

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	108 Carrie Mae Circle, Portland, TN 37148	Order ID	8682099	Property ID	34070913
Inspection Date	04/04/2023	Date of Report	04/05/2023		
Loan Number	51244	APN	033D-A-010.00		
Borrower Name	Catamount Properties 2018 LLC	County	Sumner		

Tracking IDs					
Order Tracking ID	04.03.23 BPO Citi-CS Update Request	Tracking ID 1	04.03.23 BPO Citi-CS Update Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	033D A 010.00 000	Condition Comments	
R. E. Taxes	\$1,828	Subject appears maintained. No repairs noted upon exterior street inspection. Subject to licensed, certified inspection(s). Subject conforms to area in style, quality, current use, & year built. Possible interior functional obsolescence due to year built & design.	
Assessed Value	\$220,100		
Zoning Classification	Residential		
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	Rural	Neighborhood Comments	
Local Economy	Stable	Located in established area with public utilities within commuting distance to shopping, schools, restaurants, parks, and interstate access. No negative external influences, environmental concerns or zoning issues noted. In addition, no atypical positive external influences, concerns or zoning attributes noted. This includes no abandoned homes or major construction noted nearby.	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$368,000		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	108 Carrie Mae Circle	149 Cornerstone Blvd	314 Sarah Lane	113 Eagles Nest Drive
City, State	Portland, TN	Portland, TN	Portland, TN	Portland, TN
Zip Code	37148	37148	37148	37148
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.65 ¹	0.61 ¹	2.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$349,900	\$360,000
List Price \$	--	\$330,000	\$339,900	\$360,000
Original List Date		10/16/2022	02/20/2023	03/25/2023
DOM · Cumulative DOM	-- · --	169 · 171	43 · 44	10 · 11
Age (# of years)	17	17	18	16
Condition	Average	Average	Average	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 1.5 Story	1 Story Single Story	1.5 Stories 1.5 Story	1 Story Single Story
# Units	1	1	1	1
Living Sq. Feet	1,577	1,422	1,871	1,470
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	5	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.46 acres	0.67 acres	0.50 acres	0.38 acres
Other	2 porches, frplc, fence	deck, cvd entry	porch, deck, fence, abv grnd	porch, deck, fence, frplc pool

