

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	830 Lee Drive Nw, Marietta, GEORGIA 30060	Order ID	9532546	Property ID	35789130
Inspection Date	08/07/2024	Date of Report	08/14/2024		
Loan Number	58188	APN	16101200330		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs					
Order Tracking ID	8.7_BPO	Tracking ID 1	8.7_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	YOLANDA M CHANCELLOR	Property has normal wear and tear.
R. E. Taxes	\$836	
Assessed Value	\$98,848	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Property is located in an established neighborhood with like condition properties. Area is starting to stabilize with more properties on the market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$325430 High: \$1601500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	830 Lee Drive Nw	160 Weaver Drive	1597 Park Lane	577 Fort Street Ne
City, State	Marietta, GEORGIA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30060	30066	30066	30060
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.91 ¹	1.66 ¹	1.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$348,500	\$344,500	\$399,000
List Price \$	--	\$348,500	\$329,900	\$399,000
Original List Date		12/08/2023	07/25/2024	07/08/2024
DOM · Cumulative DOM	-- · --	246 · 250	11 · 20	19 · 37
Age (# of years)	54	70	66	63
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	1 Story Ranch/Rambler	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,346	1,686	1,822	1,585
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 1 Car	None	None	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	500	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.27 acres	.22 acres	.23 acres	.61 acres
Other	--	--	--	--

* 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** Sought After Marietta in this Ideal Location. Great investment located in sought after East Cobb in Sprayberry school district! Minutes away from Whole Foods, Historic Marietta Square, Kennesaw State, Town Center Mall & Situated 9.3 Miles and 20 Minutes away from Truist Park, The Battery, Chattahoochee River National Park, Buckhead, Upscale Shopping and I - 75. No HOA. No Rent Restrictions. Tenant already in place. New Carrier Furnace & Ductwork.
- Listing 2** The one you've been waiting for! Wonderful brick ranch on level lot in close in established neighborhood with NO HOA! This well maintained home has TWO living spaces; a living room AND a family room! 3 spacious bedrooms, white kitchen with brand new oven/range & microwave & Dishwasher! Granite countertops! Some new flooring, plus hardwoods and new carpet in bedrooms! Huge Walk in hall closet with shelving that has potential to be a pantry, or storage space. Separate laundry room also! New lighting fixtures in breakfast area and in dining room. New ceiling fans in bedrooms. Ample parking. Windows are vinyl double pane for efficiency! Location is minutes to the Marietta Square, Kennestone Hospital, I-75, etc! Partial unfinished basement with concrete floor is awesome storage. Roof approx 4 years. Charming curb appeal too! This one wont last!
- Listing 3** Welcome to your dream home in Marietta! Located within walking distance of Marietta Square and the courthouse, and conveniently situated off Cobb Parkway and Roswell Road with quick access to I-75 and the iconic Big Chicken. Enjoy the vibrant lifestyle just moments from Marietta Square, offering an array of shops, restaurants, parks, and cultural attractions. This fully renovated 3-bedroom, 2-bathroom home epitomizes comfort and modern living. Recent upgrades include a new roof and water heater, new windows, and a new deck both front and back. Inside, you'll find new flooring throughout the home, complementing the stylish new open-concept kitchen featuring granite countertops and a large butcher block kitchen island. All-new appliances, including a fridge, stove, microwave/hood, dishwasher, washer, and dryer, enhance the kitchen's functionality. A walk-in barn door pantry adds practical storage space. The two bathrooms have been completely renovated, with the extra-large master bedroom boasting a walk-in closet and an Italian shower. The spacious second bedroom also features a walk-in closet; a third smaller bedroom has been tastefully redone. Outside, a charming front rocking chair porch welcomes you, while the large deck in the backyard includes a built-in bar for summer entertaining. The expansive front and backyard offer total privacy, making it an ideal retreat. Large land lot with possibility of entrance through Woods Drive. This home is move-in ready, offering a perfect blend of convenience, luxury, and privacy in one of Marietta's most desirable locations.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	830 Lee Drive Nw	210 Oakledge Pl Nw	115 Lakewood Drive Se	1518 Huntington Drive
City, State	Marietta, GEORGIA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30060	30060	30060	30066
Datasource	Public Records	Public Records	MLS	MLS
Miles to Subj.	--	0.30 ¹	1.91 ¹	1.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$465,000	\$375,000	\$350,000
List Price \$	--	\$465,000	\$375,000	\$350,000
Sale Price \$	--	\$465,000	\$375,000	\$370,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	07/17/2024	05/17/2024	03/29/2024
DOM · Cumulative DOM	-- · --	1 · 0	53 · 107	1 · 21
Age (# of years)	54	37	62	61
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	1 Story Ranch/Rambler	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,346	1,500	1,019	1,175
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	2 · 2	2 · 1 · 1
Total Room #	6	6	5	5
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	500	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.27 acres	.19 acres	.12 acres	.33 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,250	+\$21,850	+\$10,100
Adjusted Price	--	\$461,750	\$396,850	\$380,100

