

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>	3388 Allen Road, Clarksville, TN 37042	<b>Order ID</b>	6643834	<b>Property ID</b>	28142861
<b>Inspection Date</b>	03/05/2020	<b>Date of Report</b>	03/06/2020		
<b>Loan Number</b>	40295	<b>APN</b>	006E A 001.00		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Montgomery		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	Citi_BPO_03.05.20	<b>Tracking ID 1</b>	Citi_BPO_03.05.20		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Olinger Jordan Olinger Cheyanne R	This home is on a very busy road. It is in average condition with the other homes around it and it didn't look like it needed any repairs from the outside.
<b>R. E. Taxes</b>	\$1,262	
<b>Assessed Value</b>	\$125,700	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(There is a no trespassing letter in the window. The door is locked.)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The Clarksville market is booming and expanding. People are moving here and investing here. It is very healthy for sellers. Homes are selling in hours to one month at most communities in Clarksville. Homes are also appreciating nicely. This home was built 32 years ago. Unfortunately, not many like it were built out there at the same time that are listed currently on the market. Most of the surrounding subdivisions have been built since then with much larger homes. It is hard to find comparables of either listings or sales that were small ranches built over 15 years ago. There are 2...
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$160,900 High: \$199,999	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Neighborhood Comments

The Clarksville market is booming and expanding. People are moving here and investing here. It is very healthy for sellers. Homes are selling in hours to one month at most communities in Clarksville. Homes are also appreciating nicely. This home was built 32 years ago. Unfortunately, not many like it were built out there at the same time that are listed currently on the market. Most of the surrounding subdivisions have been built since then with much larger homes. It is hard to find comparables of either listings or sales that were small ranches built over 15 years ago. There are 2 sold comps built the same year that are larger, the sold comp 3 is newer but a little smaller in sq ft. There are many homes being rented in this neighborhood as well.

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	3388 Allen Road	1595 Raven Rd	1294 Archwood Dr	1002 Sunrise Dr
<b>City, State</b>	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
<b>Zip Code</b>	37042	37042	37042	37042
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.43 <sup>1</sup>	0.56 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$195,000	\$163,900	\$185,000
<b>List Price \$</b>	--	\$195,000	\$167,000	\$185,000
<b>Original List Date</b>		02/18/2020	12/29/2019	02/19/2020
<b>DOM · Cumulative DOM</b>	-- · --	0 · 17	33 · 68	1 · 16
<b>Age (# of years)</b>	32	7	16	3
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	2 Stories 2 stry	2 Stories 2 stry
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,075	1,700	1,810	1,550
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	7	8	7	6
<b>Garage (Style/Stalls)</b>	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<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>	0.55 acres	.50 acres	0.32 acres	0.22 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** Under Contract, not showing, comp is .05 acres smaller than subj +\$150, comp has att 2 car gar subj has none -\$10,000, comp has one more room than subj -\$5,000, comp is 625 sq ft larger than subj. - \$20,625, comp is 25 years younger than subj. - \$2500, comp is not on a busy road -\$5,000. Adjustments: -\$42,975 price: \$152,025
- Listing 2** Under contract, not showing, comp is .23 acres smaller than subj +\$1100, comp has att 2 car gar subj has none -\$10,000, comp is 735 sq ft larger than subj. -\$24,255, comp is 16 years younger than subj -\$1600, comp is not on a busy road -\$5,000 adjustments: \$39,755, price: \$127,245
- Listing 3** Under contract, not showing, comp is .33 acres smaller than subj +\$1800, comp has att 1 car gar subj has none -\$5,000, comp is 475 sq ft larger than subj - \$15,675, comp has one less room than subj +\$5,000. comp is not on a busy road -\$5,000 adjustments: -\$18,875 Price: \$166,125