* 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** Public Remarks: LARGE OPEN FLOOR PLAN, EXC COND. SPACIOUS MASTER, LARGE EAT IN KIT, 12X16 DECK OVER LOOKING LARGE OPEN SPACE, CONCRETE DRIVE, DISHWASHER, APPROX .67 ACRE, SHOWS GREAT. EXTRA LARGE LOT. BUYER TO VERIFY ALL PERTINENT INFO.
- Listing 2** Public Remarks: SELLERS WILL PAY \$7,500 TOWARDS BUYER'S RATE BUY DOWN!!!! NICE, 3 bedroom, 2 bath home with bonus room and 2 car garage on a corner lot in the Oak Pointe Community in Portland. Situated at the end of a cul-de-sac, enjoy the covered deck next to the above ground pool in the fenced back yard. There is a lot of great space and storage in this home to include added flooring in the attic, 2 walk in master closets, and 2 kitchen pantry's. This home offers NEW Kitchen appliances, gutter covers, and a fire hydrant on the property can reduce homeowners insurance rates.
- Listing 3** Public Remarks: THIS HOME HAS IT ALL!! Move-in-READY | New Paint | Brand New HAVAC (installed 3/23/23) includes 10 yr parts & labor warranty+ | 2 year old Privacy Fence, Amish Built Shed w/metal roof AND an awesome Covered Back Deck | The back yard is big enough for a POOL & HOT TUB & this home sits on a very quiet cul-de-sac in a very quiet neighborhood | Plenty of storage space in the attic & 2 Car garage | The high ceilings make this natural light filled space look and feel bigger while still feeling cozy | Minutes to all necessary conveniences including Groceries, Restaurants, Planet Fitness and Retail Shops. Welcome Home!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	108 Carrie Mae Circle	105 Teton Court	204 Brittany Lane	105 Irish Oaks Drive
City, State	Portland, TN	Portland, TN	Portland, TN	Portland, TN
Zip Code	37148	37148	37148	37148
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.74 ¹	0.54 ¹	1.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$324,900	\$360,000	\$390,000
List Price \$	--	\$324,900	\$360,000	\$390,000
Sale Price \$	--	\$315,000	\$340,000	\$343,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	10/17/2022	03/07/2023	01/30/2023
DOM · Cumulative DOM	-- · --	17 · 36	26 · 45	139 · 209
Age (# of years)	17	17	17	20
Condition	Average	Good	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	1.5 Stories 1.5 Story	1 Story Single Story	1.5 Stories 1.5 Story	1 Story Single Story
# Units	1	1	1	1
Living Sq. Feet	1,577	1,344	1,871	1,544
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	5	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.45 acres	0.47 acres	0.46 acres
Other	2 porches, frplc, fence	porch,patio	fence, deck, enclosed screened patio,	porch, patio
Net Adjustment	--	+\$12,650	-\$19,700	\$0
Adjusted Price	--	\$327,650	\$320,300	\$343,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Public Remarks: You found it! Whether this is your first home, last home, investment or something in between you found it! Great location - close to park, schools, shopping restaurants. Desirable split floor plan with all new flooring, range, paint, bathroom vanities, light fixtures - light bright and spotless! Newer HVAC and hot water heater. Beautiful half acre lot with extra long drive for plenty of parking. ADJ: +\$11650 SF, +\$6000 garage, +\$5000 amenities, -\$10000 condition
- Sold 2** Public Remarks: (P) This beautiful 3 bed 2 bath house sits on a beautiful rolling lot in Oak Pointe. Hardwood/tile/carpet. Spacious house, great for indoor and outdoor entertaining and features new enclosed back porch, composite decking and newer hvac unit. ADJ: -\$5000 amenities, -\$14700 SF
- Sold 3** Public Remarks: 3 bedroom, 2 bath w/ vaulted ceilings, a spacious laundry room, finished hardwoods, and a large added shop. Nearly a half acre lot with no HOA and very convenient location with most major services just minutes away. Buyer to have a \$2500.00 lender credit with use of preferred lender to be used for closing costs and prepaids or to be used to buy down interest rates. ADJ: No adjustments necessary.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Public Remarks: Single level living and a cute covered rocking chair front porch to welcome you home! Inside, an open concept great room with vaulted ceilings makes this already large room feel enormous. A thoughtful floor plan with split bedrooms offers the large primary bedroom extra privacy. Enjoy stainless steel appliances in the kitchen that's filled with great natural light. 5 minutes from fishing and kayaking in Portland City Lake or walking trails at Richland Park. You'll appreciate the low Sumner County taxes and no HOA - all while keeping you a stone's throw to Nashville. A must see!			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
01/20/2023	\$355,000	--	--	Withdrawn	02/10/2023	\$355,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$338,900	\$338,900
Sales Price	\$335,000	\$335,000
30 Day Price	\$308,500	--
Comments Regarding Pricing Strategy		
<p>Currently overall market is stabilizing due to interest rate hikes. Inventory is slowing increasing along with days on market. In addition, REO market is stable. Over the last 5 months, the market has continued to decline with list prices starting lower than previous sales prices. The norm previously was buyers purchasing over list price and waiving appraisal contingencies (agreeing to pay difference between appraisal and sales price if appraisal is short of sales price) and/or doing a pass/fail home inspection where nothing is expected from the seller. This is no longer the case within the last 5 months. All comparables selected offer good overall similarities to the subject and are representative of both the subject's neighborhood and near competing neighborhoods of similar age, size and style homes offering similar buyer appeal. Subject's final price is based on both the active and sold comparables as this is now a changing market. An attempt was made to obtain listings and comparable sales within this market within the past 6 months similar to the subject property. As per the scope of work to be restricted to "properties that compete with the subject property." there is insufficient viable data within this market available due to the lack of comparable properties to the subject necessary to develop an inventory analysis grid, median sale & list price, DOM, list/sale ratio, grid & overall trend. The following parameters were utilized to obtain sales and listings comparable to the subject in addition to the comparables utilized in this report; up to 1 acre site size, similar in quality, condition, bedroom/bath count, and within 20% square feet of the subjects GLA situated within the subject's market zip code. Due to overall market inventory shortage as well as market decline, rural location, and year built, there is limited marketing data within norm parameters exceeded to include: SF, lot size, year built, bed/bath count, style, proximity, and condition. NOTE: No house number found on mailbox or house. Address was verified by neighboring house numbers, street sign, previous MLS, listing (attached to report), and tax record plat map.</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

