

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	1311 Willow Tree Drive, Woodstock, GEORGIA 30188	Order ID	9532546	Property ID	35788797
Inspection Date	08/08/2024	Date of Report	08/09/2024		
Loan Number	58192	APN	15N29A-00000-469-000		
Borrower Name	Catamount Properties 2018 LLC	County	Cherokee		

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

General Conditions

Owner	Jason H Tapp	Condition Comments	
R. E. Taxes	\$3,836	Subject property not in need of any major repairs from exterior point of view and conforms to the area from landscaping and lawn care standpoint. Subject property has normal wear and tear. Subject property located in a residential area, Willow Tree subdivision appears to be in average condition and average 22 to 42 years old.	
Assessed Value	\$184,608		
Zoning Classification	R15		
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	Willow Tree 770-555-1212		
Association Fees	\$300 / Year (Pool,Landscaping,Insurance,Tennis)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Market subject property "as is" condition and market to sale in under 90 days, area of subject property has stabilized. Minimal for REO's/Short sales in area of subject property.	
Sales Prices in this Neighborhood	Low: \$480,000 High: \$600,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1311 Willow Tree Drive	1494 Willow Bend	4266 N Mountain Road Ne	904 Pointe Circle
City, State	Woodstock, GEORGIA	Woodstock, GA	Marietta, GA	Woodstock, GA
Zip Code	30188	30188	30066	30188
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.12 ¹	2.73 ¹	1.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$590,000	\$625,000	\$525,000
List Price \$	--	\$550,000	\$599,500	\$500,000
Original List Date		06/24/2024	05/29/2024	06/13/2024
DOM · Cumulative DOM	-- · --	41 · 46	55 · 72	18 · 57
Age (# of years)	32	31	36	31
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 Conventional	2 Stories Conventional	2 Stories Conventional	1.5 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,510	2,226	2,763	2,081
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 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)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	95%	0%
Basement Sq. Ft.	1,094	1,094	1,054	1,148
Pool/Spa	--	--	--	--
Lot Size	.34 acres	.34 acres	.38 acres	.59 acres
Other	unk	unk	unk	unk

* Listing 1 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 Listed comp one located in suburban range of one plus miles to subject. Listed comp one compares to subject for GLA, Lot size and year built. No other more similar comps available.

Listing 2 Listed comp two located in suburban range of one plus miles to subject. Listed comp two compares to subject for GLA, Lot size and year built. No other more similar comps available.

Listing 3 Listed comp three located in suburban range of one plus miles to subject. Listed comp three compares to subject for GLA, Lot size and year built. No other more similar comps available.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1311 Willow Tree Drive	5502 Southlands Court	1645 Willow Way	5157 Shotwell Street
City, State	Woodstock, GEORGIA	Woodstock, GA	Woodstock, GA	Woodstock, GA
Zip Code	30188	30188	30188	30188
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.39 ¹	0.29 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$500,000	\$525,000	\$500,000
List Price \$	--	\$487,000	\$500,000	\$500,000
Sale Price \$	--	\$483,000	\$500,000	\$510,000
Type of Financing	--	Conventional	Conventional	Other
Date of Sale	--	01/25/2024	03/15/2024	03/22/2024
DOM · Cumulative DOM	-- · --	40 · 77	148 · 169	3 · 51
Age (# of years)	32	31	32	30
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 Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,510	2,616	2,160	2,305
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 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)	Yes	No	No	Yes
Basement (% Fin)	0%	0%	0%	60%
Basement Sq. Ft.	1094	--	--	1,076
Pool/Spa	--	--	--	--
Lot Size	.34 acres	.47 acres	1.16 acres	.34 acres
Other	unk	unk	unk	unk
Net Adjustment	--	+\$22,137	+\$43,359	-\$3,661
Adjusted Price	--	\$505,137	\$543,359	\$506,339

* 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 comp one located in suburban range of one plus miles to subject. Sold comp one sold within six months and compares to subject for GLA, Style, Lot size and year built. No other more similar comps available.
- Sold 2** Sold comp two located in suburban range of one plus miles to subject. Sold comp two sold within six months and compares to subject for GLA, Style, Lot size and year built. No other more similar comps available.
- Sold 3** Sold comp three located in suburban range of one plus miles to subject. Sold comp three sold within six months and compares to subject for GLA, Style, Lot size and year built. No other more similar comps available.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent listing history exist.			
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	\$515,000	\$515,000
Sales Price	\$512,000	\$512,000
30 Day Price	\$510,000	--
Comments Regarding Pricing Strategy		
<p>Value estimates for subject property reflect current market trends for the area (Woodstock) Economic conditions have stabilized and as a result have contributed to current property values for area of subject property. Subject property neighborhood is located in suburban area. Value adjustments made to accommodate for variance in GLA, lot size, rooms and basement. Extended search values, GLA bracket, basement bracket, sold date bracket, room bracket and lot size in order to obtain qualified sold/listed comps within area of subject property and with similar attributes.</p>		

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.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 1494 Willow Bend
Woodstock, GA 30188



