** 57727

**Suggested List** \$321,317

**Suggested Repaired** \$323,517

**Sale** \$321,317



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	107 Backshell Road, Savannah, GA 31404	--	Parcel Match
L1 Listing 1	341 Riverview Dr, Savannah, GA 31404	0.28 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2128 Indiana Ave, Savannah, GA 31404	1.47 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	213 Kinzie Ave, Savannah, GA 31404	1.43 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	108 Backshell Rd, Savannah, GA 31404	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1 Delford Ct, Savannah, GA 31404	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	409 Sandhill Rd, Savannah, GA 31404	1.40 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.

\*\*\* 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

<b>Broker Name</b>	Lavern Martin	<b>Company/Brokerage</b>	Fathom Realty
<b>License No</b>	179221	<b>Address</b>	7 Darling St Savannah GA 31408
<b>License Expiration</b>	07/31/2024	<b>License State</b>	GA
<b>Phone</b>	9123230317	<b>Email</b>	lavernmartin1957@gmail.com
<b>Broker Distance to Subject</b>	5.73 miles	<b>Date Signed</b>	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.**