

|                                                                                   |            |            |            |            |            |
|-----------------------------------------------------------------------------------|------------|------------|------------|------------|------------|
|  | Beds       | Full Baths | Half Baths | Sale Price | Sale Date  |
|                                                                                   | 2          | 2          | N/A        | \$299,900  | 07/17/2009 |
|                                                                                   | Bldg Sq Ft | Lot Sq Ft  | Yr Built   | Type       |            |
|                                                                                   | 1,401      | 1,401      | 2008       | CONDO      |            |

| OWNER INFORMATION        |                                 |                 |       |
|--------------------------|---------------------------------|-----------------|-------|
| Owner Name               | G & S Investment Properties LLC | Tax Billing Zip | 31763 |
| Tax Billing Address      | 1451 US 82 W                    | Owner Occupied  | No    |
| Tax Billing City & State | Leesburg, GA                    |                 |       |

| COMMUNITY INSIGHTS                                                    |           |                             |                        |
|-----------------------------------------------------------------------|-----------|-----------------------------|------------------------|
| Median Home Value                                                     | \$499,121 | School District             | ATLANTA PUBLIC SCHOOLS |
| Median Home Value Rating                                              | 6 / 10    | Family Friendly Score       | 11 / 100               |
| Total Crime Risk Score (for the neighborhood, relative to the nation) | 23 / 100  | Walkable Score              | 83 / 100               |
| Total Incidents (1 yr)                                                | 167       | Q1 Home Price Forecast      | \$499,461              |
| Standardized Test Rank                                                | 60 / 100  | Last 2 Yr Home Appreciation | 13%                    |

| LOCATION INFORMATION  |                       |                                         |              |
|-----------------------|-----------------------|-----------------------------------------|--------------|
| Subdivision           | Park/East Paces Condo | Location Influence                      | Neighborhood |
| Municipality/Township | Atlanta-Fulton        | Zoning                                  | R3           |
| Census Tract          | 96.07                 | Flood Zone Code                         | X            |
| Carrier Route         | C014                  | Flood Zone Panel                        | 13121C0251F  |
| Neighborhood Code     | 17093                 | Flood Zone Date                         | 09/18/2013   |
| Topography            | Flat/Level            | Within 250 Feet of Multiple Flood Zones | No           |

| TAX INFORMATION |                                    |                    |     |
|-----------------|------------------------------------|--------------------|-----|
| Tax ID          | <a href="#">17-0009-0003-094-5</a> | % Improved         | 87% |
| Parcel ID       | 17 000900030945                    | Tax District Area  | 05  |
| Alt APN         | 7039745                            | Tax Appraisal Area | 05  |

| ASSESSMENT & TAX          |           |             |            |
|---------------------------|-----------|-------------|------------|
| Assessment Year           | 2025      | 2024        | 2023       |
| Assessed Value - Total    | \$176,040 | \$176,040   | \$160,040  |
| Assessed Value - Land     | \$23,240  | \$23,240    | \$23,120   |
| Assessed Value - Improved | \$152,800 | \$152,800   | \$136,920  |
| YOY Assessed Change (\$)  | \$0       | \$16,000    |            |
| YOY Assessed Change (%)   | 0%        | 10%         |            |
| Market Value - Total      | \$440,100 | \$440,100   | \$400,100  |
| Market Value - Land       | \$58,100  | \$58,100    | \$57,800   |
| Market Value - Improved   | \$382,000 | \$382,000   | \$342,300  |
| Tax Year                  | Total Tax | Change (\$) | Change (%) |
| 2023                      | \$6,554   |             |            |
| 2024                      | \$7,207   | \$653       | 9.97%      |

| CHARACTERISTICS      |                 |                |                |
|----------------------|-----------------|----------------|----------------|
| Land Use - Universal | Condominium     | Family Rooms   | 1              |
| Land Use- State      | Residential Lot | Fireplaces     | 1              |
| Land Use - County    | Condominium     | Heat Type      | Warm Air       |
| Lot Acres            | 0.0322          | Heat Fuel Type | Gas            |
| Lot Area             | 1,401           | Cooling Type   | Central        |
| # of Buildings       | 1               | Other Rooms    | Family Room    |
| Year Built           | 2008            | Exterior       | Brick          |
| Stories              | 1               | Parking Type   | Off Street     |
| Style                | Condominium     | Garage Type    | Parking Avail  |
| Building Sq Ft       | 1,401           | Porch          | Stoop          |
| Ground Floor Area    | 1,401           | Porch Type     | Stoop          |
| Total Rooms          | 6               | Porch 1 Area   | 56             |
| Bedrooms             | 2               | Sewer          | Public Service |

|               |    |           |           |
|---------------|----|-----------|-----------|
| Total Baths   | 2  | Water     | Public    |
| Full Baths    | 2  | Condition | Excellent |
| Bath Fixtures | 13 |           |           |

|                      |  |               |  |
|----------------------|--|---------------|--|
| FEATURES             |  |               |  |
| Building Description |  | Building Size |  |
| Masonry Stoop Or Ter |  | 56            |  |

|            |      |             |                     |
|------------|------|-------------|---------------------|
| SELL SCORE |      |             |                     |
| Rating     | High | Value As Of | 2025-11-16 04:35:14 |
| Sell Score | 750  |             |                     |

|                 |                       |                             |    |
|-----------------|-----------------------|-----------------------------|----|
| ESTIMATED VALUE |                       |                             |    |
| RealAVM™        | \$403,600             | Confidence Score            | 90 |
| RealAVM™ Range  | \$373,100 - \$434,000 | Forecast Standard Deviation | 8  |
| Value As Of     | 11/10/2025            |                             |    |

