

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>	2739 Cider Drive, Clarksville, TN 37040	<b>Order ID</b>	6839929	<b>Property ID</b>	28799987
<b>Inspection Date</b>	09/14/2020	<b>Date of Report</b>	09/16/2020		
<b>Loan Number</b>	40460	<b>APN</b>	031L C 035.00		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Montgomery		

### Tracking IDs

<b>Order Tracking ID</b>	0914_BPO_Updates	<b>Tracking ID 1</b>	0914_BPO_Updates
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$105,414	This subject is in a suburban subdivision with other homes surrounding it in the same condition. It does not look like it needs any external repairs. The home is currently for sale.	
<b>Assessed Value</b>	\$104,900		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	The market in Clarksville is extremely good right now. Many people are relocating here from all over the country looking for somewhere safe. Forbes Magazine recently named Clarksville the 10th best city to invest in during the pandemic. Homes are usually going under contract in days to one week. This home has gone under contract 5 times since May 6th when it originally listed. It has not had luck getting it to the closing table. It was purchased for \$107,100 March 16th, probably rehabbed and re listed again for more money. This is a nice quiet neighborhood in a good school district...	
<b>Sales Prices in this Neighborhood</b>	Low: \$132,000 High: \$150,500		
<b>Market for this type of property</b>	Increased 9 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Neighborhood Comments

The market in Clarksville is extremely good right now. Many people are relocating here from all over the country looking for somewhere safe. Forbes Magazine recently named Clarksville the 10th best city to invest in during the pandemic. Homes are usually going under contract in days to one week. This home has gone under contract 5 times since May 6th when it originally listed. It has not had luck getting it to the closing table. It was purchased for \$107,100 March 16th, probably rehabbed and re listed again for more money. This is a nice quiet neighborhood in a good school district. The houses in Clarksville have been appreciating at about 8% a year for the past few years. It is not expected to stop

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2739 Cider Drive	953 Applegrove Cir	616 Corinth Ct	1055 Tolliver Way
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37040	37040	37040	37040
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.14 <sup>1</sup>	0.90 <sup>1</sup>	0.42 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$140,000	\$155,000	\$159,000
List Price \$	--	\$140,000	\$155,000	\$159,000
Original List Date		09/11/2020	07/27/2020	08/21/2020
DOM · Cumulative DOM	-- · --	4 · 5	48 · 51	25 · 26
Age (# of years)	18	20	17	24
Condition	Good	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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,004	1,000	1,200	1,161
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	5	5	6
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.40 acres	.22 acres	0.24 acres	0.55 acres
Other	--	--	--	--

\* Listing 1 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.

### Listing Comments Why the comparable listing is superior or inferior to the subject.

**Listing 1** This is under contract ,comp is .18 acres smaller than sub +\$670, sub has one more room than comp +\$5,000, sub has one more bath than sub, sub has 1/2 ba -\$2,500, comp is 2 years older than sub +\$200.=+\$3,370 adjusted price \$143,370.

**Listing 2** This is under contract, comp is .16 acres smaller than sub +\$240, comp has 2 car attached gar sub has none -\$10,000,sub has one more room than comp -\$5,000, comp is one year younger than sub -\$100 = -\$14,860. adjusted price = \$140,140.

**Listing 3** This is under contract, Comp is .15 acres larger than sub -\$225, comp has one more full bath, sub has 1/2 bath -2500, comp is 57 sq ft larger than comp -\$1710, comp is 6 years older than sub +\$600.= -\$3835, adjusted price= \$155,165.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2739 Cider Drive	965 Applegrove Cir	2785 Russet Ridge Rd	2664 Derby Drive
<b>City, State</b>	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
<b>Zip Code</b>	37040	37040	37040	37040
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.17 <sup>1</sup>	0.93 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$135,000	\$130,000	\$147,500
<b>List Price \$</b>	--	\$135,000	\$132,000	\$147,500
<b>Sale Price \$</b>	--	\$137,000	\$132,000	\$150,500
<b>Type of Financing</b>	--	Cash	Va	Conventional
<b>Date of Sale</b>	--	08/01/2020	08/12/2020	07/22/2020
<b>DOM · Cumulative DOM</b>	-- · --	34 · 37	0 · 28	0 · 33
<b>Age (# of years)</b>	18	20	12	22
<b>Condition</b>	Good	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	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	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,004	1,025	1,054	1,125
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	5	4	6
<b>Garage (Style/Stalls)</b>	None	None	None	None
<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>	.40 acres	0.21 acres	0.21 acres	0.57 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$17,355	+\$13,035	+\$9,015
<b>Adjusted Price</b>	--	\$154,355	\$145,035	\$159,515

