

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	526 Hawkins Road, Clarksville, TN 37040	Order ID	8472990	Property ID	33459209
Inspection Date	10/14/2022	Date of Report	10/16/2022		
Loan Number	49548	APN	090C A 01500 000		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	10.14.22 CS-Citi Update BPOs	Tracking ID 1	10.14.22 CS-Citi Update BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$1,686	Subject appears in average condition. It does need repairs to bring up the condition of the exterior of the home.	
Assessed Value	\$39,950		
Zoning Classification	Residential R-1		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Subject is located in the neighborhood surrounded by other homes similar to the subject in similar or better condition.	
Sales Prices in this Neighborhood	Low: \$145000 High: \$349340		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	526 Hawkins Road	708 Kingsbury Rd	602 Kingsbury Rd	1427 Ambleside Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37040	37040	37040	37040
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.11 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$310,000	\$297,000
List Price \$	--	\$231,000	\$283,000	\$297,000
Original List Date		06/16/2022	06/13/2022	06/21/2022
DOM · Cumulative DOM	-- · --	120 · 122	123 · 125	115 · 117
Age (# of years)	46	44	21	16
Condition	Average	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	1 Story ranch	1 Story ranch	1 Story ranch	2 Stories sfr
# Units	1	1	1	1
Living Sq. Feet	2,200	1,028	1,506	2,156
Bdrm · Bths · ½ Bths	4 · 2 · 2	3 · 1	3 · 2	3 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	51%	51%	0%	0%
Basement Sq. Ft.	1,100	540	--	--
Pool/Spa	--	--	--	--
Lot Size	0.79 acres	0.47 acres	1.35 acres	0.35 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Charming Ranch home offering one level living with Basement Bonus space and possible home office. Woodburning stove in walk-out basement. Please review offer instructions. Seller reserves the right to accept offer @ anytime, Req. 2 bus days to respond to all offers. Wknd Offers reviewed next Bus Day.
- Listing 2** Great Home on just over an acer! Home has been recently refreshed and has many beautiful features. The Open Kitchen is perfect for entertaining and has plenty of storage space. First Floor Primary Suite. Please review offer instructions. Seller reserves the right to accept offer @ anytime, Req. 2 bus days to respond to all offers. Wknd Offers reviewed next Bus Day.
- Listing 3** Fantastic 3 bedroom home in sought after Clarksville location. Enjoy preparing meals in this impressive kitchen equipped with ample cabinets and generous counter space. Entertaining is a breeze with this great floor plan complete with a cozy fireplace. Relax in your primary suite, complete with a walk-in closet, and an en-suite bathroom with double sinks. Lush green landscape surrounds this beautiful house. Hurry, this won't last long!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	526 Hawkins Road	322 Edmondson Ferry Rd	334 Greenleaf Ln	229 Scarlet Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37040	37040	37040	37040
Datasource	MLS	Public Records	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.41 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$232,000	\$230,000	\$210,000
List Price \$	--	\$232,000	\$230,000	\$210,000
Sale Price \$	--	\$232,000	\$230,000	\$210,650
Type of Financing	--	Cash	Va	Fha
Date of Sale	--	04/26/2022	10/28/2021	03/25/2022
DOM · Cumulative DOM	-- · --	0 · 0	64 · 64	44 · 44
Age (# of years)	46	21	27	56
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	2,200	1,748	1,640	1,205
Bdrm · Bths · ½ Bths	4 · 2 · 2	3 · 1	3 · 1 · 1	3 · 2
Total Room #	8	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	None	Attached 1 Car	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	51%	0%	0%	0%
Basement Sq. Ft.	1100	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.79 acres	0.70 acres	0.43 acres	0.41 acres
Other	--	--	--	--
Net Adjustment	--	+\$46,195	+\$42,940	+\$51,420
Adjusted Price	--	\$278,195	\$272,940	\$262,070

* Sold 2 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Age -2500, GLA +13560, rooms +5000, beds +5000, baths 10000, basement +10000, garage +5000, lot size +135

Sold 2 Age -1900, GLA +16800, beds/baths +12500, rooms +5000, basement +10000, lot size +540

Sold 3 Age +1000, GLA +29850, beds/baths +10000, rooms +5000, garage +5000, lot size +570

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject has not been listed or sold in the past 12 months.				
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$272,940	\$272,940
Sales Price	\$272,940	\$272,940
30 Day Price	\$267,940	--
Comments Regarding Pricing Strategy		
I would recommend pricing this property at \$272,940. If the subject doesn't sell in the first 30 days, I would recommend \$267,940.		

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.
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Subject Photos



