

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	558 Danielle Drive, Clarksville, TN 37042	Order ID	8443039	Property ID	33342526
Inspection Date	09/28/2022	Date of Report	09/28/2022		
Loan Number	51294	APN	044M G 00600 000		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	09.26.22 BPO	Tracking ID 1	09.26.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ARACELI ROJAS	Condition Comments	
R. E. Taxes	\$1,189	The subject appears in well kept condition externally.	
Assessed Value	\$28,175		
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	Stable	The subject is in a suburban subdivision. The homes around it were built around the same time and style. The neighborhood appears to be well kept like the subject.	
Sales Prices in this Neighborhood	Low: \$190,500 High: \$223,500		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	558 Danielle Drive	552 Jacquie Dr	380 Roselawn Dr	411 Buckeye Ln
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.56 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$245,000	\$230,000	\$214,900
List Price \$	--	\$245,000	\$230,000	\$214,900
Original List Date		07/05/2022	09/22/2022	07/20/2022
DOM · Cumulative DOM	-- · --	83 · 85	6 · 6	70 · 70
Age (# of years)	23	30	35	15
Condition	Average	Average	Average	Excellent
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/Rambler	1 Story ranch/rambler	1 Story ranch/rambler	1 Story ranch/rambler
# Units	1	1	1	1
Living Sq. Feet	1,125	1,056	1,060	1,050
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.21 acres	0.24 acres	0.36 acres
Other	--	--	--	--

* Listing 1 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** Enjoy preparing meals in this impressive kitchen equipped with ample cabinets and generous counter space. Step inside this beautiful interior with tile floors throughout and neutral palette. The main bedroom boasts a private ensuite. Other bedrooms offer plush carpet and plenty of natural light. Relax with your favorite drink in the fenced in backyard with lush grass. Hurry, this won't last long!
- Listing 2** Nice and sweet home! an open concept. 3 bedrooms 2 full bath, spacious living room area with fireplace, large eat-in kitchen & Storage shed in the fenced backyard..
- Listing 3** Charmingly renovated ranch-style home perfect for those desiring convenience – only minutes away from schools, dining, and shopping! This move-in ready home features a freshly-painted modern interior, waterproof flooring, an abundance of natural light throughout, whole home surge protector, generator for power outages, and Ring security system. Spacious primary suite offers extra closet space just off the living area. Two additional bedrooms make this home perfectly appointed for a home office, roommates, or guests. Step outside the living space onto your private deck facing the fully-fenced backyard with included outbuilding. Don't miss out on this one!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	558 Danielle Drive	749 Shelton Cir	750 Spees Dr	588 Kathryn Ct
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.06 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$189,900	\$215,000	\$235,900
List Price \$	--	\$189,900	\$215,000	\$235,900
Sale Price \$	--	\$190,500	\$218,000	\$223,500
Type of Financing	--	Other	Fha	Conv
Date of Sale	--	05/25/2022	04/11/2022	08/25/2022
DOM · Cumulative DOM	-- · --	43 · 43	38 · 38	82 · 82
Age (# of years)	23	29	27	28
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 Story Ranch/Rambler	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,125	1,093	1,090	1,058
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 1 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.29 acres	0.33 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$190,500	\$218,000	\$223,500

* Sold 2 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 3 bed 2 bath home located in a quiet residential neighborhood. This is the perfect investment opportunity or starter home. Come and check it out today!
- Sold 2** Adorable 3 bedroom, 2 bath home located near Fort Campbell and shopping. Vaulted ceilings in the living room, white cabinets and stainless steel appliances in the kitchen. Amazing level lot with mature trees. The back yard is truly an Oasis. Come take a look!
- Sold 3** Nicely maintained one level ranch with 3 bedrooms/ 1.5 baths, fenced back yard; located in quiet cul-de-sac; minutes from Ft. Campbell. Newer roof, HVAC, windows, recent clear termite report. Low maintenance flooring throughout house (no carpet). No HOA. Modern kitchen includes refrigerator, stove, dishwasher. microwave.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject was listed for \$195,000 and closed on 9/22/2022 for \$172,500 on 9/22/2022			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/22/2022	\$195,000	--	--	Sold	09/22/2022	\$172,500	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$218,000	\$218,000
Sales Price	\$218,000	\$218,000
30 Day Price	\$215,000	--
Comments Regarding Pricing Strategy		
<p>The most similar comparables are Sold 2 and listing 1. This neighborhood has seen a lot of market activity. It was easy to find comparables. The market in Clarksville is slowing down with the rising interest rates. We don't know what the listing comp will close for so pricing off the sold comp makes sense. In this market it is important to price competitively. If it is meant to sell higher it will go into a bid war. That still is happening on homes priced competitively.</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 552 Jacquie Dr
Clarksville, TN 37042



