

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	422 Woodale Drive, Clarksville, TN 37042	Order ID	6754179	Property ID	28495352
Inspection Date	06/28/2020	Date of Report	06/29/2020		
Loan Number	41066	APN	0431 L 025.00		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	20200627_BPOs	Tracking ID 1	20200627_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Warrick James Warrick Mandi	Subject property doesn't appear to need any repairs, is in average condition with the other homes in the neighborhood
R. E. Taxes	\$1,030	
Assessed Value	\$102,500	
Zoning Classification	Residential	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The market in Clarksville is very healthy, homes have been selling in hours to days, in the right neighborhood, and at the right price. They are appreciating nicely and at a steady pace. The sold comps in this neighborhood all went under contract in under a month. This neighborhood is a suburban subdivision surrounded by other homes like it.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$140,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	422 Woodale Drive	628 Lafayette Rd	343 Donna Dr	359 Woodale Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.19 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$129,900	\$126,500	\$130,000
List Price \$	--	\$129,900	\$126,500	\$130,000
Original List Date		05/27/2020	06/08/2020	06/24/2020
DOM · Cumulative DOM	-- · --	20 · 33	1 · 21	1 · 5
Age (# of years)	22	23	16	33
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,110	1,170	1,050	1,075
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 1
Total Room #	6	7	5	5
Garage (Style/Stalls)	None	None	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.35 acres	.31 acres	.23 acres	.43 acres
Other	U, C	Active	U, C	U, C

* 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 Comp is 1 year older than subject +100, Comp is 60 sq ft larger than subject -1800, comp has 1 full and 1 half bath subject has 2 full baths +2500, comp has one more room than subject -5000, comp is .04 acres smaller than subject +60. Total Adjustment -\$4,140.

Listing 2 Comp is 6 years younger than subject -600, comp is 60 sq ft smaller than subject +1800, comp has 1 less room than subject +5000, comp is .12 acres smaller than subject +180 Total Adjustment: \$6,380

Listing 3 Comp is 11 years older than subject +1100, Comp is 35 sq ft smaller than subject +1050, comp has 1 full bath subject has 2 +5000, Comp has 1 less room than subject +5000, comp is .08 acres larger than subject -120, comp has an det. 1 car garage subject does not -2500 Total Adjustment +\$9,530

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	422 Woodale Drive	566 Bridgette Dr	411 Magnolia Ct Lot 155	451 Titans Ln
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.37 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$125,000	\$125,000	\$135,000
List Price \$	--	\$125,000	\$125,000	\$135,000
Sale Price \$	--	\$125,000	\$125,000	\$140,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	05/26/2020	05/22/2020	06/12/2020
DOM · Cumulative DOM	-- · --	1 · 32	8 · 30	1 · 21
Age (# of years)	22	15	41	20
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,110	1,025	1,050	1,126
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	6	6	5	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.35 acres	.21 acres	0.35 acres	.33 acres
Other	U, C	--	--	--
Net Adjustment	--	+\$2,060	+\$13,700	-\$5,650
Adjusted Price	--	\$127,060	\$138,700	\$134,350

* Sold 1 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** Comp is 7 years newer than subject -700, comp is 85 sq ft smaller than subject +2550, comp is .14 acres smaller than subject +210
- Sold 2** Comp is 19 years older than subject +1900, comp is 60 sq ft smaller than subject +1800, comp has 1 less full bath than subject +5000, comp has one less room than subject +5000
- Sold 3** Comp is 2 years younger than subject -200, comp is 16 sq ft larger than subject -480, comp has one more room than subject -5000, comp is .02 acres smaller than subject +30

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Exit Realty Diversified	This home was listed on 03/27/2020 for 119k and went under contract the next day. Due to financing this sale did not go through, so they had the listing withdrawn and relisted for 122k and went under contract the next day. It is still a pending sale at the moment.					
Listing Agent Name	Janna Kinnard						
Listing Agent Phone	(615) 812-6202						
# 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
03/27/2020	\$119,000	05/30/2020	\$122,000	Pending/Contract	06/03/2020	\$122,000	MLS