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

|                      |      |                                   |      |
|----------------------|------|-----------------------------------|------|
| RENTAL TRENDS        |      |                                   |      |
| Estimated Value      | 3027 | Estimated Value Low               | 2323 |
| Estimated Value High | 3731 | Forecast Standard Deviation (FSD) | 0.23 |

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

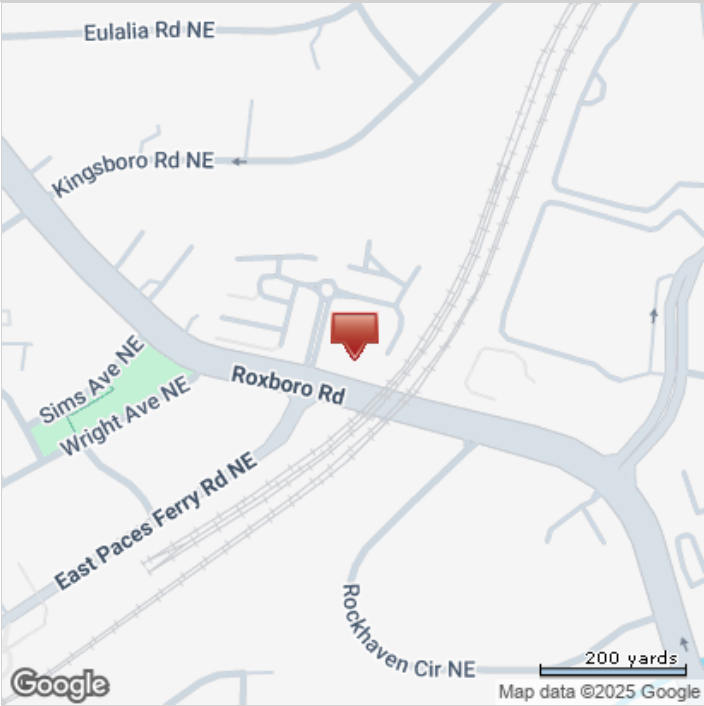
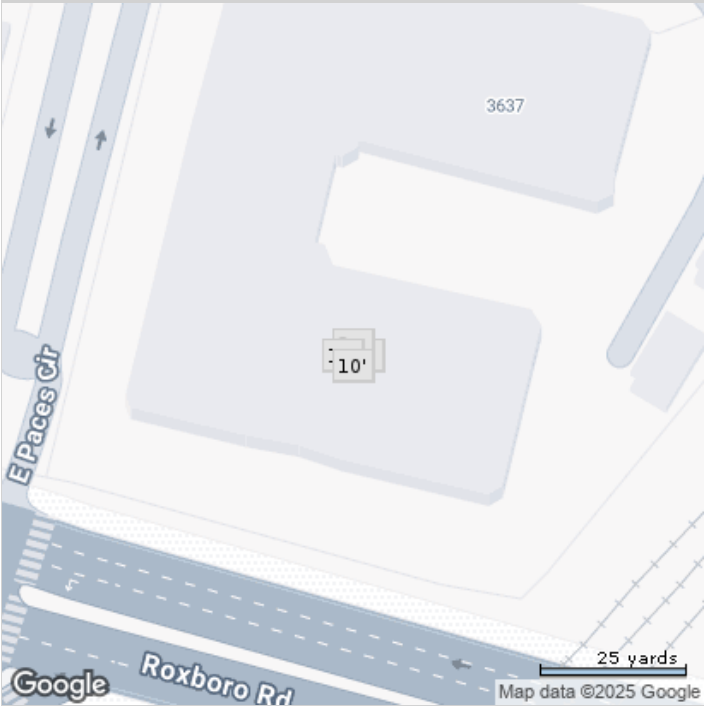
(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

|                                  |            |                       |                       |
|----------------------------------|------------|-----------------------|-----------------------|
| LAST MARKET SALE & SALES HISTORY |            |                       |                       |
| Recording Date                   | 07/22/2009 | Price Per Square Feet | \$214.06              |
| Settle Date                      | 07/17/2009 | Deed Book & Page      | 48201-397             |
| Sale Price                       | \$299,900  | Deed Type             | Limited Warranty Deed |

|                      |                            |                           |
|----------------------|----------------------------|---------------------------|
| Recording Date       | 03/16/2010                 | 07/22/2009                |
| Sale/Settlement Date | 02/26/2010                 | 07/17/2009                |
| Sale Price           |                            | \$299,900                 |
| Nominal              | Y                          |                           |
| Deed Book & Page     | 48863-450                  | 48201-397                 |
| Document Type        | Warranty Deed              | Limited Warranty Deed     |
| Buyer Name           | G & S Investment Props LLC | Dyes Steven W & Gable     |
| Seller Name          | Dyes Steven W & Gable      | Newport-Chatham Condo LLC |

|                         |  |                          |
|-------------------------|--|--------------------------|
| MORTGAGE HISTORY        |  |                          |
| Mortgage Date           |  | 07/22/2009               |
| Mortgage Amount         |  | \$259,900                |
| Mortgage Lender         |  | Colonial Bk              |
| Mortgage Code/Loan Type |  | Conventional             |
| Mortgage Type           |  | 1st Time Sale            |
| Mortgage Int Rate       |  | 4.75                     |
| Mortgage Int Rate Type  |  | Adjustable Int Rate Loan |
| Mortgage Term           |  | 30                       |
| Mortgage Term Code      |  | Years                    |
| Borrower Name           |  | Dyes Steven W            |
| Borrower Name 2         |  | Dyes Gable               |

PROPERTY MAP



\*Lot Dimensions are Estimated