* Sold 2 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** a single family home that contains 1,500 sq ft and was built in 1987. It contains 3 bedrooms and 2 bathrooms
- Sold 2** BACK ON MARKET THROUGH NO FAULT OF SELLER! Marietta Square-Hello, Bungalow! This absolutely adorable home sits atop one of the highest points around Marietta Square and affords a view of the city from the covered front porch (made summer-ready with a screened in section as well!) Watch the fireworks for Independence Day, and wander down to the corner to wave to the various parades as they pass by. It's about as Marietta as Marietta gets! Inside, an open concept living space greets you, with new hardwood floors in the living room, hallway, and front bedroom. A cute eat-in kitchen has french doors leading to a nicely sized backyard. The bedrooms are cozy; one with en-suite bath is currently used as a secondary bedroom, while the front bedroom has ready access to the still-youthful, 5-year old hall bath. Both have walk-in closets. A little bonus space between the bedrooms is a keen little nook for an office. Tax records show this house as built in 1962, but it's more likely built much earlier in the 1900s, and has the charm and quirks of homes of that age. If you're itching to live near the Square and wringing your hands over finding a move-in ready, affordable home with character AND room to build equity, this is the one you've been waiting for: roof is less than 5 years old, HVAC roughly 5 years old, driveway is 3 years old, kitchen and hall bath were fully updated in 2018. And of course, all of the shops, restaurants, bars, galleries, festivals, concerts, and Farmer's Market on the best little town square in Cobb County are roughly 10 blocks away. Owner occupied, but was a very popular Air BnB while owner traveled. Great for owner-occupied property, and a great little home for a savvy investor as well!
- Sold 3** Discover the charm and appeal of this Mid-Century Modern brick ranch. This home was completely renovated in 2023 and is in a quiet Marietta neighborhood with no HOA. Renovations include a NEW roof, NEW electrical systems, NEW furnace, NEW HVAC system, NEW water heater, NEW plumbing. The kitchen features NEW quartz countertops, NEW recessed LED lighting, NEW shaker cabinets, and NEW Samsung Bespoke appliance package. The bathrooms have NEW flooring, shower tiles in the master, NEW comfort height toilets, NEW vanities, and NEW pocket doors. Find NEW 5" white oak hardwoods throughout. This home features 4 surprisingly good-sized closets, which offer plenty of storage. The laundry room is conveniently located in the two-car garage which also provides an additional storage room and partial attic storage. This property is ideally located to Marietta Square, Kennesaw Mountain National Park, the Town Center area, I-75, I-575 and Cobb transit lines. This better than new 2-bedroom home is perfect for a first-time home buyer, empty nesters, or investors. Are you ready to enjoy the private all-weather sunroom and a large, low-maintenance yard? Schedule your showing today!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Property was last on the market in 1980			
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	\$425,500	\$425,500
Sales Price	\$425,500	\$425,500
30 Day Price	\$399,900	--
Comments Regarding Pricing Strategy		
Used neighbors mailbox for address verification due to address not visible on subject property. Property is located in Marietta Ga. Area is sought after for its proximity to the interstates, Atlanta, KSU and Truist Park. Adjustments 50 SQFT GLA 5500 Bedroom 5000 Bathroom 4450 Half Bath		

