

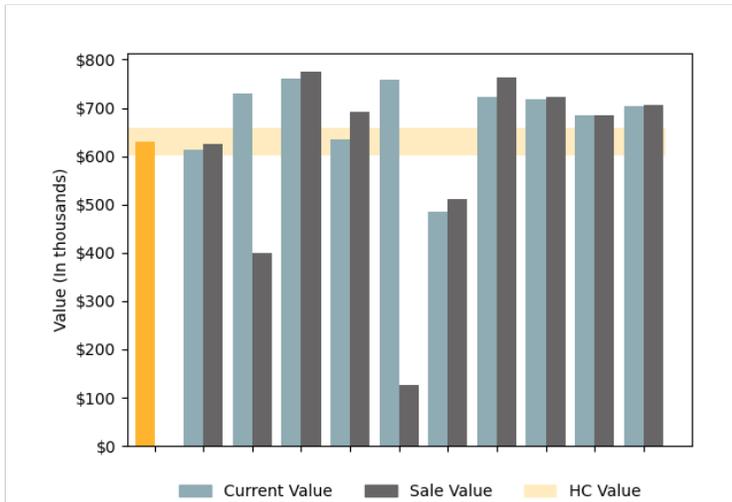
AGILE INSIGHTS Executive Summary

<p>HOUSECANARY VALUE High Confidence</p> <p style="text-align: right;">0.04 FSD, 96% Confidence</p> <p>\$630,004 \$221/sq.ft.</p> <p>\$601,969 - \$658,039</p> <p>\$212/sq.ft. - \$231/sq.ft.</p>	<p>HOUSECANARY RENTAL VALUE High Confidence</p> <p style="text-align: right;">0.13 FSD, 87% Confidence</p> <p>\$3,536 \$1.24/sq.ft.</p> <p>\$3,075 - \$3,997</p> <p>\$1.08/sq.ft. - \$1.4/sq.ft.</p>
<p>MARKET STATUS</p>	<p>MSA 1YR RISK OF DECLINE 26.3% Low</p>

Subject Attributes

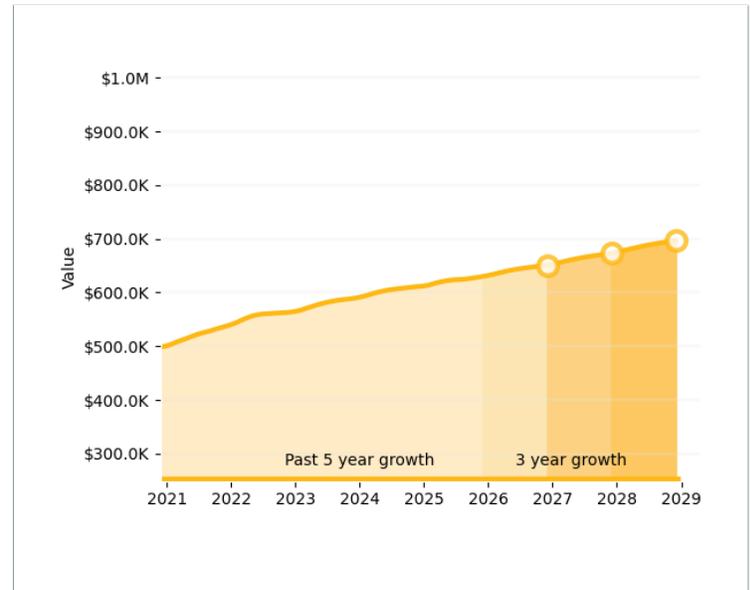
PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	Yes	4	3.5	2846	19900	1980	Yes

Recent Similar Comparables (Past 12 Months)



#	SALE PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	\$625,000	\$613,742	1257 Independen... Marietta, GA 30062	High
2	\$399,999	\$730,063	1414 Logan Cir Marietta, GA 30062	High
3	\$775,000	\$760,310	1307 Independen... Marietta, GA 30062	High
4	\$691,000	\$635,778	3548 Liberty Ln Marietta, GA 30062	High
5	\$126,642	\$758,647	3540 Saxon Way Marietta, GA 30062	High
6	\$512,000	\$485,402	1415 Hialeah Ct Marietta, GA 30062	High
7	\$762,000	\$722,394	3609 Meadow Cha... Marietta, GA 30062	High
8	\$722,000	\$718,799	831 Muirfield Trce Marietta, GA 30068	High
9	\$685,000	\$683,853	1164 Fairfield Dr Marietta, GA 30068	Moderate
10	\$706,000	\$702,903	1042 Hidden Hol... Marietta, GA 30068	Moderate