\* Sold 2 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** Comp is .19 acres smaller than sub +\$285, comp is one room smaller than sub +\$5,000, sub has 1/2 bath comp has full bath - \$2,500, comp is 21 sq ft larger than sub =-630, comp is 2 years older than sub +\$200. +15,000 for appreciation value =\$17,355,
- Sold 2** comp is .19 acres smaller than sub +\$285, comp is 2 rooms smaller than sub +\$10,000, comp is 50 sq ft larger than sub -\$150, comp has 2 baths sub has 1 1/2 -\$2,500, comp is 6 years younger than sub -\$600. +\$15,000 for appreciation value =
- Sold 3** comp is .17 acres larger than sub -\$255, comp has 2 full baths sub has 1 1/2 -\$2,500, comp is 121 sq ft larger than sub -\$3630, comp is 4 years older than sub +\$400. appreciation value +15,000 =-\$5,985.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Century 21 Platinum Properties	This home sold on 3/16/2020 for \$107,100. It came back on the market for \$159,900 on 5/06/2020. It obviously has been fixed up to be flipped for profit.					
<b>Listing Agent Name</b>	Ashley Oesch						
<b>Listing Agent Phone</b>	931-436-1611						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<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>
03/16/2020	\$107,900	--	--	--	--	--	MLS
05/06/2020	\$159,900	07/30/2020	\$156,900	Pending/Contract	09/14/2020	\$156,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$156,900	\$156,900
<b>Sales Price</b>	\$155,000	\$155,000
<b>30 Day Price</b>	\$154,350	--
<b>Comments Regarding Pricing Strategy</b>		
<p>This home is currently on the market and is under contract and listed for \$156,900. It has been under contract 4 times since it listed. The homes in Clarksville are selling very quickly and each normally sells for more than the one before it. A solid sales price for this property if it does not sell at 30 days, list it for the last highest sales comp. The market means more than the comps in this instance. It is in one of the healthiest Real Estate markets in the country right now.</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



