

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>	1216 Freedom Drive, Clarksville, TN 37042	<b>Order ID</b>	8218532	<b>Property ID</b>	32772910
<b>Inspection Date</b>	05/22/2022	<b>Date of Report</b>	05/22/2022		
<b>Loan Number</b>	50023	<b>APN</b>	044P A 09200 000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Montgomery		

Tracking IDs					
<b>Order Tracking ID</b>	05.20.22 BPO	<b>Tracking ID 1</b>	05.20.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	DYLAN A SMITH	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,446	The subject is in good condition, The home is not that old and is well kept. There are no repairs needed.	
<b>Assessed Value</b>	\$48,350		
<b>Zoning Classification</b>	Residential R-1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Liberty Park Homeowners Association.		
<b>Association Fees</b>	\$37 / Month (Other: garbage pick up)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	The subject is in a subdivision of a suburb. The homes around it are similar in age, style and quality. The Clarksville market has exploded. We also are experiencing a severe population growth.	
<b>Sales Prices in this Neighborhood</b>	Low: \$295,000 High: \$300,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1216 Freedomm Drive	1485 Mutual Dr	1277 Freedom Dr	1075 Freedom Dr
<b>City, State</b>	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
<b>Zip Code</b>	37042	37042	37042	37042
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.54 <sup>1</sup>	0.08 <sup>1</sup>	0.47 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$305,000	\$310,000	\$300,000
<b>List Price \$</b>	--	\$305,000	\$310,000	\$290,000
<b>Original List Date</b>		04/18/2022	05/14/2022	03/29/2022
<b>DOM · Cumulative DOM</b>	-- · --	34 · 34	8 · 8	54 · 54
<b>Age (# of years)</b>	9	13	6	6
<b>Condition</b>	Average	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>	2 Stories 2 stry	2 Stories 2 stry	1 Story ranch	2 Stories 2 stry
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,765	1,700	1,740	1,730
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	Yes	No	No
<b>Basement (% Fin)</b>	0%	95%	0%	0%
<b>Basement Sq. Ft.</b>	--	360	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.24 acres	0.19 acres	0.19 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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.

## Current Listings - Cont.

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

- Listing 1** Split foyer with living room upstairs plus large rec room w/ fireplace and half bath downstairs is perfect for entertaining. Eat in kitchen, 3 bedrooms on main level that over look trees! OVERSIZED GARAGE!
- Listing 2** EXCEPTIONALLY WELL MAINTAINED HOME ON LEVEL FENCED LOT IS READY FOR ITS NEW OWNER ! OPEN CONCEPT FLOOR PLAN HAS GREATROOM W/ VAULTED CEILING & FIREPLACE; COUNTRY KITCHEN W/ BREAKFAST BAR & ALL APPLIANCES; OVERSIZED BONUS ROOM HAS ATTIC STORAGE; DETACHED 16' X 20' BUILDING COULD BE A WORKSHOP, STORAGE ROOM, WORKOUT ROOM, PLAY ROOM OR OFFICE - THE POSSIBILITIES ARE ENDLESS. Under contract.
- Listing 3** Open concept floor plan w/split bedrooms for added privacy. Large primary bedroom with walk-in closet. Spacious kitchen w/pantry, granite counter tops with Bonus Room. Expansive living room with hardwood flooring and fireplace. Covered rear patio. Privacy Fence.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1216 Freedomm Drive	1257 Freedom Dr	1297 Freedom Dr	1697 Parkside Dr
<b>City, State</b>	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
<b>Zip Code</b>	37042	37042	37042	37042
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.06 <sup>1</sup>	0.14 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$289,900	\$290,000	\$290,000
<b>List Price \$</b>	--	\$289,900	\$300,000	\$290,000
<b>Sale Price \$</b>	--	\$300,000	\$300,000	\$295,000
<b>Type of Financing</b>	--	Va	Va	Va
<b>Date of Sale</b>	--	03/15/2022	02/03/2022	04/26/2022
<b>DOM · Cumulative DOM</b>	-- · --	40 · 40	56 · 56	53 · 53
<b>Age (# of years)</b>	9	6	6	11
<b>Condition</b>	Average	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>	2 Stories 2 stry	2 Stories 2 stry	2 Stories 2 stry	2 Stories 2 stry
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,765	1,750	1,718	1,601
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	3 · 2 · 1	4 · 3
<b>Total Room #</b>	6	6	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.24 acres	0.19 acres	0.23 acres	0.35 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$10,000	\$0	\$0
<b>Adjusted Price</b>	--	\$310,000	\$300,000	\$295,000

\* Sold 1 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** Gorgeous home in sought after Liberty Park!! Very popular floorpan -- Ranch with bonus, huge living area with room for a coffee bar (see pics for ideas), great home for entertaining, lots of space for an active family!! Nice bright secondary bedrooms, very spacious master, lovely finishes throughout! Bonus above the garage for family room, playroom or whatever your heart desires!! Curtains and hardware do not convey, security system will not remain.. ALSO fridge in MLS photos will NOT come with home, fridge in separate pic is included. This one shows beautifully and will not last long!! +10,000 appreciation.
- Sold 2** Well maintained home with almost 2,000 square feet and an open floor plan. Bonus room is great and perfect for families; can also be used as a 4th bedroom. Kitchen has custom tile floors with beautiful granite counter tops. Large master bedroom with tall ceilings and beautiful bathroom with double vanity, walk in shower and large tub. The back yard is HUGE and perfect for entertaining.
- Sold 3** Beautiful Ranch with a Finished Studio Apartment in Basement on a large fenced in corner lot- Main living have 3 bedroom 2 bath home with studio apartment on lower level with bedroom, bath, and kitchen. 2 car garage. Minutes from the neighborhood park. Home is close to shopping and Ft Campbell.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject is not currently for sale, nor has it been in the recent past. It sold in 2018.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$310,000	\$310,000
<b>Sales Price</b>	\$310,000	\$310,000
<b>30 Day Price</b>	\$305,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>This subject is in a suburban subdivision. The homes around it are all similar in style, quality and age. The homes are appreciating at a rapid pace in Clarksville and pricing off of the listing comp 2, which is the most similar, and under contract is wise. Dropping to the most similar sold comp 1 plus I added 10,000 to Sold comp 1 for appreciation for past 2 months. taking it down \$5,000 for a 30 day price should sell it.</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** 1485 Mutual Dr  
Clarksville, TN 37042