Front

L2 380 Roselawn Dr
Clarksville, TN 37042



Front

L3 411 Buckeye Ln
Clarksville, TN 37042



Front

Sales Photos

S1 749 Shelton Cir
Clarksville, TN 37042



Front

S2 750 Spees Dr
Clarksville, TN 37042



Front

S3 588 Kathryn Ct
Clarksville, TN 37042



Front

ClearMaps Addendum

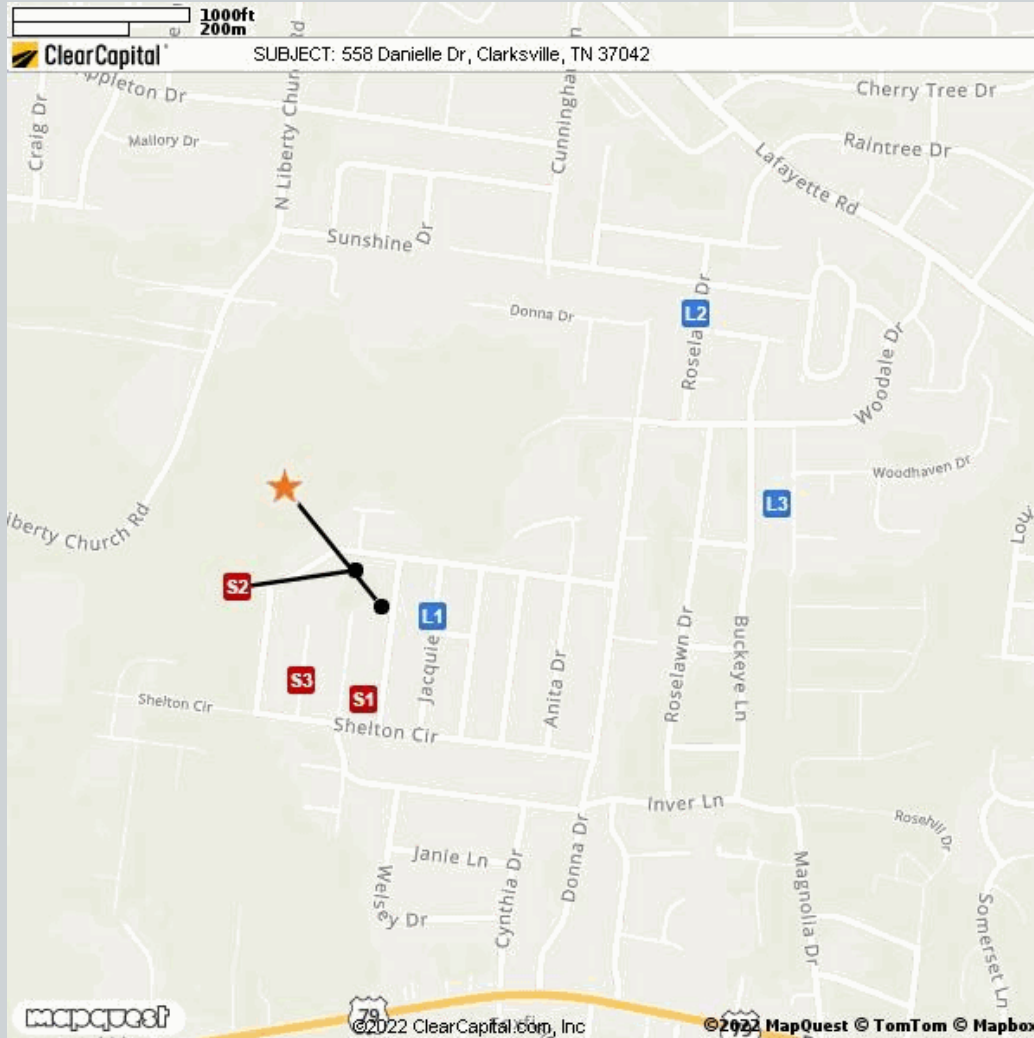
Address ★ 558 Danielle Drive, Clarksville, TN 37042

Loan Number 51294

Suggested List \$218,000

Suggested Repaired \$218,000

Sale \$218,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	558 Danielle Drive, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	552 Jacquie Dr, Clarksville, TN 37042	0.06 Miles ¹	Parcel Match
L2 Listing 2	380 Roselawn Dr, Clarksville, TN 37042	0.56 Miles ¹	Parcel Match
L3 Listing 3	411 Buckeye Ln, Clarksville, TN 37042	0.54 Miles ¹	Parcel Match
S1 Sold 1	749 Shelton Cir, Clarksville, TN 37042	0.15 Miles ¹	Parcel Match
S2 Sold 2	750 Spees Dr, Clarksville, TN 37042	0.06 Miles ¹	Parcel Match
S3 Sold 3	588 Kathryn Ct, Clarksville, TN 37042	0.18 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	5.32 miles	Date Signed	09/28/2022

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.