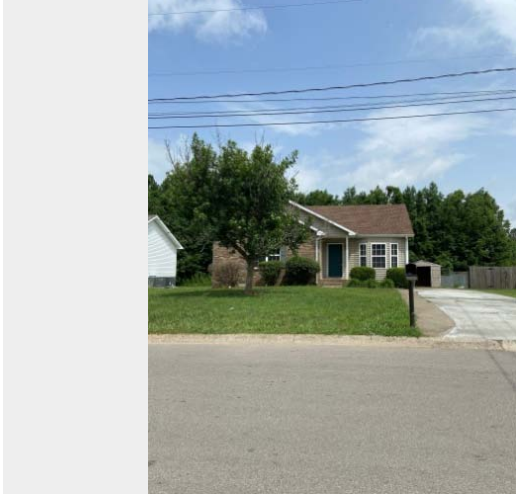
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$134,350	\$134,350
Sales Price	\$127,060	\$127,060
30 Day Price	\$127,060	--
Comments Regarding Pricing Strategy		
This neighborhood is healthy, appreciating, and selling under 30 days. The pricing strategy I would recommend is coming onto the market at \$134,350 based off sold comp #3 then if it does not sell in 30 days I would recommend adjusting the price to \$127,060 based off of sold comp #1.		

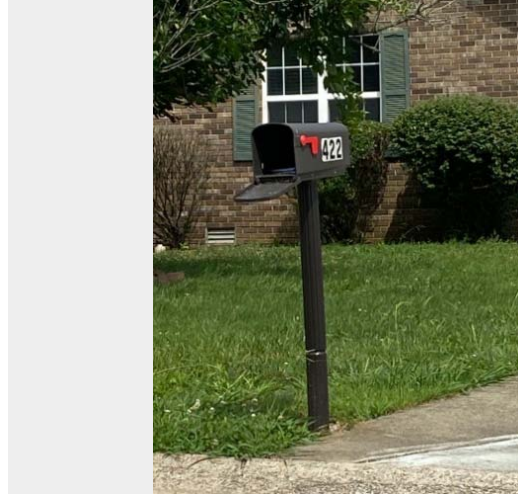
Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.60 miles and the sold comps closed within the last month. The market is reported as having increased 5% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