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



Address Verification



Side



Side



Street

Listing Photos

L1 160 Weaver Drive
Marietta, GA 30066



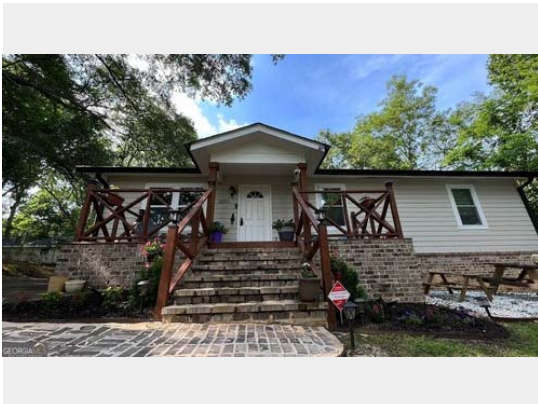
Front

L2 1597 Park Lane
Marietta, GA 30066



Front

L3 577 Fort Street NE
Marietta, GA 30060



Front

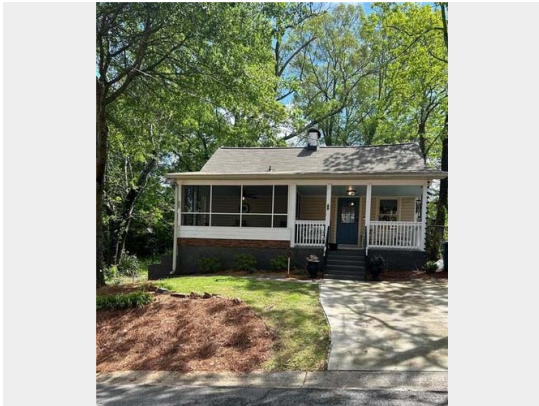
Sales Photos

S1 210 Oakledge PI NW
Marietta, GA 30060



Front

S2 115 Lakewood Drive SE
Marietta, GA 30060



Front

S3 1518 HUNTINGTON Drive
Marietta, GA 30066



Front

ClearMaps Addendum

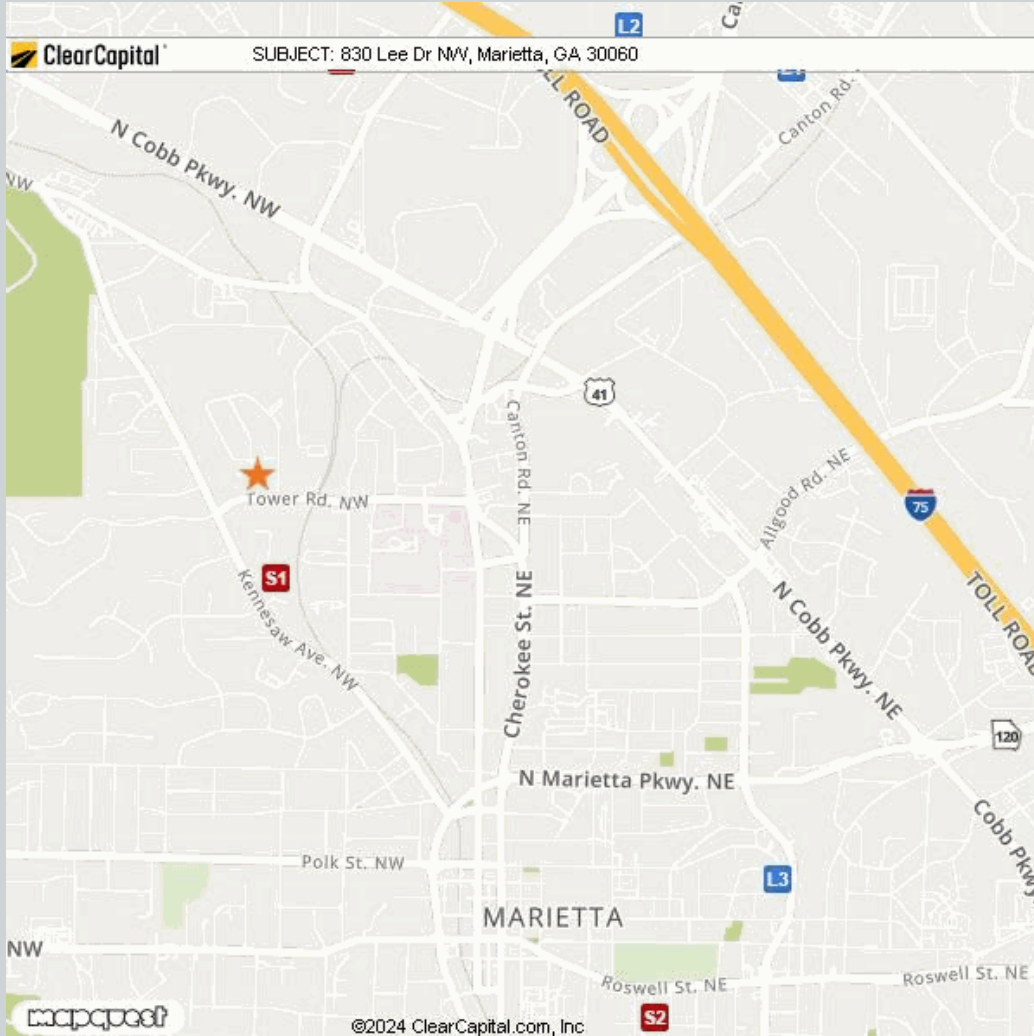
Address ★ 830 Lee Drive Nw, Marietta, GEORGIA 30060

Loan Number 58188

Suggested List \$425,500

Suggested Repaired \$425,500

Sale \$425,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	830 Lee Drive Nw, Marietta, Georgia 30060	--	Parcel Match
L1 Listing 1	160 Weaver Drive, Marietta, GA 30066	1.91 Miles ¹	Parcel Match
L2 Listing 2	1597 Park Lane, Marietta, GA 30066	1.66 Miles ¹	Parcel Match
L3 Listing 3	577 Fort Street Ne, Marietta, GA 30060	1.88 Miles ¹	Parcel Match
S1 Sold 1	210 Oakledge Pl Nw, Marietta, GA 30060	0.30 Miles ¹	Parcel Match
S2 Sold 2	115 Lakewood Drive Se, Marietta, GA 30060	1.91 Miles ¹	Parcel Match
S3 Sold 3	1518 Huntington Drive, Marietta, GA 30066	1.20 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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprovder@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	4.79 miles	Date Signed	08/14/2024

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.