Value Forecast

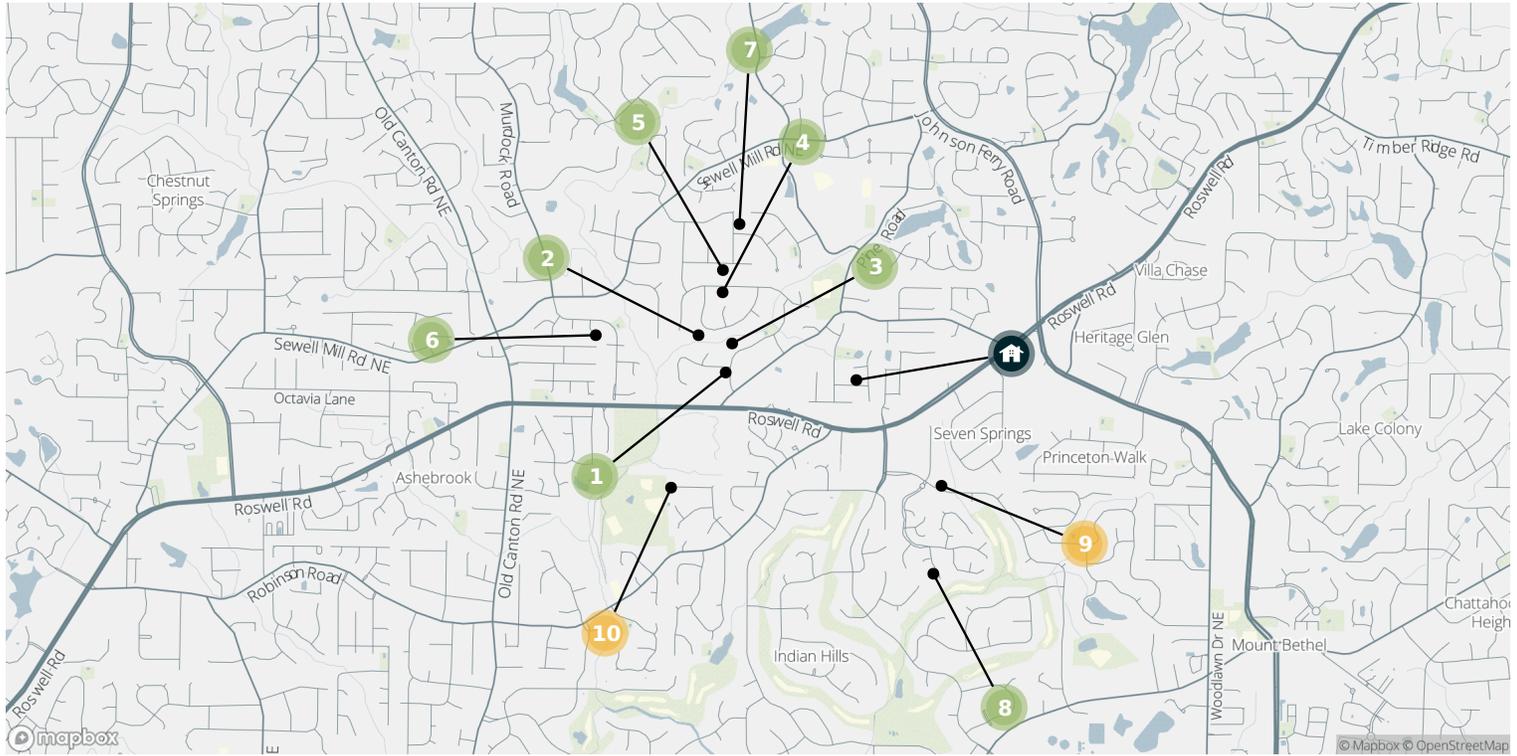


1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
3.4%	6.9%	10.7%
\$651,172	\$673,537	\$697,477