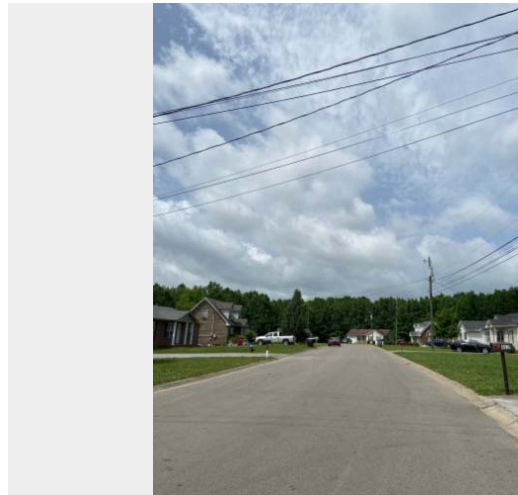
Front



Address Verification



Street



Street

Listing Photos

L1 628 Lafayette Rd
Clarksville, TN 37042



Front

L2 343 Donna Dr
Clarksville, TN 37042



Front

L3 359 Woodale Dr
Clarksville, TN 37042



Front

Sales Photos

S1 566 Bridgette Dr
Clarksville, TN 37042



Front

S2 411 Magnolia Ct lot 155
Clarksville, TN 37042



Front

S3 451 Titans Ln
Clarksville, TN 37042



Front

ClearMaps Addendum

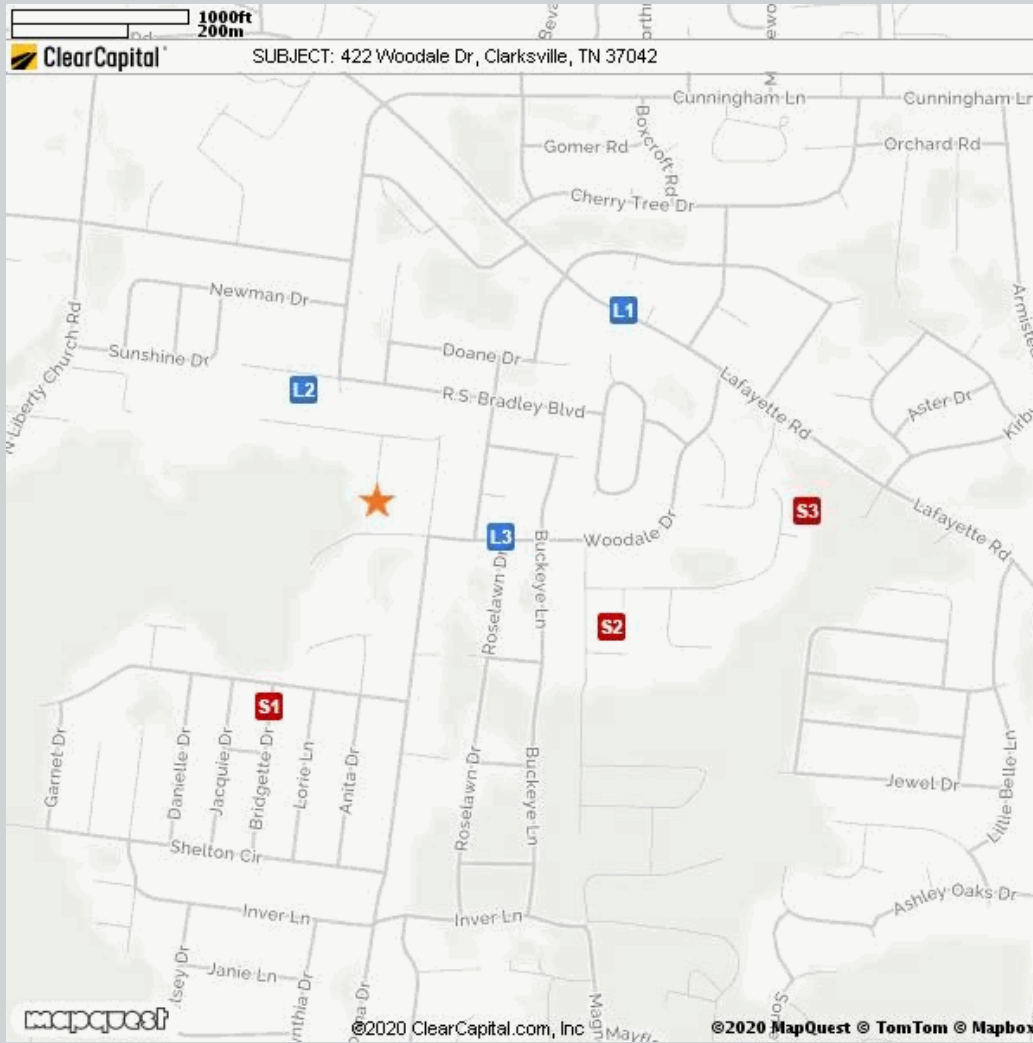
Address ★ 422 Woodale Drive, Clarksville, TN 37042

Loan Number 41066

Suggested List \$134,350

Suggested Repaired \$134,350

Sale \$127,060



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	422 Woodale Dr, Clarksville, TN	--	Parcel Match
L1 Listing 1	628 Lafayette Rd, Clarksville, TN	0.44 Miles ¹	Parcel Match
L2 Listing 2	343 Donna Dr, Clarksville, TN	0.19 Miles ¹	Parcel Match
L3 Listing 3	359 Woodale Dr, Clarksville, TN	0.19 Miles ¹	Parcel Match
S1 Sold 1	566 Bridgette Dr, Clarksville, TN	0.31 Miles ¹	Parcel Match
S2 Sold 2	411 Magnolia Ct Lot 155, Clarksville, TN	0.37 Miles ¹	Parcel Match
S3 Sold 3	451 Titans Ln, Clarksville, TN	0.60 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: 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

Broker Name	James Grekousis	Company/Brokerage	Coldwell Banker Conroy Marable and Holleman
License No	354673	Address	3412 Oak Lawn Dr Clarksville TN 37042
License Expiration	02/25/2022	License State	TN
Phone	9312034128	Email	Jamesgreko@gmail.com
Broker Distance to Subject	5.00 miles	Date Signed	06/28/2020

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.