

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	3906 Shores Road, Murfreesboro, TN 37128	Order ID	8262692	Property ID	32916430
Inspection Date	06/10/2022	Date of Report	06/10/2022		
Loan Number	49976	APN	094 016.02		
Borrower Name	Catamount Properties 2018, LLC	County	Rutherford		

Tracking IDs					
Order Tracking ID	20220609_BPOb	Tracking ID 1	49976		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Hute Steven Jessica	Condition Comments	
R. E. Taxes	\$2,305	EXTERIOR APPEARS TO BE IN GOOD CONDITION AT TIME OF DRIVE BY INSPECTION, LAWN MAINTAINED HAS SOME LANDSCAPING.	
Assessed Value	\$306,000		
Zoning Classification	RESIDENTIAL		
Property Type	SFR		
Occupancy	Occupied		
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	Suburban	Neighborhood Comments	
Local Economy	Stable	HOMES IN THE NEIGHBORHOOD ARE SIMILAR IN AGE AND STYLE, SUBJECT IS UNIQUE IN LOT SIZE. MAYBE A FEW HOUSES WITH SIMILAR LOT SIZE. MAJORITY OF PROPERTY IS INFERIOR IN LOT SIZE.	
Sales Prices in this Neighborhood	Low: \$525,000 High: \$550,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3906 Shores Road	4965 Saint Ives Drive	5240 Middlebury Drive	1126 Black Oak Drive
City, State	Murfreesboro, TN	Murfreesboro, TN	Murfreesboro, TN	Murfreesboro, TN
Zip Code	37128	37128	37128	37128
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.95 ¹	1.77 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$549,900	\$599,900	\$550,000
List Price \$	--	\$549,900	\$599,900	\$550,000
Original List Date		05/07/2022	04/18/2022	04/30/2022
DOM · Cumulative DOM	-- · --	19 · 34	4 · 53	5 · 41
Age (# of years)	4	4	6	2
Condition	Good	Good	Good	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	1.5 Stories STORY	1.5 Stories STORY	1.5 Stories STORY	1.5 Stories STORY
# Units	1	1	1	1
Living Sq. Feet	2,370	2,738	2,600	2,431
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3 · 1	4 · 3	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	3.48 acres	0.18 acres	0.34 acres	0.20 acres
Other	NONE	NONE	NONE	NONE

* Listing 2 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** BRICK HOME w/5 BDRMS, 3.5 BATHS, FORMAL DINING, LIVING ROOM HAS GAS FP WITH GORGEOUS STONE SURROUND INCREDIBLE KITCHEN w/BEAUTIFUL GRANITE COUNTERS, LOTS OF CABINETS & A REAL PANTRY! LARGE COVERED FRONT PORCH, HUGE OWNER'S RETREAT DWN, 4BD, 2BA UPSTAIRS+BONUS RM. MORE THAN A HOME, LIFESTYLE LIVING AT ITS BEST IN BERKSHIRE-2 COMMUNITY POOLS, PLAYGROUND, BASKETBALL COURT, PAVILION, ACTIVE SOCIAL CALENDAR!
- Listing 2** Berkshire which is a walkable community with two pools, a playground, tennis courts and beautiful landscaping. This home backs up to nature for privacy, beautiful brick patio that is great for entertaining, unique updates throughout the home and easy access to 840.
- Listing 3** SMART home technology located in sought out Westlawn Community. 4-Bedroom, 2-Bath + Flex Room home features an Open Floor Plan w/ Eng. Hardwood Flooring, Great Size Pantry & Expansive Kitchen Island. Master Suite w/ a Separate Shower/Tub and HUGE Walk-in Closet. Both Bathrooms feature Double Vanities! Exterior Features include Attached Two-Car Garage & Enclosed Patio. HOA Amenities include Community Pool, Walking Trails and Fenced Playground!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3906 Shores Road	5813 Enclave Drive	6208 Birchtree Drive	1120 Westlawn Blvd
City, State	Murfreesboro, TN	Murfreesboro, TN	Murfreesboro, TN	Murfreesboro, TN
Zip Code	37128	37128	37128	37128
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.17 ¹	0.70 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$520,000	\$525,000	\$534,900
List Price \$	--	\$552,000	\$550,000	\$545,000
Sale Price \$	--	\$552,000	\$550,000	\$545,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	03/15/2022	06/03/2022	04/07/2022
DOM · Cumulative DOM	-- · --	2 · 36	1 · 41	1 · 47
Age (# of years)	4	6	5	5
Condition	Good	Good	Good	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	1.5 Stories STORY	1.5 Stories STORY	1.5 Stories STORY	1.5 Stories STORY
# Units	1	1	1	1
Living Sq. Feet	2,370	2,539	2,422	2,634
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	3.48 acres	0.14 acres	0.19 acres	0.19 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$50,000	+\$50,000	+\$50,000
Adjusted Price	--	\$602,000	\$600,000	\$595,000

* 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.

