

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	433 Cunningham Lane, Clarksville, TN 37042	Order ID	8360026	Property ID	33126843
Inspection Date	08/01/2022	Date of Report	08/02/2022		
Loan Number	50609	APN	044E E 01800 000		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	20220801_BPO	Tracking ID 1	20220801_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	RYAN E STARK	Condition Comments	
R. E. Taxes	\$1,256	Subject property appears to need minimal repairs, is in average condition with the other homes in the neighborhood.	
Assessed Value	\$29,775		
Zoning Classification	Residential R-2		
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	The market in Clarksville is very healthy, homes have been selling in hours to days, in the right neighborhood. They are appreciating nicely and at a steady pace. This neighborhood is a suburban subdivision surrounded by other homes like it.	
Sales Prices in this Neighborhood	Low: \$158945 High: \$300000		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	433 Cunningham Lane	313 Cunningham Ln	1574 Armistead Dr	408 Roselawn Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.93 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$279,900	\$225,000
List Price \$	--	\$260,000	\$269,900	\$225,000
Original List Date		07/01/2022	06/24/2022	06/02/2022
DOM · Cumulative DOM	-- · --	32 · 32	34 · 39	14 · 61
Age (# of years)	39	35	55	38
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	2 Stories Cape Cod	2 Stories sfr	2 Stories sfr	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,404	1,482	1,473	1,250
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	None	Attached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.27 acres	0.37 acres	0.35 acres	0.38 acres
Other	--	carport 2 det.	--	--

* 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** "This serene 4-bedroom, 2-bathroom is found in the Cunningham Farms community. The surrounding area, Near Fort Campbell's gate 1, is prized by locals and by home buyers. The home is within walking range of schools, shopping and dining options. Painless commute to Fort Campbell. Cross the threshold into a warm welcome that includes hardwoods throughout. The kitchen charms with an attractive U-shaped layout. Attached one-car garage with a detached carport and shed. This home is ideally located for enjoying all Clarksville has to offer. Bonus, the solar panels save big on utilities & NO HOA! Don't let this be the one that got away!"
- Listing 2** "Hurry Home! This charming cottage like home in Clarksville is waiting for YOU! New flooring, New lighting, New paint, New counter tops and more! This home features a spacious open layout on the main floor including two bedrooms, full bath, and dedicated laundry off the den. The eat in Kitchen is fully furnished with a new SS appliance package. Two additional bedrooms and full 4 piece bath on second floor."
- Listing 3** Minutes to Fort Campbell, downtown, and all that is Clarksville. This AMAZING home is ready for you to move in and love it. New paint throughout, new roof, new water heater, new microwave, and range. The HVAC was replaced in 2014. Huge deck on an established lot.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	433 Cunningham Lane	722 R S Bradley Blvd	1701 Thistlewood Dr	434 N Magnolia Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Public Records	MLS	Public Records	Public Records
Miles to Subj.	--	0.14 ¹	0.59 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$240,000	\$250,000	\$265,000
List Price \$	--	\$240,000	\$250,000	\$265,000
Sale Price \$	--	\$247,000	\$250,000	\$265,000
Type of Financing	--	Va	Va	Conventional
Date of Sale	--	07/18/2022	06/15/2022	06/02/2022
DOM · Cumulative DOM	-- · --	3 · 47	4 · 46	0 · 58
Age (# of years)	39	37	31	7
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	2 Stories Cape Cod	2 Stories sfr	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,404	1,474	1,270	1,428
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	7	6	6
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	49%
Basement Sq. Ft.	--	--	--	1,040
Pool/Spa	--	--	--	--
Lot Size	0.27 acres	0.25 acres	0.25 acres	0.23 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,270	+\$3,250	-\$8,860
Adjusted Price	--	\$244,730	\$253,250	\$256,140

* 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.

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

Sold 1 Age -200, GLA -2100, lot size +30

Sold 2 Age -800, GLA +4020, beds +5000, rooms +5000, garage -10000, lot size +30

Sold 3 Age -3200, GLA -720, beds +5000, rooms +5000, garage -5000, basement -10000, lot size +60

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has been listed one time and is currently under contract/pending.			
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
06/06/2022	\$204,000	--	--	Pending/Contract	07/06/2022	\$204,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$244,730	\$244,730
Sales Price	\$244,730	\$244,730
30 Day Price	\$239,730	--
Comments Regarding Pricing Strategy		
The reason I am pricing it at this is the subject is the most similar to sold comp #1. \$244,730 is a solid listing price to sell this home. If it does not sell in 30 days I would suggest adjusting the price to \$239,730.		