Purchase History

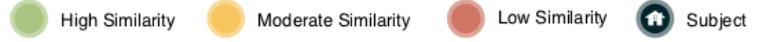
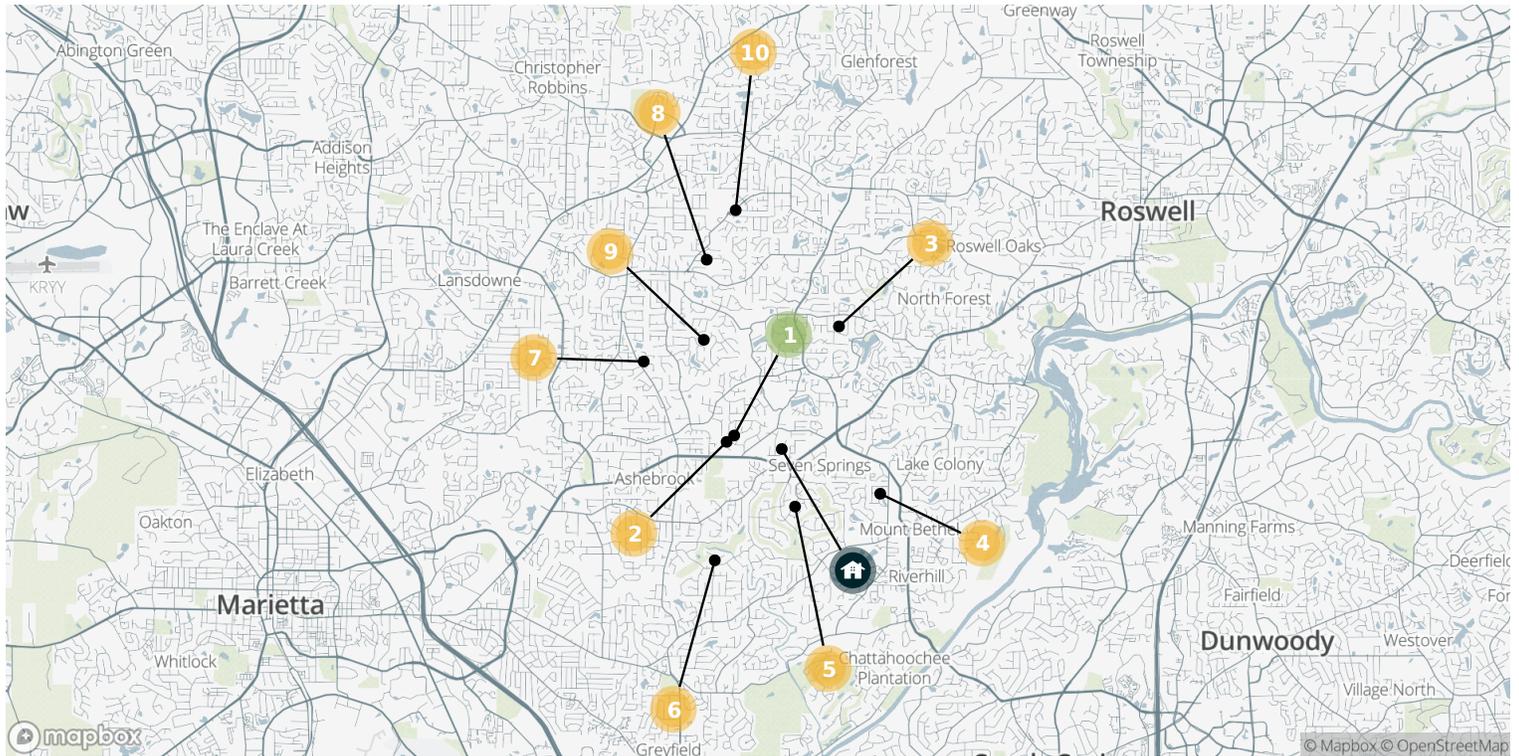
DATE	SALE PRICE
06/21/2022	\$600,000

Recent Similar Comparables (0-1year)