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3388 Allen Road	3392 Allen Rd	3396 Allen Rd	3421 Bradfield Dr
<b>City, State</b>	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
<b>Zip Code</b>	37042	37042	37042	37042
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	0.08 <sup>1</sup>	0.35 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$169,900	\$199,999	\$154,900
<b>List Price \$</b>	--	\$159,900	\$199,999	\$154,900
<b>Sale Price \$</b>	--	\$164,000	\$199,999	\$160,900
<b>Type of Financing</b>	--	Va	Va	Fha
<b>Date of Sale</b>	--	11/07/2019	10/25/2019	09/26/2019
<b>DOM · Cumulative DOM</b>	-- · --	74 · 120	6 · 35	2 · 31
<b>Age (# of years)</b>	32	32	32	11
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Adverse ; Busy Road	Adverse ; Busy Road	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	2 Stories Cape Cod	2 Stories Cape Cod	2 Stories 2 stry
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,075	1,628	2,127	1,456
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	4 · 2
<b>Total Room #</b>	7	7	7	6
<b>Garage (Style/Stalls)</b>	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	Yes	No
<b>Basement (% Fin)</b>	0%	0%	90%	0%
<b>Basement Sq. Ft.</b>	--	--	482	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.55 acres	0.59 acres	0.57 acres	0.34 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$23,249	-\$59,885	-\$24,772
<b>Adjusted Price</b>	--	\$140,751	\$140,114	\$136,128

\* 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** Subj has no garage comp has one car attached -\$5,000, comp is 553 sq ft larger than subj - \$18,249.

**Sold 2** Seller paid \$5,169 of closing costs, Subj has no garage comp has one car attached -\$5,000, comp,has a basement subj does not - \$15,000, comp is 1052 sq ft larger than subj -\$34,716,

**Sold 3** Seller paid \$6099 of closing costs, Comp is .21 acres smaller than subj. +\$1,000, comp has one car att gar subj has none, - \$5,000, Comp is 381 sq ft larger than subj -\$12,573.00 , comp is 21 years younger than subj. -\$2100. Comp is not on a busy street. -\$5,000. Comp has one less room than subj. +\$5,000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				This property is not currently listed and hasn't been listed for sale in the recent past.			
<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>	\$140,750	\$140,750
<b>Sales Price</b>	\$140,750	\$140,750
<b>30 Day Price</b>	\$140,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>It is obvious from the report. The two sold comps that were built the same year are coming out to just about the same adjusted price. The market is telling us the home is worth \$140ish. The listings are all much newer homes and hard to really comp against. There are none that are built in this decade that are on the market. This home was built with very few like it along Allen Road. All of the neighborhoods surrounding it are much newer. It is best to go off sold one and two to price this home.</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.



