

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	388 County Road 116, Athens, TN 37303	Order ID	8399837	Property ID	33219912
Inspection Date	08/30/2022	Date of Report	08/30/2022		
Loan Number	50906	APN	073 03502 000		
Borrower Name	Catamount Properties 2018 LLC	County	Mc Minn		

Tracking IDs					
Order Tracking ID	08.25.22 v2	Tracking ID 1	08.25.22 v2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	CITIFINANCIAL INC	The subject properties condition was fair. The property has a lot of land but the building itself seem to need a lot of work.
R. E. Taxes	\$500	
Assessed Value	\$32,325	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$25,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$25,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	The neighbor hood has a variety of houses and conditions. The properties seem to be either very poor, fair, or average. I would consider the subject property in the lower range of the neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$75500 High: \$513000	
Market for this type of property	Increased 14 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	388 County Road 116	112 County Road 153	1180 County Road 750	1620 County Road 750
City, State	Athens, TN	Riceville, TN	Athens, TN	Athens, TN
Zip Code	37303	37370	37303	37303
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	6.53 ¹	7.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$224,900	\$239,000	\$250,000
List Price \$	--	\$224,900	\$239,000	\$250,000
Original List Date		08/02/2022	08/20/2022	08/21/2022
DOM · Cumulative DOM	-- · --	25 · 28	8 · 10	2 · 9
Age (# of years)	18	48	30	69
Condition	Fair	Fair	Fair	Fair
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	2,128	2,048	2,688	1,728
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	3 · 2
Total Room #	10	11	6	9
Garage (Style/Stalls)	None	Attached 2 Car(s)	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	--	0	--	--
Pool/Spa	--	--	--	--
Lot Size	7.92 acres	1.3 acres	1.2 acres	1.6 acres
Other	Covered Front Porch	Covered Front Porch	Covered Front Porch	Also a 2 car carport

* 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.

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

Listing 1 Inferior: Sq ft and acres Superior: total rooms, 2 car garage and completed basement, Overall: Inferior

Listing 2 Inferior: total rooms, baths and acres Superior: sq. ft and carport Overall: Inferior

Listing 3 Inferior: sq. ft, total rooms, baths and acres Superior: garage and carport Overall: EQUAL

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	388 County Road 116	463 County Road 135	187 County Road 142	370 County Road 116
City, State	Athens, TN	Riceville, TN	Riceville, TN	Athens, TN
Zip Code	37303	37370	37370	37303
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.71 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,000	\$189,900	\$329,900
List Price \$	--	\$26,900	\$189,900	\$329,900
Sale Price \$	--	\$200,000	\$200,100	\$270,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	07/26/2022	10/15/2021	01/27/2022
DOM · Cumulative DOM	-- · --	52 · 52	70 · 70	64 · 64
Age (# of years)	18	28	53	31
Condition	Fair	Fair	Fair	Fair
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/Rambler	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,128	1,666	1,416	1,860
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 3	3 · 2
Total Room #	10	8	5	8
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	7.92 acres	0.52 acres	.82 acres	7.69 acres
Other	Covered Front Porch	Covered Front Porch	covered front porch and a back porch	--
Net Adjustment	--	+\$50,000	+\$50,000	\$0
Adjusted Price	--	\$250,000	\$250,100	\$270,000

* Sold 3 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 Inferior: sq. ft, total rooms, and acres Superior: acres and a two car garage Overall: Inferior

Sold 2 Inferior: Sq. ft, total rooms and acres Superior: baths and a two car garage Overall: Inferior

Sold 3 Inferior: Sq. ft, total rooms, acres covered front porch Superior: Overall: Equal

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This property has been off the market since 2014. I was not able to find out any more information about listing history when looking over tax records.			
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	\$250,000	\$275,000
Sales Price	\$250,000	\$275,000
30 Day Price	\$250,000	--
Comments Regarding Pricing Strategy		
The subject property needs some repairs to be comparable to the other comparable properties in the area. The advantage to the subject property is that it comes with a lot of land and the surrounding properties on the market tend to have .5 to 2 acres verses almost 8.		