Listing Photos

L1 149 Cornerstone Blvd
Portland, TN 37148



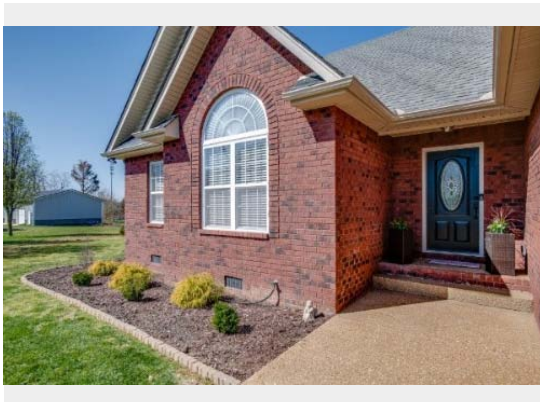
Front

L2 314 Sarah Lane
Portland, TN 37148



Front

L3 113 Eagles Nest Drive
Portland, TN 37148



Front

Sales Photos

S1 105 Teton Court
Portland, TN 37148



Front

S2 204 Brittany Lane
Portland, TN 37148



Front

S3 105 Irish Oaks Drive
Portland, TN 37148



Front

ClearMaps Addendum

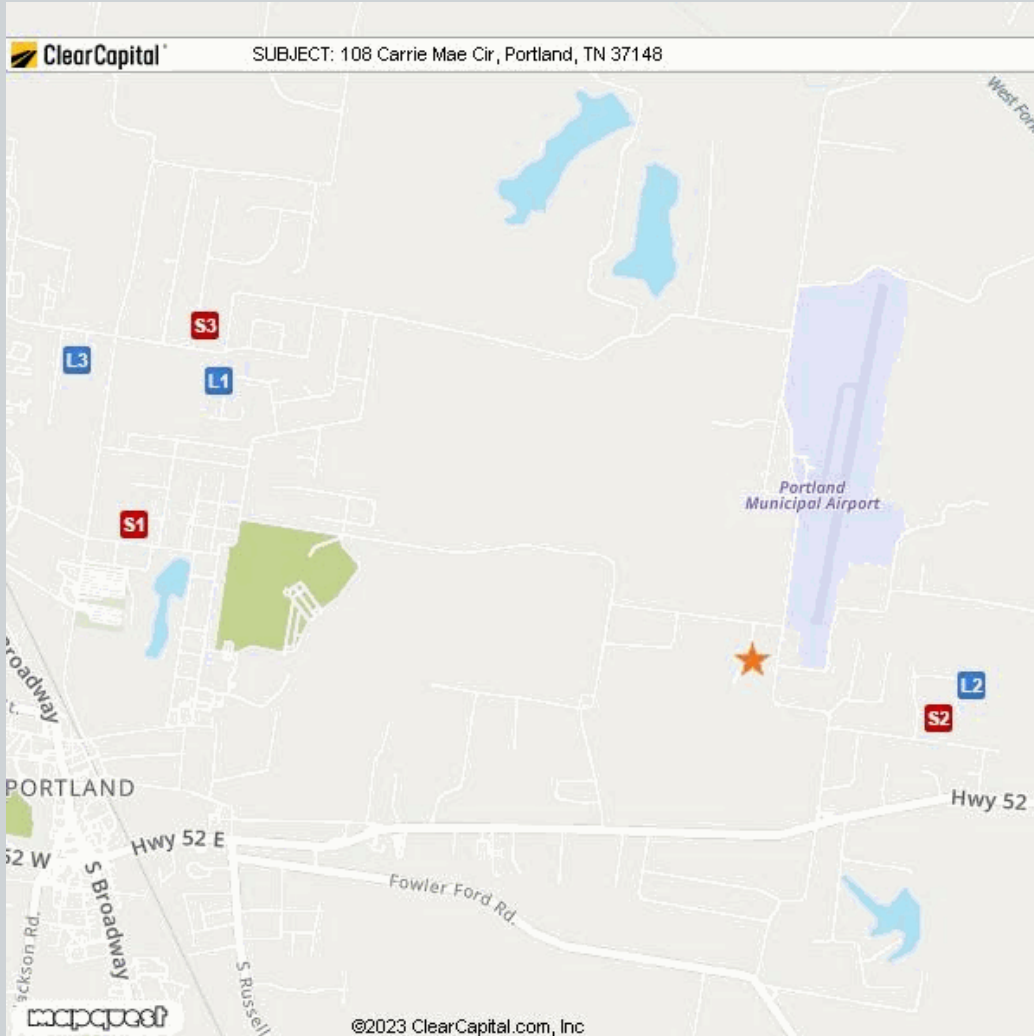
Address ★ 108 Carrie Mae Circle, Portland, TN 37148

Loan Number 51244

Suggested List \$338,900

Suggested Repaired \$338,900

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	108 Carrie Mae Circle, Portland, TN 37148	--	Parcel Match
L1 Listing 1	149 Cornerstone Blvd, Portland, TN 37148	1.65 Miles ¹	Parcel Match
L2 Listing 2	314 Sarah Lane, Portland, TN 37148	0.61 Miles ¹	Parcel Match
L3 Listing 3	113 Eagles Nest Drive, Portland, TN 37148	2.03 Miles ¹	Parcel Match
S1 Sold 1	105 Teton Court, Portland, TN 37148	1.74 Miles ¹	Parcel Match
S2 Sold 2	204 Brittany Lane, Portland, TN 37148	0.54 Miles ¹	Parcel Match
S3 Sold 3	105 Irish Oaks Drive, Portland, TN 37148	1.76 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	Cindy Sabaski	Company/Brokerage	Dwell Real Estate Company
License No	00256462	Address	433 Park Avenue Lebanon TN 37087
License Expiration	03/19/2025	License State	TN
Phone	6154170332	Email	cindysabaski@gmail.com
Broker Distance to Subject	28.38 miles	Date Signed	04/05/2023

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.