

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	750 Sturdivant Drive, Clarksville, TN 37042	Order ID	8377866	Property ID	33172404
Inspection Date	08/14/2022	Date of Report	08/14/2022		
Loan Number	50831	APN	0060 D 00200 000		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	08.11.22 BPO	Tracking ID 1	08.11.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	HANNAH E TOSIE	Condition Comments	
R. E. Taxes	\$2,609	The subject appears in good condition externally. I didn't see any repairs needed.	
Assessed Value	\$60,875		
Zoning Classification	Residential R-2A		
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	This is a suburban subdivision. All the homes surrounding the subject are of similar age, style and quality.	
Sales Prices in this Neighborhood	Low: \$356,000 High: \$405,000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	750 Sturdivant Drive	2880 Mcmanus Cir	2961 Mcmanus Cir	2909 Mcmanus Cir
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.	--	0.18 ¹	0.17 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$405,000	\$367,000	\$415,000
List Price \$	--	\$405,000	\$367,000	\$385,000
Original List Date		05/28/2022	08/02/2022	03/01/2022
DOM · Cumulative DOM	-- · --	76 · 78	10 · 12	164 · 166
Age (# of years)	8	5	7	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 2 stry	2 Stories 2 stry	2 Stories 2 stry	2 Stories 2 stry
# Units	1	1	1	1
Living Sq. Feet	2,617	2,714	2,480	2,427
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	4 · 3	5 · 3
Total Room #	9	9	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	0.32 acres	0.19 acres	0.20 acres	0.28 acres
Other	--	--	--	--

* 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** 5 Large Bedroom 3 full Bathrooms and a 3 car garage! This House has a open floor plan with large kitchen ,and tons of storage! Each bedroom has XL closets ! Kitchen has double ovens and 2 pantry's! Super close to post and access to I24 for Nashville Commuters!
- Listing 2** 4 Bedroom 3 Bath -No Back Yard Neighbors-Super close to post. Must See! Kitchen with granite counters and double oven. Amazing living room with tons of natural light, 2 story ceiling, and fire place. Beautiful Formal Dining Area Guest suite on main level, Three bedrooms, including large master suite, upstairs. Covered back patio and fenced in back yard.
- Listing 3** Buyers Financing Fell Through.This Amazing Home has 5 Bedrooms! An oversized primary Suite with 2 walk-in Closest. Spacious Great room with Fireplace. Home is sold as-is. Seller reserves the right to accept offer @ anytime, Req. 2 bus days to respond to all offers. Wknd Offers reviewed next Bus Day. 190 sq ft +\$6,650, room +5,000, .04 acres +240, age -100, total adj = \$11,790. Total estimated value: \$396,790.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	750 Sturdivant Drive	674 Sturdivant Dr	735 Sturdivant Dr	624 Sturdivant Dr
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	Public Records	Public Records	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.07 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$350,000	\$399,000
List Price \$	--	\$385,000	\$350,000	\$399,000
Sale Price \$	--	\$385,000	\$356,000	\$405,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	06/03/2022	06/30/2022	06/03/2022
DOM · Cumulative DOM	-- · --	0 · 31	4 · 72	83 · 35
Age (# of years)	8	6	8	6
Condition	Average	Average	Good	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 2 stry	1 Story ranch	2 Stories ranch	2 Stories 2 stry
# Units	1	1	1	1
Living Sq. Feet	2,617	2,642	2,498	2,630
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	4 · 2 · 1	5 · 3
Total Room #	9	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.32 acres	0.21 acres	0.21 acres	0.26 acres
Other	--	--	--	--
Net Adjustment	--	+\$9,770	\$0	\$0
Adjusted Price	--	\$394,770	\$356,000	\$405,000

* 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** Beautiful Ranch Home in Sought After Sunset Meadows. Close to shopping's restaurants, and anything you. might need. acreage +770, rooms +10,000, 25 sq ft -800, age -200 = +9,770
- Sold 2** his exquisite Tupelo floor plan is gorgeous, offering a Gourmet Kitchen with double convection ovens, granite, tile backsplash, pantry and new stainless steel appliances. Formal Dining Room. Beautiful coffered ceilings in the Living Room with wood burning fireplace, and new wood laminate flooring throughout the first floor. The primary bedroom suite is spacious with vaulted ceilings, double sinks, tile shower, garden tub, and walk in closet. Laundry room is located upstairs. This home is centrally located in Clarksville, near shopping and restaurants, with a quick commute to Ft. Campbell, and Nashville just off of I-24.
- Sold 3** This Storybook home is ready for your chapter! This home has it all, including a bonus room suitable for your needs! Just look for yourself and then come to see!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This home is not listed for sale currently. Nor has it been in the recent past.			
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	\$396,800	\$396,800
Sales Price	\$396,800	\$396,800
30 Day Price	\$394,770	--
Comments Regarding Pricing Strategy		
<p>This neighborhood has seen a lot of market activity recently. This neighborhood was built around the same time and is not old. Fort Campbell Military Base is here in Clarksville. This neighborhood is an area they like to purchase, or rent in. The market has slowed down a little with the rising interest rates but homes priced competitively are still selling quickly and high dollar amounts. An event center is opening downtown Clarksville and has made Clarksville appreciate in value. Listing comp 3 and Sold comp 1 are the most similar comparables. I did price adjustments for both of them and they come a similar price point. Listing is at Listing 3 adjusted price of \$396,800 and dropping to sold comp 3's adjusted price of \$394,770 makes sense.</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