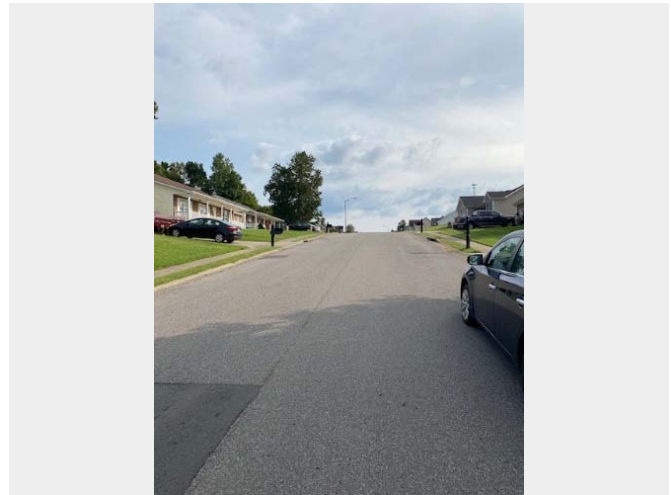
Front



Address Verification



Street



Street



## Listing Photos

**L1** 953 Applegrove Cir  
Clarksville, TN 37040



Front

**L2** 616 Corinth Ct  
Clarksville, TN 37040



Front

**L3** 1055 Tolliver Way  
Clarksville, TN 37040



Front

## Sales Photos

**S1** 965 Applegrove Cir  
Clarksville, TN 37040



Front

**S2** 2785 Russet Ridge Rd  
Clarksville, TN 37040



Front

**S3** 2664 Derby Drive  
Clarksville, TN 37040



Front

## ClearMaps Addendum

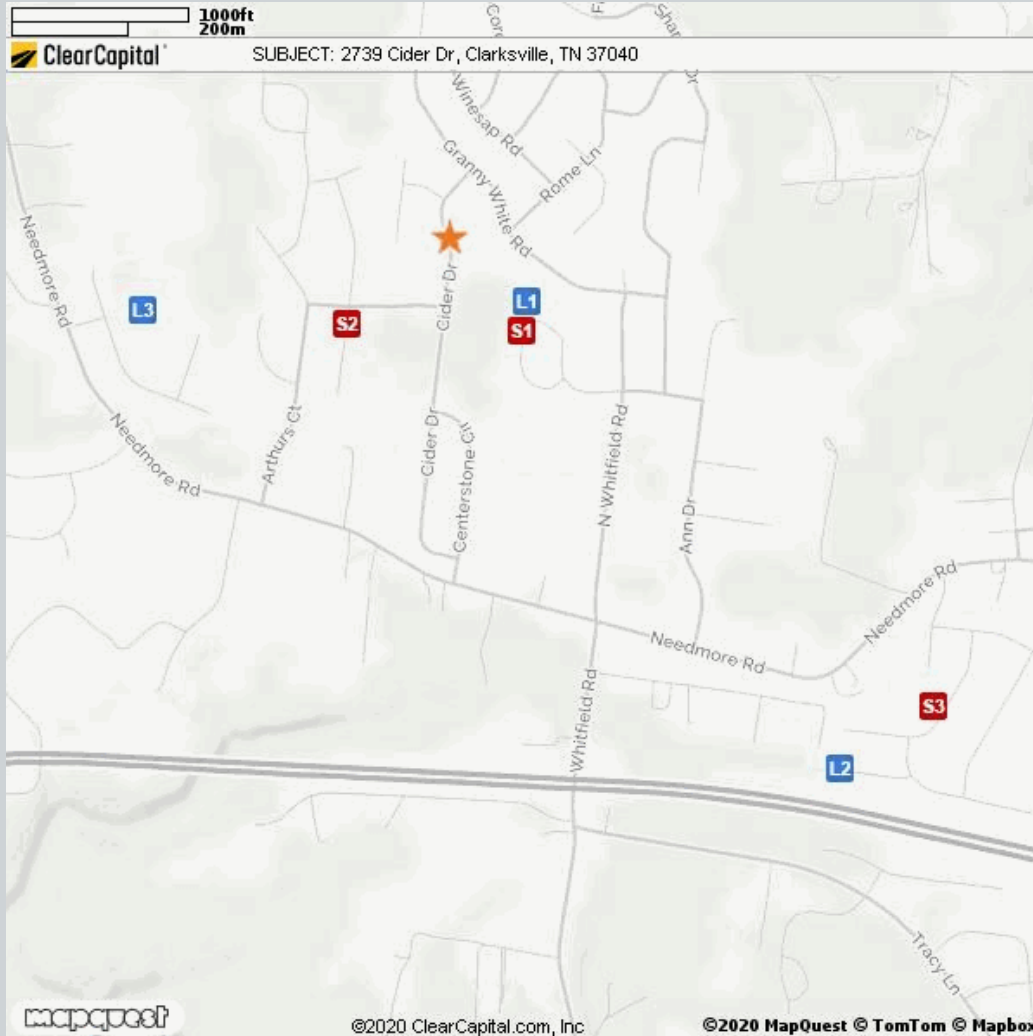
**Address** ★ 2739 Cider Drive, Clarksville, TN 37040

**Loan Number** 40460

**Suggested List** \$156,900

**Suggested Repaired** \$156,900

**Sale** \$155,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2739 Cider Dr, Clarksville, TN	--	Parcel Match
L1 Listing 1	953 Applegrove Cir, Clarksville, TN	0.14 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	616 Corinth Ct, Clarksville, TN	0.90 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1055 Tolliver Way, Clarksville, TN	0.42 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	965 Applegrove Cir, Clarksville, TN	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2785 Russet Ridge Rd, Clarksville, TN	0.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2664 Derby Drive, Clarksville, TN	0.93 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>	Huneycutt Realtors
<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>	5.33 miles	<b>Date Signed</b>	09/15/2020

*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:**

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