Front

L2 4266 N Mountain Road NE
Marietta, GA 30066



Front

L3 904 Pointe Circle
Woodstock, GA 30188



Front

Sales Photos

S1 5502 Southlands Court
Woodstock, GA 30188



Front

S2 1645 Willow Way
Woodstock, GA 30188



Front

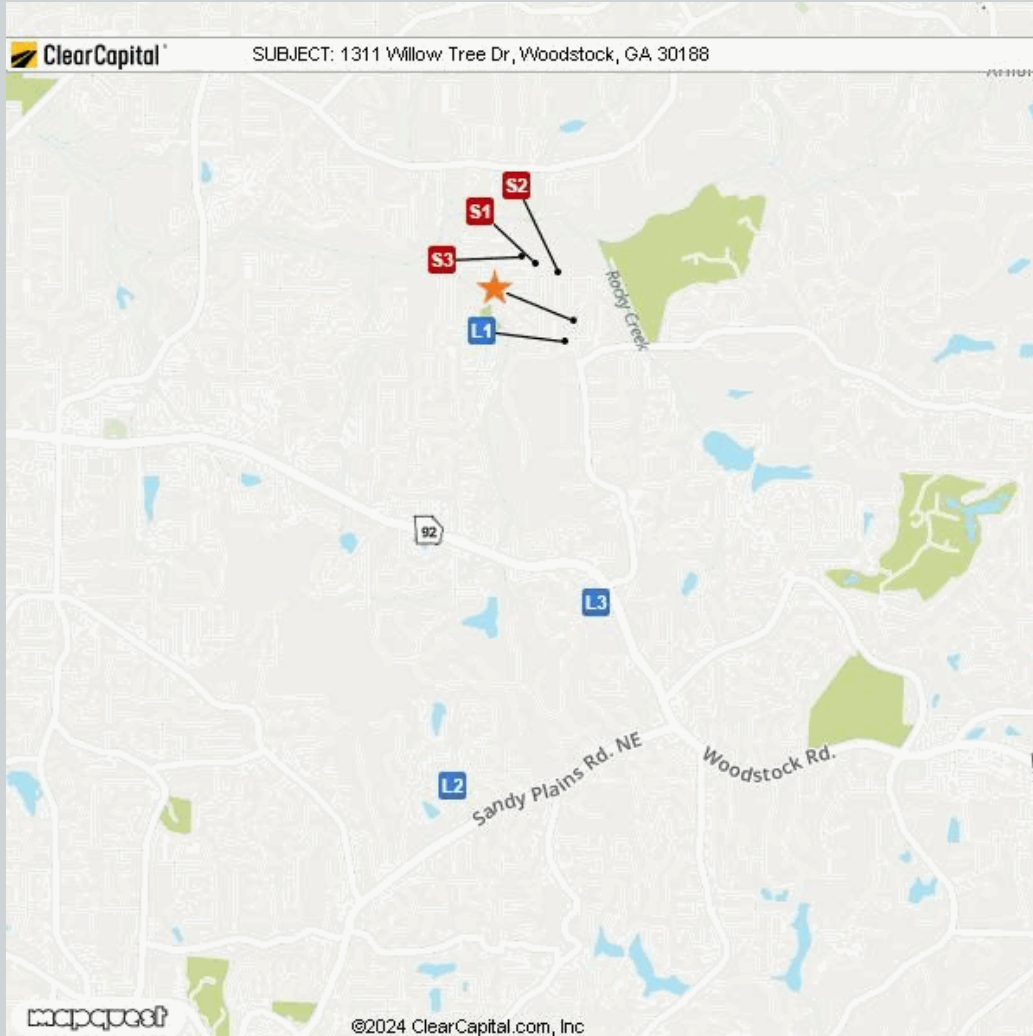
S3 5157 Shotwell Street
Woodstock, GA 30188



Front

ClearMaps Addendum

Address ★ 1311 Willow Tree Drive, Woodstock, GEORGIA 30188
Loan Number 58192 **Suggested List** \$515,000 **Suggested Repaired** \$515,000 **Sale** \$512,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1311 Willow Tree Drive, Woodstock, Georgia 30188	--	Parcel Match
L1 Listing 1	1494 Willow Bend, Woodstock, GA 30188	0.12 Miles ¹	Parcel Match
L2 Listing 2	4266 N Mountain Road Ne, Marietta, GA 30066	2.73 Miles ¹	Parcel Match
L3 Listing 3	904 Pointe Circle, Woodstock, GA 30188	1.61 Miles ¹	Parcel Match
S1 Sold 1	5502 Southlands Court, Woodstock, GA 30188	0.39 Miles ¹	Parcel Match
S2 Sold 2	1645 Willow Way, Woodstock, GA 30188	0.29 Miles ¹	Parcel Match
S3 Sold 3	5157 Shotwell Street, Woodstock, GA 30188	0.47 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 uiproducer@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	Paul Whitney	Company/Brokerage	Triune Realty
License No	272680	Address	2925 Majors Farm Court Cumming GA 30041
License Expiration	01/31/2028	License State	GA
Phone	4049668862	Email	pwhitney@triunerealty.com
Broker Distance to Subject	14.19 miles	Date Signed	08/09/2024

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.