

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	820 Indian Hills Drive, Dayton, TN 37321	Order ID	8489124	Property ID	33490479
Inspection Date	10/25/2022	Date of Report	10/27/2022		
Loan Number	49467	APN	083F B 02600 000		
Borrower Name	Catamount Properties 2018 LLC	County	Rhea		

Tracking IDs

Order Tracking ID	10.24.22 BPO Citi-CS Update	Tracking ID 1	10.24.22 BPO Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments From a review of the exterior and a review of the active MLS the subject is vacant and in good condition.
R. E. Taxes	\$537	
Assessed Value	\$95,300	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(home is vacant and listed see attached mls sheet)		
Ownership Type	Fee Simple	
Property Condition	Good	
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

Location Type	Rural	Neighborhood Comments The subject is located in a Rural area with both manufactured and site-built homes of varied ages conditions and sizes as well as raw or agricultural lands mixed in.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$19400 High: \$293550	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	820 Indian Hills Drive	914 Crosby Lane	269 Carl Patton Rd	2077 Old Stage Rd
City, State	Dayton, TN	Spring City, TN	Evansville, TN	Spring City, TN
Zip Code	37321	37381	37332	37381
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	11.79 ¹	3.67 ¹	10.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$274,900	\$149,900	\$199,000
List Price \$	--	\$264,900	\$149,900	\$199,000
Original List Date		07/27/2022	05/28/2022	09/29/2022
DOM · Cumulative DOM	-- · --	91 · 92	151 · 152	21 · 28
Age (# of years)	37	19	64	24
Condition	Good	Good	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	Split split foyer -ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	988	1,288	1,288	1,248
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	9	8	5	6
Garage (Style/Stalls)	None	Attached 1 Car	None	Detached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	988	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.48 acres	0.46 acres	0.58 acres	0.45 acres
Other	not noted or none	not noted or none	not noted or none	1 car att carort

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** garage-15000 gla- 18000 bsm +29640 = 261540 // this home is only accepting cash offers but I do not know why but that may account for the long dom and it may need to meet the market to sell. - This recently remodeled home features 3 BR/2 BA & 1288 SQFT. Updated landscaping gives the home warming curb appeal w/ample shade trees to enjoy the front lawn! You won't want to leave the covered, front porch while you sit on the swing & enjoy the gorgeous views! The newly stained back deck provides an entertainment space in the fully fenced backyard. Home has a new water heater & roof! With its open floor plan & dinner nook, you will be able to watch out the newly installed window while at the dining table! The kitchen features a concrete counter space w/granite paint, giving it a clean cut look. Modern smart appliances have been recently installed.
- Listing 2** gla- 18000 bsm +29640 bath count+15000 cond+15000 central hvac vs window+5000 = 196540 // home sitting on .58 acre of unrestricted land. House is move in ready, just bring the creativity for remodeling. Cozy floor plan and large living spaces leave endless options to make this home your own! Roof is 3 years old.
- Listing 3** carport-8000 garage-15000 gla- 15600 cond+15000 bsm+29640 = 205040 // This home offers an open living/kitchen concept to include an Island Bar, newer appliances, (refrigerator, range/oven and dishwasher), 3 bedrooms, 2 full baths, and a large laundry room. You will love the large back yard to enjoy and let the kids and pets run and play. There is a detached garage with a concrete floor and an extra storage building for the yard tools.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	820 Indian Hills Drive	109 Park Drive	161 Shawnee Drive	914 Indian Hills Drive
City, State	Dayton, TN	Dayton, TN	Dayton, TN	Dayton, TN
Zip Code	37321	37321	37321	37321
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.50 ¹	1.04 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$225,000	\$179,900
List Price \$	--	\$235,000	\$225,000	\$179,900
Sale Price \$	--	\$225,000	\$225,000	\$189,900
Type of Financing	--	Cash	Cash	Va
Date of Sale	--	07/06/2022	07/08/2022	10/13/2022
DOM · Cumulative DOM	-- · --	10 · 56	4 · 35	12 · 41
Age (# of years)	37	48	17	22
Condition	Good	Average	Average	Good
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	Split split foyer -ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	988	1,222	1,152	1,140
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 1
Total Room #	9	5	6	5
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	988	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.48 acres	0.73 acres	0.54 acres	0.42 acres
Other	not noted or none	not noted or none	not noted or none	not noted or none
Net Adjustment	--	+\$7,100	+\$12,800	+\$35,520
Adjusted Price	--	\$232,100	\$237,800	\$225,420