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



Address Verification



Side



Side



Street

Subject Photos



Street



Street

Listing Photos

L1 112 County Road 153
Riceville, TN 37370



Front

L2 1180 County Road 750
Athens, TN 37303



Front

L3 1620 County Road 750
Athens, TN 37303



Front

Sales Photos

S1 463 County Road 135
Riceville, TN 37370



Front

S2 187 County Road 142
Riceville, TN 37370



Front

S3 370 County Road 116
Athens, TN 37303



Front

ClearMaps Addendum

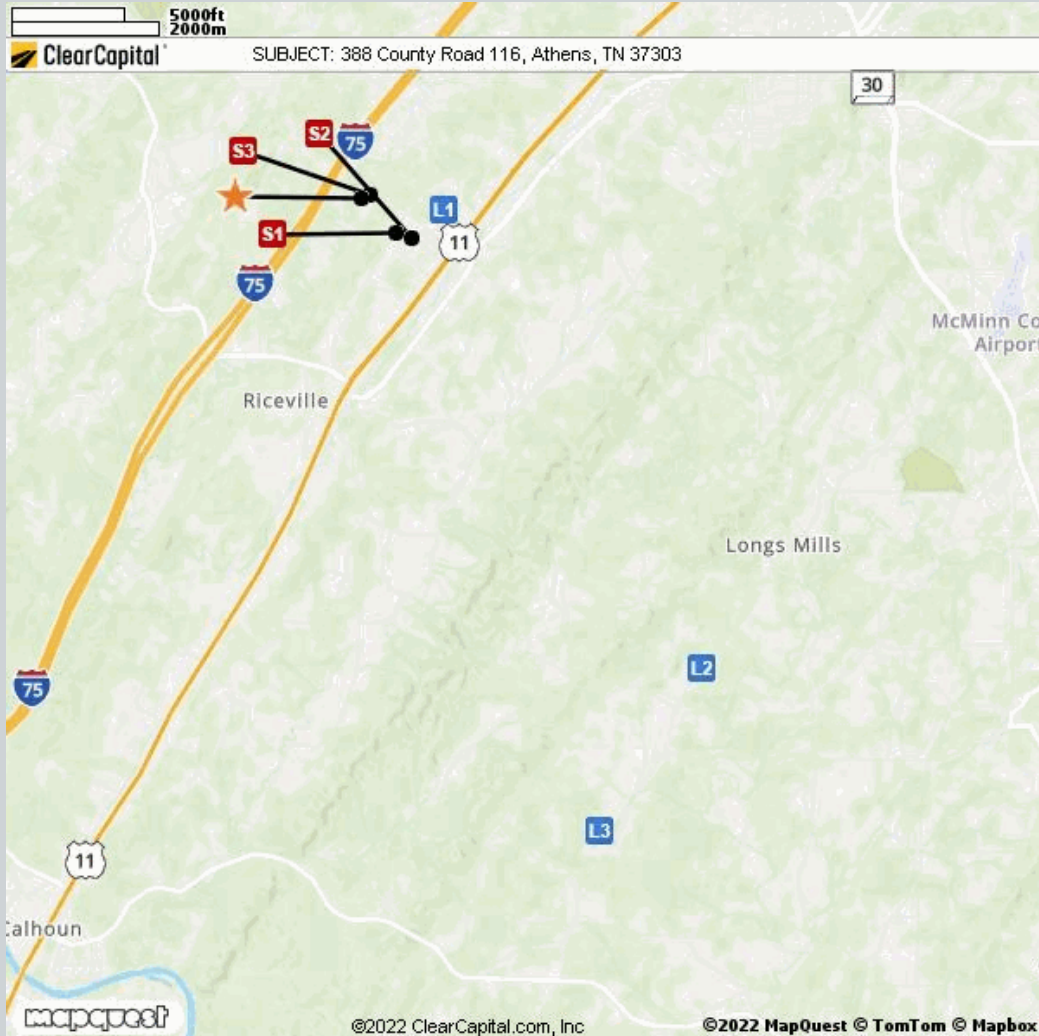
Address ★ 388 County Road 116, Athens, TN 37303

Loan Number 50906

Suggested List \$250,000

Suggested Repaired \$275,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	388 County Road 116, Athens, TN 37303	--	Parcel Match
L1 Listing 1	112 County Road 153, Riceville, TN 37370	0.83 Miles ¹	Parcel Match
L2 Listing 2	1180 County Road 750, Athens, TN 37303	6.53 Miles ¹	Parcel Match
L3 Listing 3	1620 County Road 750, Athens, TN 37303	7.67 Miles ¹	Parcel Match
S1 Sold 1	463 County Road 135, Riceville, TN 37370	0.55 Miles ¹	Parcel Match
S2 Sold 2	187 County Road 142, Riceville, TN 37370	0.71 Miles ¹	Parcel Match
S3 Sold 3	370 County Road 116, Athens, TN 37303	0.10 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.

Report Instructions - cont.

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.

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	Kimberly Bell	Company/Brokerage	The REAL ESTATE Office
License No	292976	Address	103 Case Lane Oak Ridge TN 37830
License Expiration	05/26/2024	License State	TN
Phone	8658515578	Email	georgiabum@aol.com
Broker Distance to Subject	49.80 miles	Date Signed	08/30/2022

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.