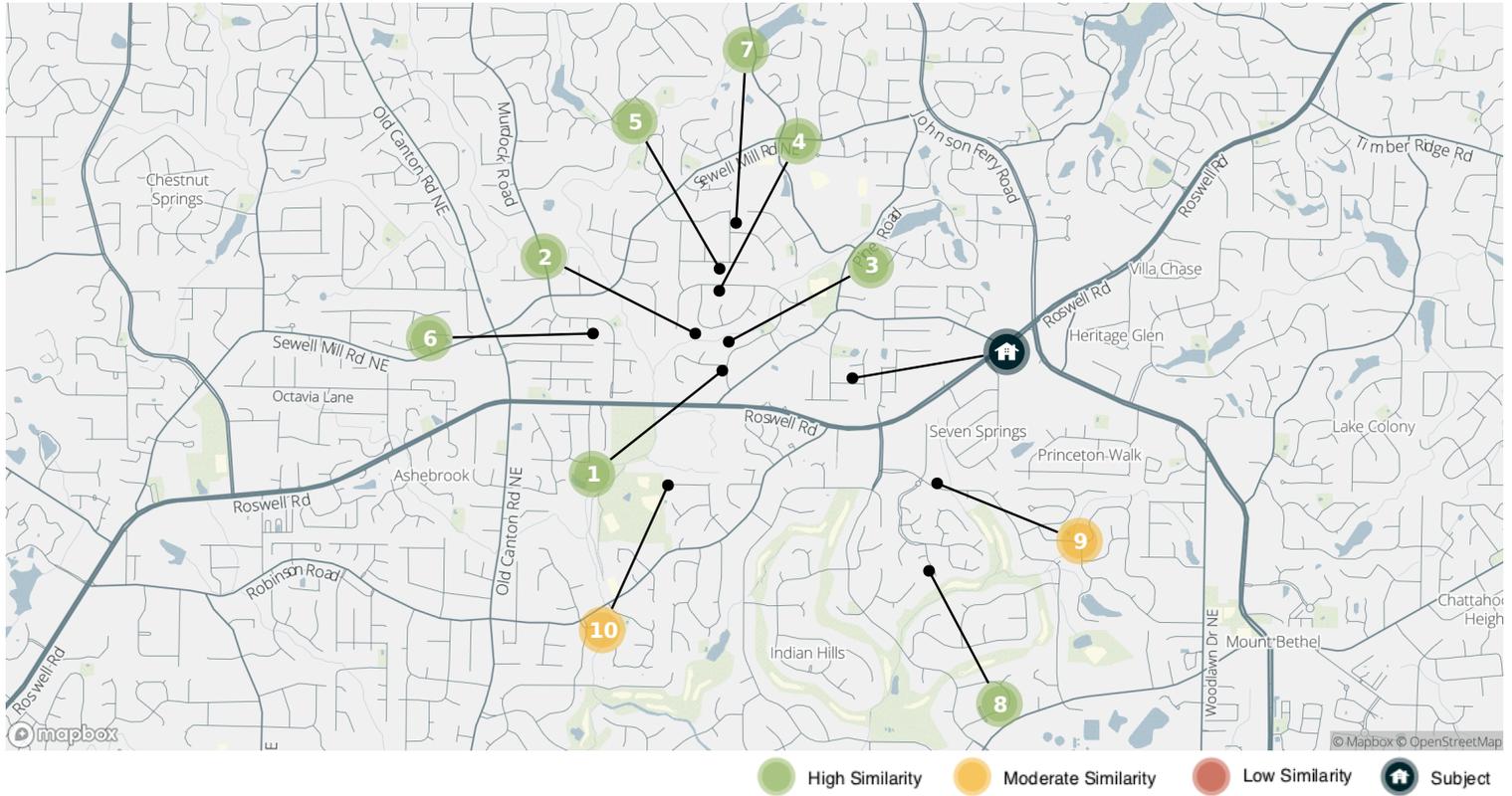
#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$600,000 06/2022	\$625,000 11/2025	\$630,004	46	4	3.5	2846	19900
1	High	0.49mi	1257 Independence Way Marietta, GA 30062	\$625,000 11/2025	\$639,900 08/2025	\$613,742	52	4	4.0	3022	21782
2	High	0.61mi	1414 Logan Cir Marietta, GA 30062	\$399,999 06/2025	\$740,000 12/2025	\$730,063	47	5	3.5	2711	12520
3	High	0.48mi	1307 Independence Way Marietta, GA 30062	\$775,000 09/2025	\$775,000 07/2025	\$760,310	49	5	3.5	3177	13300
4	High	0.6mi	3548 Liberty Ln Marietta, GA 30062	\$691,000 07/2025	\$689,500 06/2025	\$635,778	51	4	2.5	2813	19604
5	High	0.65mi	3540 Saxon Way Marietta, GA 30062	\$126,642 02/2025	- -	\$758,647	50	4	3.5	2772	-
6	High	0.99mi	1415 Hialeah Ct Marietta, GA 30062	\$512,000 08/2025	\$525,000 05/2025	\$485,402	52	5	3.5	2832	8364
7	High	0.73mi	3609 Meadow Chase Dr Marietta, GA 30062	\$762,000 08/2025	\$775,000 06/2025	\$722,394	51	4	2.5	2882	19604
8	High	0.78mi	831 Muirfield Trce Marietta, GA 30068	\$722,000 04/2025	\$449,000 03/2021	\$718,799	41	4	3.5	3135	8582
9	Moderate	0.51mi	1164 Fairfield Dr Marietta, GA 30068	\$685,000 11/2025	\$750,000 08/2025	\$683,853	54	4	2.5	2921	19604
10	Moderate	0.8mi	1042 Hidden Hollow Dr Marietta, GA 30068	\$706,000 09/2025	\$700,000 09/2025	\$702,903	47	4	4.5	3036	32673

Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	SUBJECT	-	-	46	4	3.5	2846	19900	-
1	High	0.61mi	1414 Logan Cir Marietta, GA 30062	\$740,000	12/2025	47	5	3.5	2711	12520	57
2	Moderate	0.69mi	3570 Brighton Pl Marietta, GA 30062	\$720,000	10/2025	47	4	2.5	2916	11514	111
3	Moderate	1.68mi	2137 Spindrift Ct Marietta, GA 30062	\$875,000	01/2026	44	4	3.5	3150	20005	27
4	Moderate	1.34mi	4528 Lashley Ct NE Marietta, GA 30068	\$685,000	09/2025	44	4	3.5	3346	15870	133
5	Moderate	0.73mi	889 Fawn Way Marietta, GA 30068	\$750,000	01/2026	39	4	3.0	3194	13984	25
6	Moderate	1.61mi	529 Greystone Trl Marietta, GA 30068	\$825,000	01/2026	52	4	3.5	3561	20475	3
7	Moderate	2.02mi	1873 Regents Park Ct Marietta, GA 30062	\$669,000	01/2026	38	4	3.5	3443	13622	17
8	Moderate	2.52mi	3287 Harvest Way Marietta, GA 30062	\$599,900	10/2025	54	4	3.0	2600	21782	105
9	Moderate	1.66mi	3292 Holly Mill Ct Marietta, GA 30062	\$599,900	01/2026	47	4	3.0	2452	10991	24
10	Moderate	3.01mi	3601 Cherbourg Way Marietta, GA 30062	\$714,900	11/2025	39	5	2.5	2904	17944	68

Historical Similar Comparables (0-4years)