Other

Listing Photos

L1 2880 McManus Cir
Clarksville, TN 37042



Front

L2 2961 McManus Cir
Clarksville, TN 37042



Front

L3 2909 McManus Cir
Clarksville, TN 37042



Front

Sales Photos

S1 674 Sturdivant Dr
Clarksville, TN 37042



Front

S2 735 Sturdivant Dr
Clarksville, TN 37042



Front

S3 624 Sturdivant Dr
Clarksville, TN 37042



Front

ClearMaps Addendum

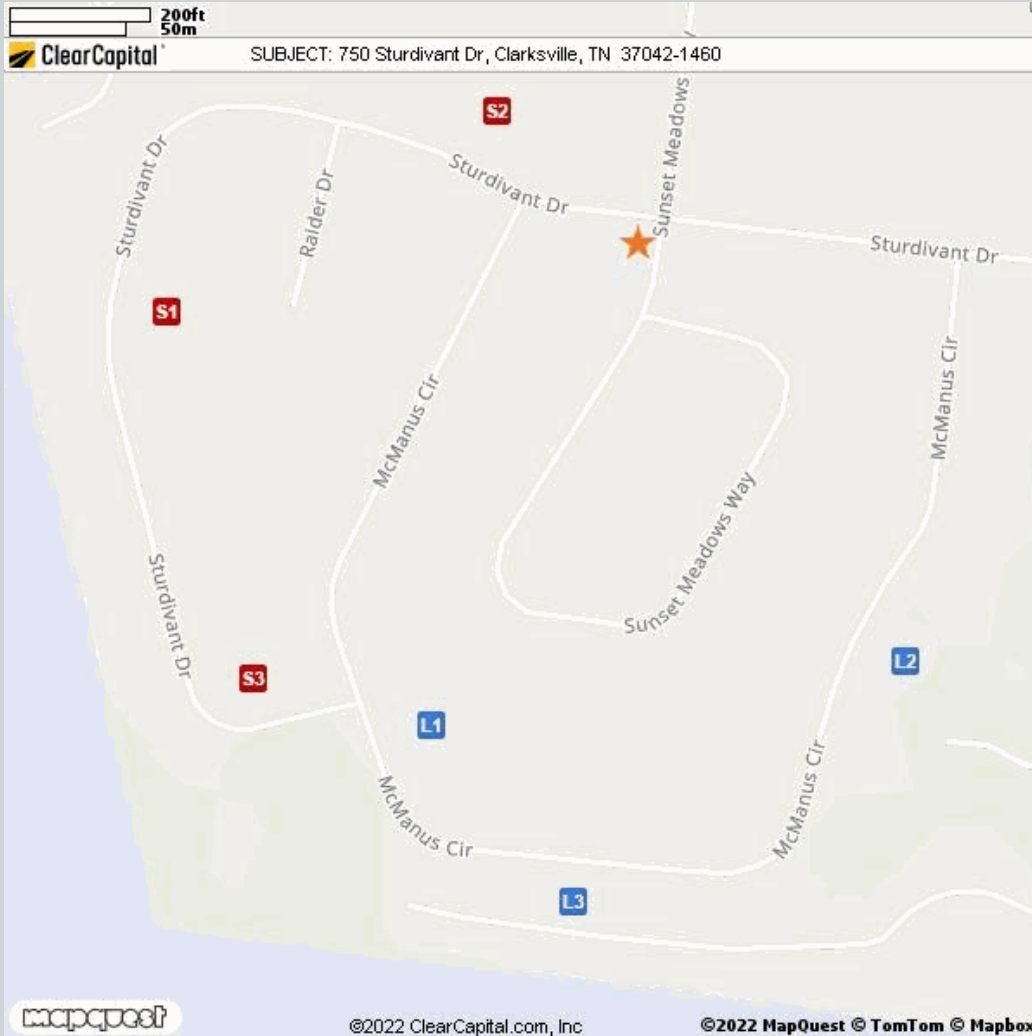
Address ★ 750 Sturdivant Drive, Clarksville, TN 37042

Loan Number 50831

Suggested List \$396,800

Suggested Repaired \$396,800

Sale \$396,800



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	750 Sturdivant Drive, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	2880 Mcmanus Cir, Clarksville, TN 37042	0.18 Miles ¹	Parcel Match
L2 Listing 2	2961 Mcmanus Cir, Clarksville, TN 37042	0.17 Miles ¹	Parcel Match
L3 Listing 3	2909 Mcmanus Cir, Clarksville, TN 37042	0.23 Miles ¹	Parcel Match
S1 Sold 1	674 Sturdivant Dr, Clarksville, TN 37042	0.16 Miles ¹	Parcel Match
S2 Sold 2	735 Sturdivant Dr, Clarksville, TN 37042	0.07 Miles ¹	Parcel Match
S3 Sold 3	624 Sturdivant Dr, Clarksville, TN 37042	0.20 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	Laura Grekousis	Company/Brokerage	Veterans Realty Services
License No	349983	Address	3412 Oak Lawn Dr Clarksville TN 37042
License Expiration	03/11/2023	License State	TN
Phone	9312417112	Email	soldagainbylaurie@gmail.com
Broker Distance to Subject	0.56 miles	Date Signed	08/14/2022

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.