Recent Sales - Cont.

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

- Sold 1** ADJUSTED \$50000 FOR LESS ACREAGE THAN SUBJECT TWO salt water pools, basketball court, playground, pavilion, and sidewalks. Tons of fun things planned for the family by the social committee. Great location. Great schools. Great neighborhood all together. Perfect for your family! Don't miss out on this fantastic house in the highly sought after neighborhood of Berkshire! Open concept downstairs, gorgeous stone fireplace outside, perfect for entertaining. All 4 bedrooms located upstairs along with large bonus room/5th bedroom. Flexible closing date needed. Closing on new construction home (as of now) on March 16, 2022. Willing to rent back until completion of new home.
- Sold 2** ADJUSTED \$50000 FOR LESS ACREAGE THAN SUBJECT popular Westlawn subdivision this One-Level beauty is the one you have been looking for! Featuring an Open Floor Plan, Finished Wood floors that shine, Owner's Suite with Walk-in Closet and separate Tub/Shower, Covered Patio with a gas line for your grill, large Office, and an expansive modern Kitchen with Granite, Gas Range, Walk-in Pantry, and a MASSIVE Island. Westlawn features a Community Pool, a Playground, as well as Walking Trails and a LOW monthly HoA fee! Your new home is just a short drive to everything Murfreesboro has to offer as well as I-24 and 840. With a cozy Fireplace, Tankless Water Heater, Laundry Room, 2 Car Garage, and a small Berm behind the home providing peace and privacy there are so many features to love.
- Sold 3** ADJUSTED \$50000 FOR LESS ACREAGE THAN SUBJECT This home features a beautiful 2 story foyer, double porches, heavy interior moldings, hardwood floors and stairs, gas fireplace, 9ft. ceilings, granite in kitchen, stainless steel, rear entry garage, neighborhood pool, walking trails, park and gated playground. Smart lighting upstairs and stairway, Smart bulbs in the chandelier and front porch. LED lighting in the Kitchen and stairway. Smart plugs in two upstairs bedrooms. All Blackman schools. Elementary is also zoned for Overall Creek.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NO PROIOR HISTORY IN THE PAST SIX MONTHS OF THIS REPORT.			
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	\$600,000	\$600,000
Sales Price	\$600,000	\$600,000
30 Day Price	\$595,000	--
Comments Regarding Pricing Strategy		
MARKET VALUE IS BASED ON SOLD COMPS AFTER ADJUSTMENTS FOR LOT SIZE.		