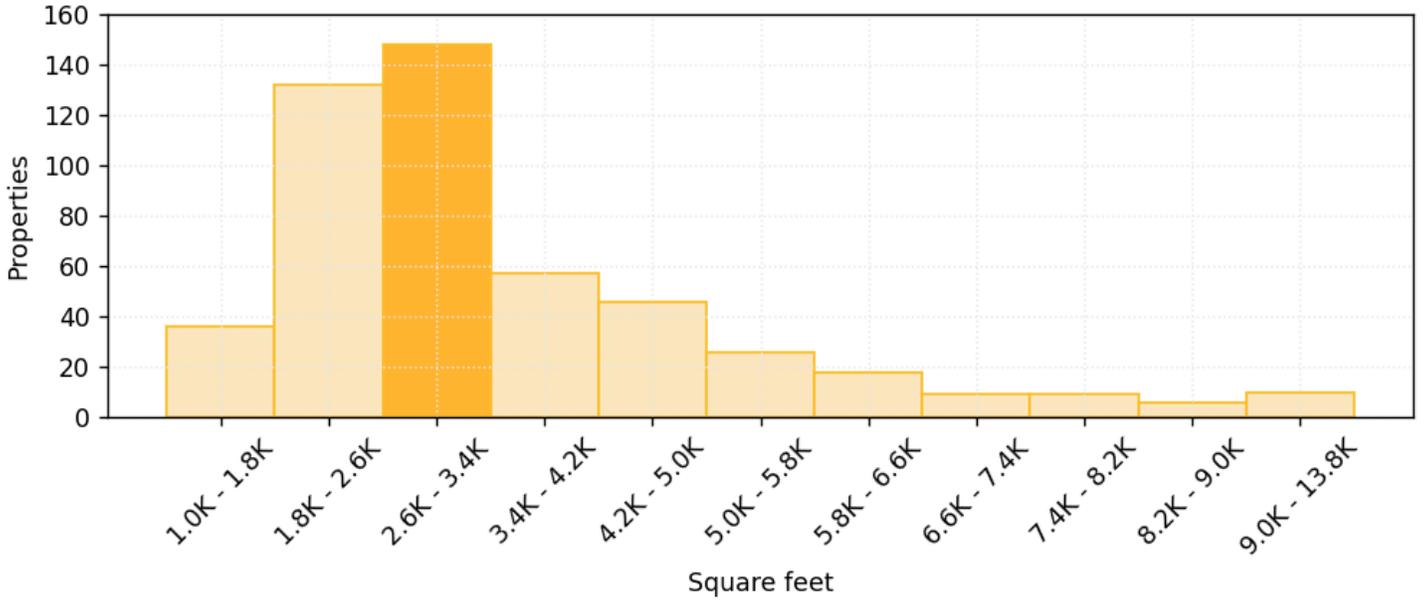


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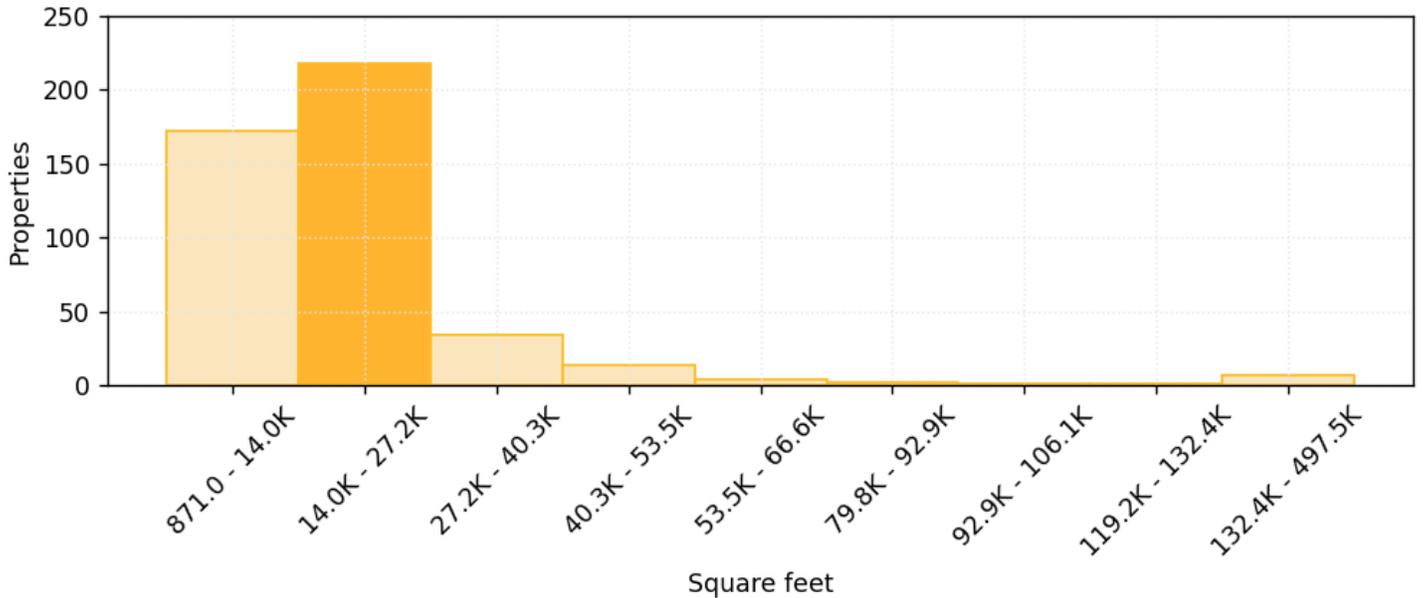
Nearby Properties