* 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** garage-22000 lot size-1500 gla- 14040 bsm+29640 cond+15000 // 3 bedroom, 2 bath rancher in a quiet neighborhood. This home is on a corner lot with a large yard and nice deck off of the eat-in kitchen.
- Sold 2** garage-22000 bsm+29640 gla- 9840 cond+15000 // Petite design featuring lovely entry way, real hard wood flooring, beautiful oak cabinets, walk in laundry room and pantry. Fenced area in front perfect for small pet, large back deck
- Sold 3** bath count+15000 bsm+29640 gla- 9120 // Recently renovated 3 bedroom 1 bath ranch home. Freshly painted interior, kitchen island, new dishwasher, new refrigerator, kitchen water filtration system, new HVAC,, duct work cleaned, less than 2 year old roof and water heater, laminate wood floors, decorative ship lap wall in the living room and plumbed for natural gas ventless fireplace.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker Pryor Realty	The subject was listed 23 Aug and went under contract, but the offer fell apart on 3 Oct 2022 and the subject returned to active again but was on the market the entire time.					
Listing Agent Name	Anneke Wilkey						
Listing Agent Phone	423-775-4044						
# 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
08/29/2022	\$230,000	10/03/2022	\$225,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$235,000	\$235,000
Sales Price	\$230,000	\$230,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
<p>The market has changed during government agency decisions and SARS-CoV-2 . Before it there would be more actives vs a prior 6 mo window but now the sold outnumber the actives and often we have a shortage of actives. Recently we are starting to see more active vs sold or about equal but limited on both active and sold as a result of former short supply. To locate comps I looked back 6 months on sold and used subject gla -300 and year built -30 and a 15 mile radius. I located 11 solds and 4 actives (1 of these are already under contract) from this I picked 3 each active and sold that had the most in common with the subject then adjusted on form for known differences.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