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



Side



Side



Street



Street

Listing Photos

L1 4965 SAINT IVES DRIVE
Murfreesboro, TN 37128



Front

L2 5240 MIDDLEBURY DRIVE
Murfreesboro, TN 37128



Front

L3 1126 BLACK OAK DRIVE
Murfreesboro, TN 37128



Front

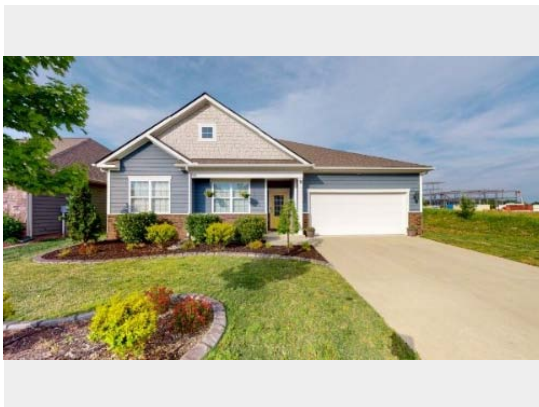
Sales Photos

S1 5813 ENCLAVE DRIVE
Murfreesboro, TN 37128



Front

S2 6208 BIRCHTREE DRIVE
Murfreesboro, TN 37128



Front

S3 1120 WESTLAWN BLVD
Murfreesboro, TN 37128



Front

ClearMaps Addendum

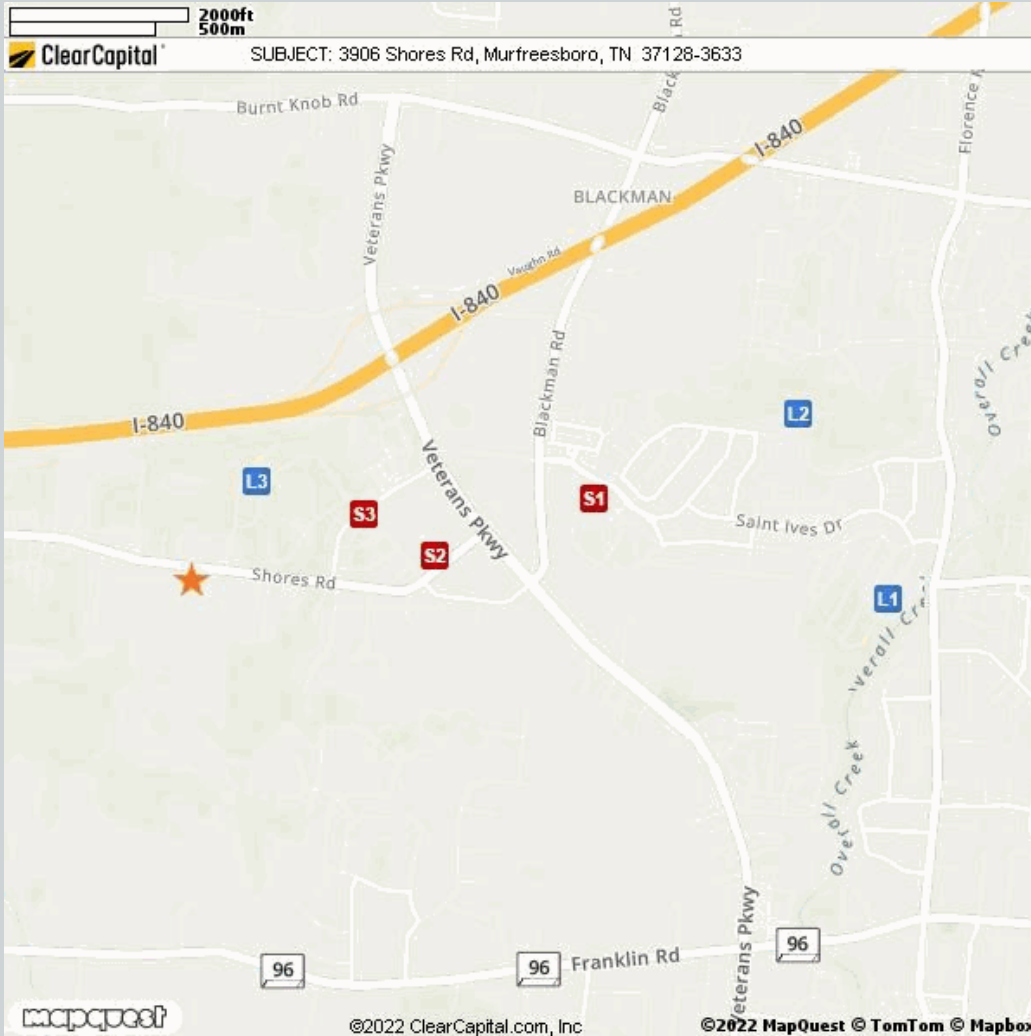
Address ★ 3906 Shores Road, Murfreesboro, TN 37128

Loan Number 49976

Suggested List \$600,000

Suggested Repaired \$600,000

Sale \$600,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3906 Shores Road, Murfreesboro, TN 37128	--	Parcel Match
L1 Listing 1	4965 Saint Ives Drive, Murfreesboro, TN 37128	1.95 Miles ¹	Parcel Match
L2 Listing 2	5240 Middlebury Drive, Murfreesboro, TN 37128	1.77 Miles ¹	Parcel Match
L3 Listing 3	1126 Black Oak Drive, Murfreesboro, TN 37128	0.36 Miles ¹	Parcel Match
S1 Sold 1	5813 Enclave Drive, Murfreesboro, TN 37128	1.17 Miles ¹	Parcel Match
S2 Sold 2	6208 Birchtree Drive, Murfreesboro, TN 37128	0.70 Miles ¹	Parcel Match
S3 Sold 3	1120 Westlawn Blvd, Murfreesboro, TN 37128	0.54 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Mary Hackney-Stuckey	Company/Brokerage	21st Century Realty
License No	267480	Address	3436 Tourmaline Drive, Murfreesboro, TN, USA Murfreesboro TN 37128
License Expiration	04/26/2023	License State	TN
Phone	6159871951	Email	elizabethsellhouses@gmail.com
Broker Distance to Subject	3.86 miles	Date Signed	06/10/2022

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.