of nearby properties Subject property

Gross Living Area (sq. ft.)

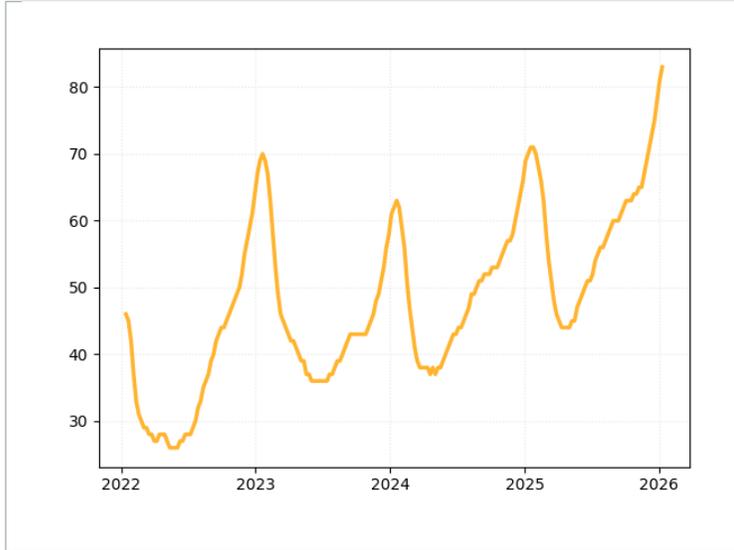


Site Area (sq. ft.)