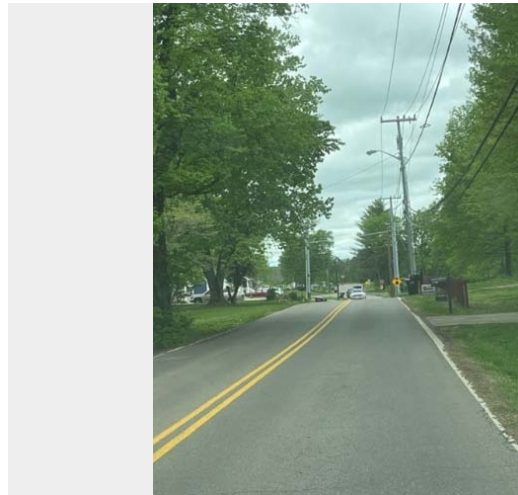
Front



Address Verification



Street



Street

Listing Photos

L1 708 Kingsbury Rd
Clarksville, TN 37040



Front

L2 602 Kingsbury Rd
Clarksville, TN 37040



Front

L3 1427 Ambleside Dr
Clarksville, TN 37040



Front

Sales Photos

S1 322 Edmondson Ferry Rd
Clarksville, TN 37040



Other

S2 334 Greenleaf Ln
Clarksville, TN 37040



Front

S3 229 Scarlet Dr
Clarksville, TN 37040



Front

ClearMaps Addendum

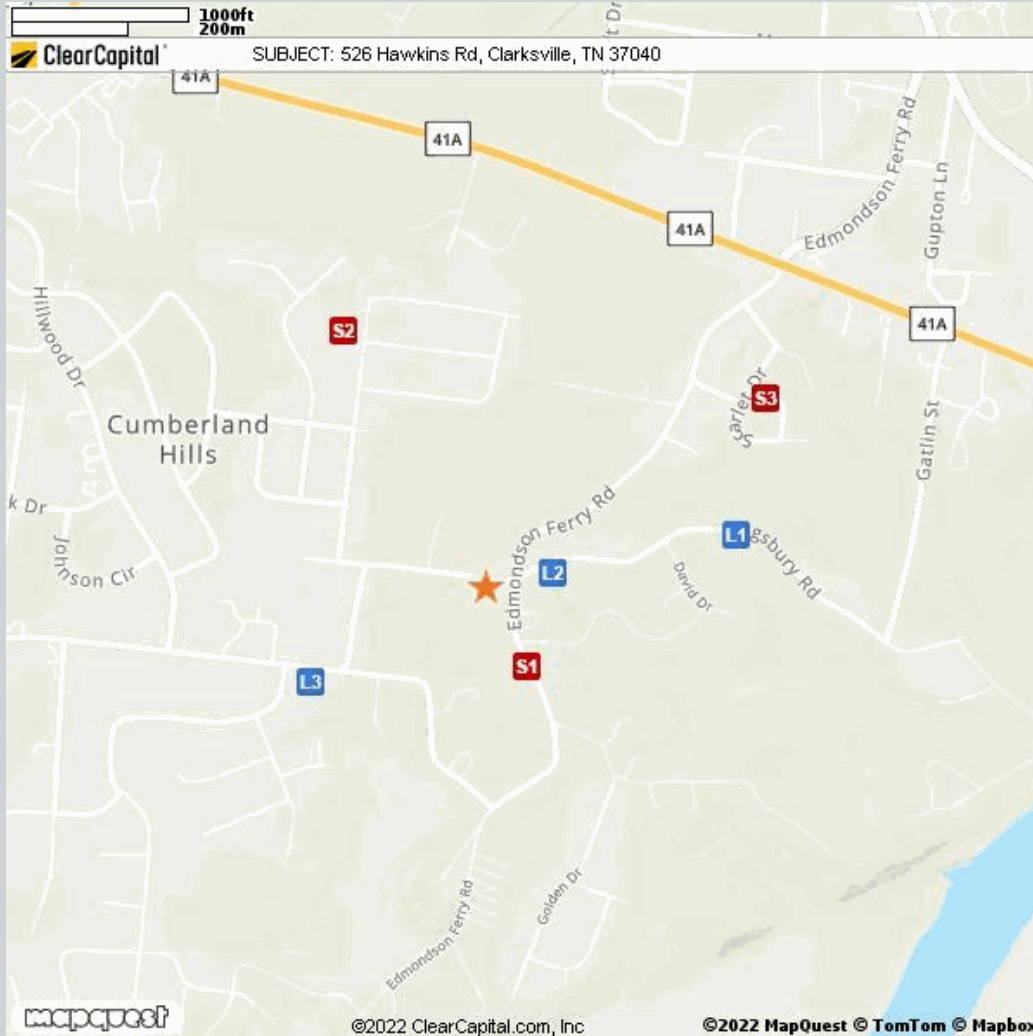
Address ★ 526 Hawkins Road, Clarksville, TN 37040

Loan Number 49548

Suggested List \$272,940

Suggested Repaired \$272,940

Sale \$272,940



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	526 Hawkins Road, Clarksville, TN 37040	--	Parcel Match
L1 Listing 1	708 Kingsbury Rd, Clarksville, TN 37040	0.36 Miles ¹	Parcel Match
L2 Listing 2	602 Kingsbury Rd, Clarksville, TN 37040	0.11 Miles ¹	Parcel Match
L3 Listing 3	1427 Ambleside Dr, Clarksville, TN 37040	0.26 Miles ¹	Parcel Match
S1 Sold 1	322 Edmondson Ferry Rd, Clarksville, TN 37040	0.12 Miles ¹	Parcel Match
S2 Sold 2	334 Greenleaf Ln, Clarksville, TN 37040	0.41 Miles ¹	Parcel Match
S3 Sold 3	229 Scarlet Dr, Clarksville, TN 37040	0.48 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	eXp Realty
License No	354673	Address	131 Blackman St Clarksville TN 37040
License Expiration	02/25/2024	License State	TN
Phone	9312034128	Email	jamesgreko@gmail.com
Broker Distance to Subject	1.67 miles	Date Signed	10/14/2022

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.