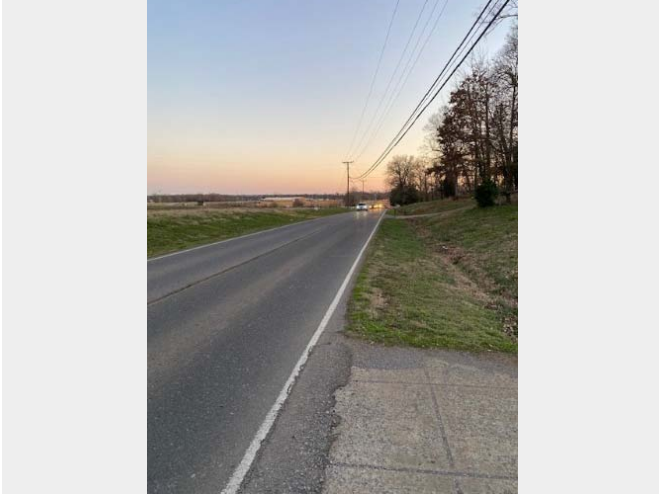
## Subject Photos



Front



Address Verification



Street



Street

## Listing Photos

**L1** 1595 Raven Rd  
Clarksville, TN 37042



Front

**L2** 1294 Archwood Dr  
Clarksville, TN 37042



Street

**L3** 1002 Sunrise Dr  
Clarksville, TN 37042



Front

## Sales Photos

**S1** 3392 Allen Rd  
Clarksville, TN 37042



Front

**S2** 3396 Allen Rd  
Clarksville, TN 37042



Front

**S3** 3421 Bradfield Dr  
Clarksville, TN 37042



Front

## ClearMaps Addendum

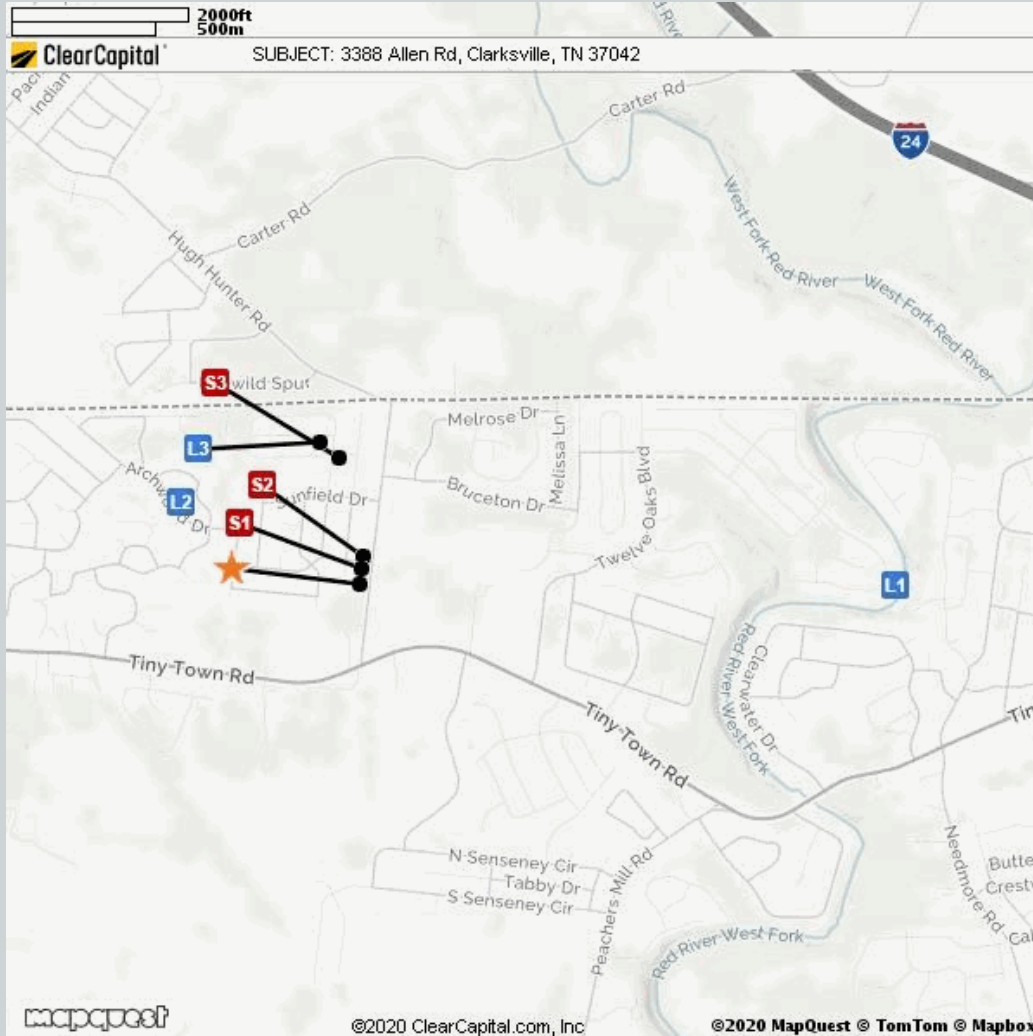
**Address** ★ 3388 Allen Road, Clarksville, TN 37042

**Loan Number** 40295

**Suggested List** \$140,750

**Suggested Repaired** \$140,750

**Sale** \$140,750



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3388 Allen Rd, Clarksville, TN	--	Parcel Match
L1 Listing 1	1595 Raven Rd, Clarksville, TN	1.43 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1294 Archwood Dr, Clarksville, TN	0.56 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1002 Sunrise Dr, Clarksville, TN	0.41 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3392 Allen Rd, Clarksville, TN	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3396 Allen Rd, Clarksville, TN	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3421 Bradfield Dr, Clarksville, TN	0.35 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.

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 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.

## Report Instructions - cont.

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>	Laura Grekousis	<b>Company/Brokerage</b>	Coldwell Banker, Conroy, Marable and Holleman
<b>License No</b>	349983	<b>Address</b>	3412 Oak Lawn Dr Clarksville TN 37042
<b>License Expiration</b>	03/11/2021	<b>License State</b>	TN
<b>Phone</b>	9312417112	<b>Email</b>	soldagainbylaurie@gmail.com
<b>Broker Distance to Subject</b>	1.63 miles	<b>Date Signed</b>	03/06/2020

*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.**