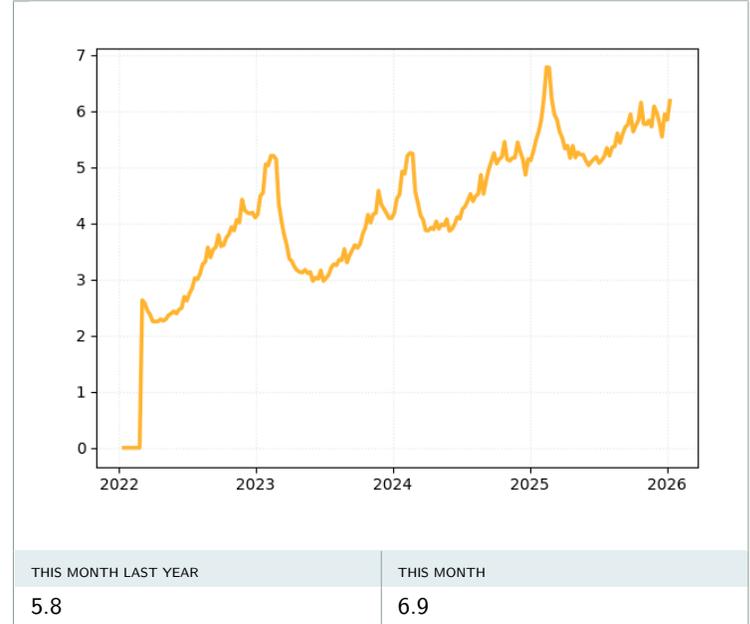


Market Analysis - 30062

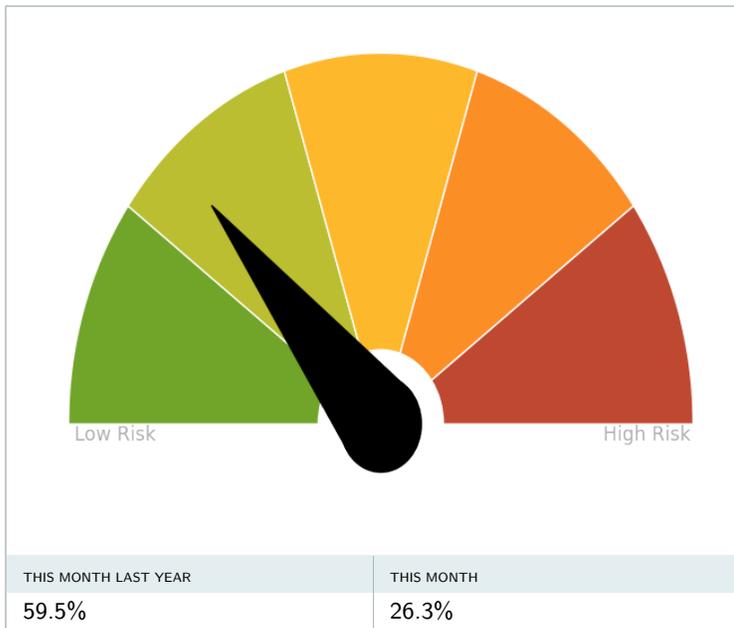
Days on Market - Sold or De-listed Properties



Months of Supply



1 Year risk of decline



RISK LEVEL
Low

Glossary

Active	Active listings within a 1 year timeframe near the subject property. Source: Local MLS
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index. Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data. Source: Local MLS, HouseCanary analysis
Historical Similar Comparables	Similar comparables within a 4-year timeframe close to the subject property. Source: Public Record, HouseCanary Home Price Index
HouseCanary Rental Value	We value this property's monthly rent at \$3,536. The rental price will likely fall between \$3,075 and \$3,997. This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent. Source: HouseCanary analysis
HouseCanary Value	We value this property at \$630,004. The sales price will likely fall between \$601,969 and \$658,039. This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value. Source: HouseCanary analysis
Market Index	The market index is designed to measure supply versus demand at a local zip code level. The index ranges from 0-100 where values of 41-60 indicate a market in equilibrium (neutral). Values above 61 indicate that demand exceeds supply, and that the local area is a seller's market. Values below 41 indicate that supply exceeds demand, and that the local area is a buyer's market. Demand is measured using indicators such as sales volume, changes in listing prices, and days on market. Supply is measured using indicators such as inventory and the number of new listings. Source: Local MLS, HouseCanary analysis
Market Status	The market status is the summary conclusion on the market index. Specifically whether the market is currently classified as a buyer's market, seller's market or neutral. For more details see market index definition. Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary. Source: Local MLS, HouseCanary analysis
MSA 1yr risk of decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis
Nearby Properties	All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties. Source: Public Record, HouseCanary analysis

Glossary Contd.

Non-disclosure state	<p>In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible.</p> <p>The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming.</p> <p>Source: Public Record, MLS</p>
Owner Occupancy	<p>Owner occupancy indicates whether the owner of the home is the primary resident.</p> <p>Source: Public Record</p>
Property Type	<p>Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.</p> <p>Source: Public Record</p>
Recent Similar Comparables	<p>Similar comparables within a 1-year timeframe close to the subject property.</p> <p>Source: Public Record, HouseCanary analysis</p>
Similarity Level	<p>HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.</p> <p>Source: Public Record, MLS, HouseCanary analysis</p>
Valuation Suitability Score	<p>HouseCanary's valuation suitability score is measured in percentage terms relative to the estimated price. This score allows for comparison of accuracy on two or more properties regardless of the magnitude of the individual price estimates. Formally, if the Valuation Suitability Score is X and the estimated price is P, then the lower price bound approximately equals $P * (X/100)$ and the upper price bound approximately equals $P * (2 - (X/100))$. Scores over 85 imply high model accuracy, scores between 70-85 imply average model accuracy, and scores below 70 imply low model accuracy.</p> <p>Source: Public Record, MLS, HouseCanary analysis</p>

Data Sources

HouseCanary accesses up-to-date data from county recorders and local MLS's. Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Agile Insights for every property.

For questions, please contact HouseCanary at support@housecanary.com.

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