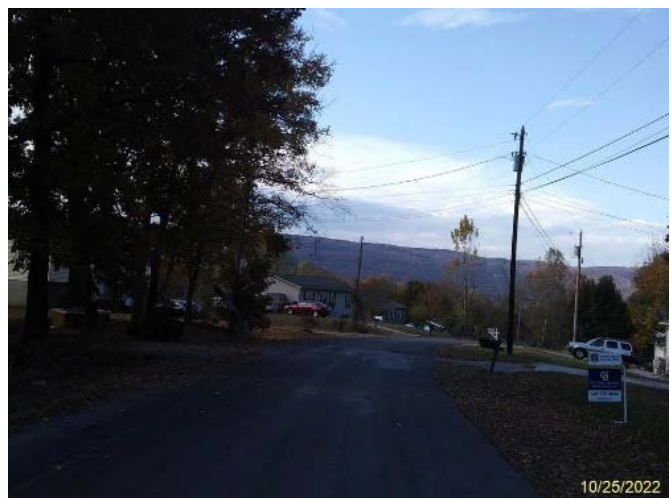
Side



Side



Street

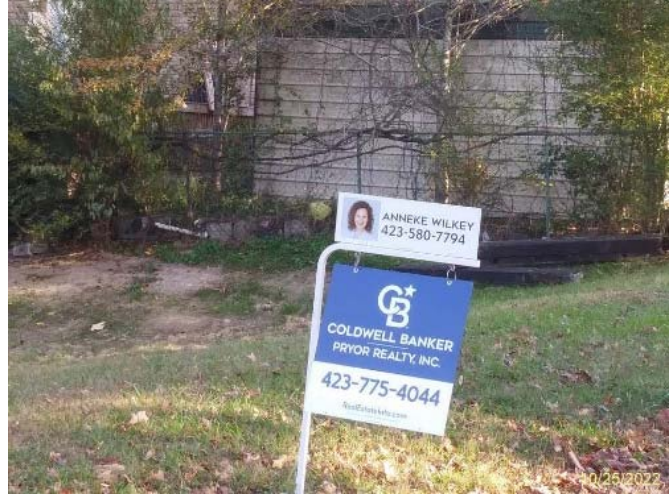


Street

Subject Photos



Other



Other

Listing Photos

L1 914 Crosby Lane
Spring City, TN 37381



Front

L2 269 Carl Patton Rd
Evansville, TN 37332



Front

L3 2077 Old Stage Rd
Spring City, TN 37381



Front

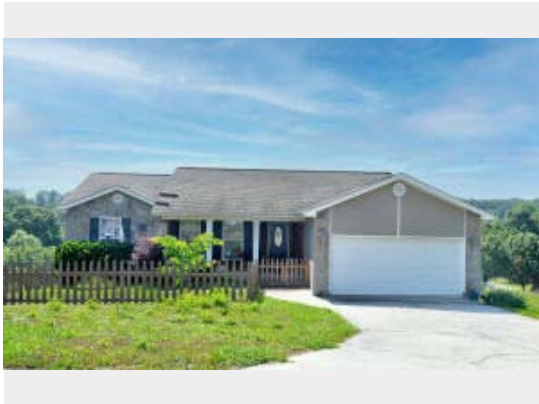
Sales Photos

S1 109 Park Drive
Dayton, TN 37321



Front

S2 161 Shawnee Drive
Dayton, TN 37321



Front

S3 914 Indian Hills Drive
Dayton, TN 37321



Front

ClearMaps Addendum

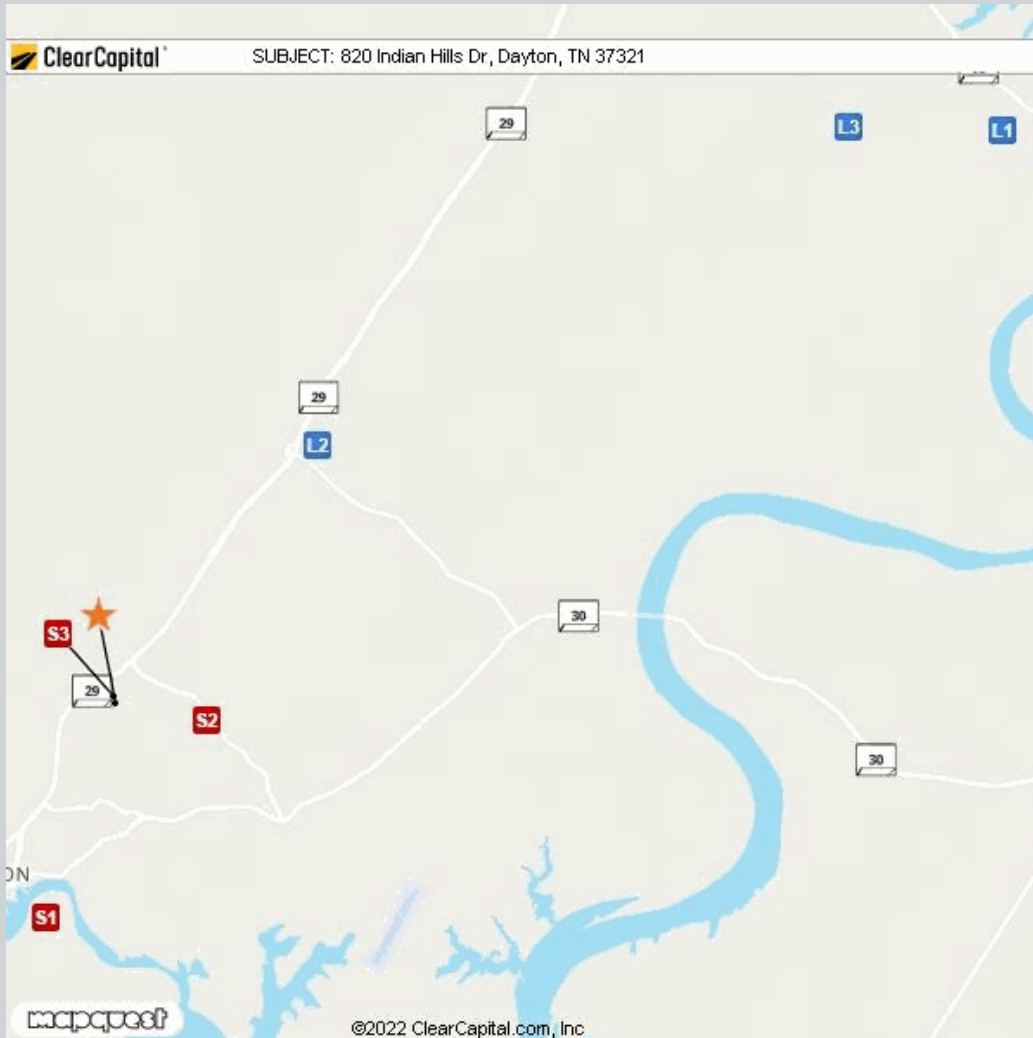
Address ★ 820 Indian Hills Drive, Dayton, TN 37321

Loan Number 49467

Suggested List \$235,000

Suggested Repaired \$235,000

Sale \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	820 Indian Hills Drive, Dayton, TN 37321	--	Parcel Match
L1 Listing 1	914 Crosby Lane, Spring City, TN 37381	11.79 Miles ¹	Parcel Match
L2 Listing 2	269 Carl Patton Rd, Evensville, TN 37332	3.67 Miles ¹	Parcel Match
L3 Listing 3	2077 Old Stage Rd, Spring City, TN 37381	10.41 Miles ¹	Parcel Match
S1 Sold 1	109 Park Drive, Dayton, TN 37321	2.50 Miles ¹	Parcel Match
S2 Sold 2	161 Shawnee Drive, Dayton, TN 37321	1.04 Miles ¹	Parcel Match
S3 Sold 3	914 Indian Hills Drive, Dayton, TN 37321	0.09 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	TR Lawrence	Company/Brokerage	Athens Realty
License No	295707	Address	424 Walker st Athens TN 37303
License Expiration	11/02/2022	License State	TN
Phone	4233680137	Email	lawrence@trlawrence.com
Broker Distance to Subject	22.82 miles	Date Signed	10/27/2022

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.