Front

**L2** 1277 Freedom Dr  
Clarksville, TN 37042



Front

**L3** 1075 Freedom Dr  
Clarksville, TN 37042



Front

## Sales Photos

**S1** 1257 Freedom Dr  
Clarksville, TN 37042



Front

**S2** 1297 Freedom Dr  
Clarksville, TN 37042



Front

**S3** 1697 Parkside Dr  
Clarksville, TN 37042



Front

### ClearMaps Addendum

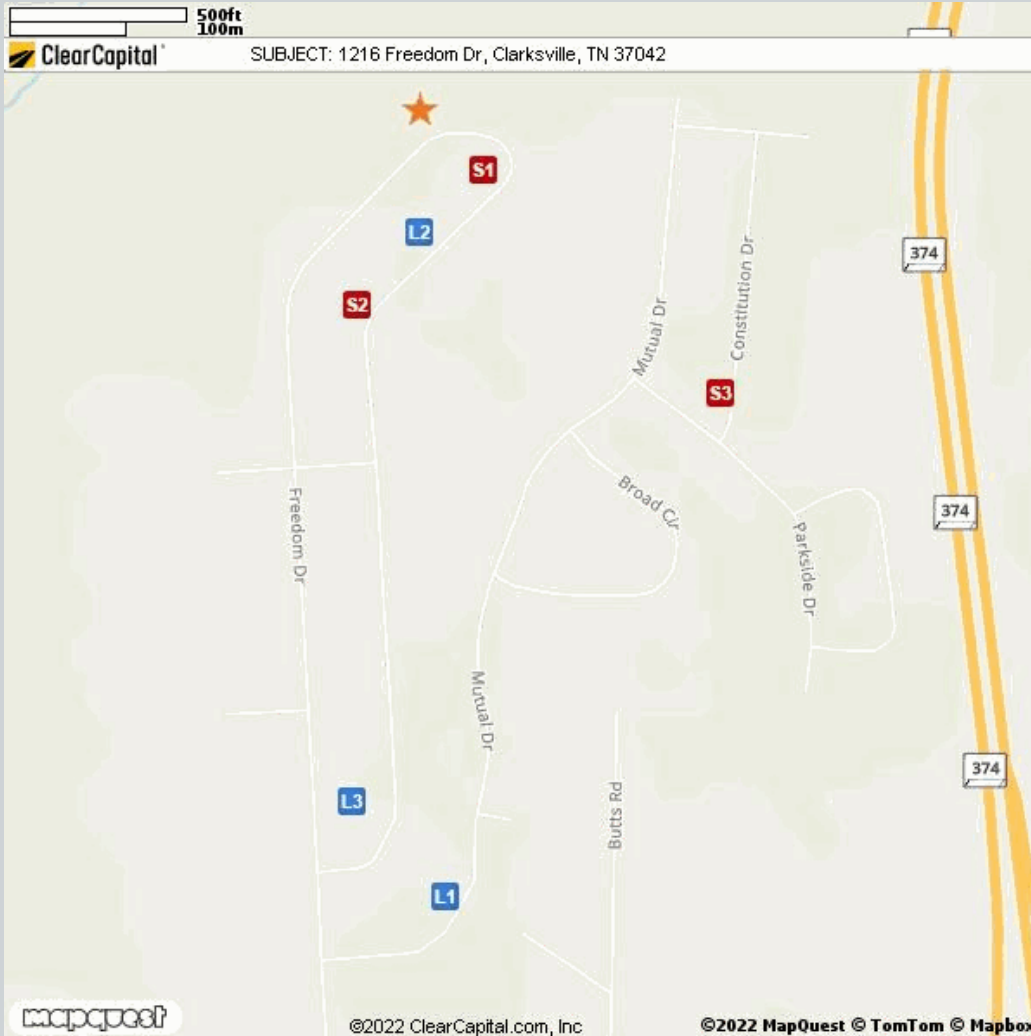
**Address** ★ 1216 Freedomm Drive, Clarksville, TN 37042

**Loan Number** 50023

**Suggested List** \$310,000

**Suggested Repaired** \$310,000

**Sale** \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1216 Freedomm Drive, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	1485 Mutual Dr, Clarksville, TN 37042	0.54 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1277 Freedom Dr, Clarksville, TN 37042	0.08 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1075 Freedom Dr, Clarksville, TN 37042	0.47 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1257 Freedom Dr, Clarksville, TN 37042	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1297 Freedom Dr, Clarksville, TN 37042	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1697 Parkside Dr, Clarksville, TN 37042	0.28 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>	Veterans Realty Services
<b>License No</b>	349983	<b>Address</b>	3412 Oak Lawn Dr Clarksville TN 37042
<b>License Expiration</b>	03/11/2023	<b>License State</b>	TN
<b>Phone</b>	9312417112	<b>Email</b>	soldagainbylaurie@gmail.com
<b>Broker Distance to Subject</b>	5.91 miles	<b>Date Signed</b>	05/22/2022

*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.**