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 313 Cunningham Ln
Clarksville, TN 37042



Front

L2 1574 Armistead Dr
Clarksville, TN 37042



Front

L3 408 Roselawn Dr
Clarksville, TN 37042



Front

Sales Photos

S1 722 R S Bradley Blvd
Clarksville, TN 37042



Front

S2 1701 Thistlewood Dr
Clarksville, TN 37042



Front

S3 434 N Magnolia Dr
Clarksville, TN 37042



Front

ClearMaps Addendum

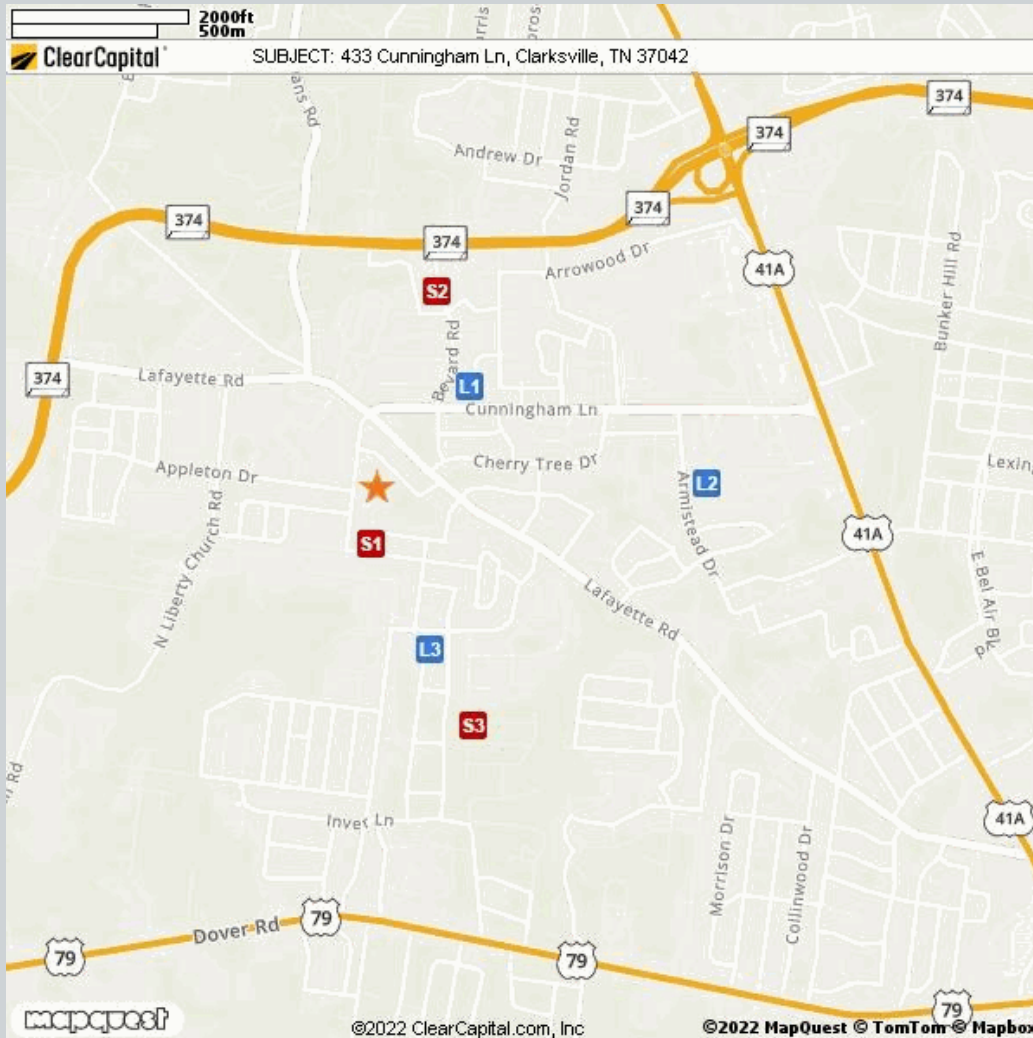
Address ★ 433 Cunningham Lane, Clarksville, TN 37042

Loan Number 50609

Suggested List \$244,730

Suggested Repaired \$244,730

Sale \$244,730



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	433 Cunningham Lane, Clarksville, Tn 37042	--	Parcel Match
L1 Listing 1	313 Cunningham Ln, Clarksville, TN 37042	0.40 Miles ¹	Parcel Match
L2 Listing 2	1574 Armistead Dr, Clarksville, TN 37042	0.93 Miles ¹	Parcel Match
L3 Listing 3	408 Roselawn Dr, Clarksville, TN 37042	0.46 Miles ¹	Parcel Match
S1 Sold 1	722 R S Bradley Blvd, Clarksville, TN 37042	0.14 Miles ¹	Parcel Match
S2 Sold 2	1701 Thistlewood Dr, Clarksville, TN 37042	0.59 Miles ¹	Parcel Match
S3 Sold 3	434 N Magnolia Dr, Clarksville, TN 37042	0.69 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	5.29 miles	Date Signed	08/02/2022

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.