

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	428 Church Street, Athens, TN 37303	Order ID	8725050	Property ID	34157732
Inspection Date	05/05/2023	Date of Report	05/07/2023		
Loan Number	51759	APN	056L C 02900 000		
Borrower Name	Catamount Properties 2018 LLC	County	Mc Minn		

Tracking IDs

Order Tracking ID	05.03.23 Cit-CS Update	Tracking ID 1	05.03.23 Cit-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC,	Condition Comments From the exterior street level viewpoint, the subject seems to be occupied and maintained the room counts are based on the tax card & MLS that I have attached to this report.
R. E. Taxes	\$542	
Assessed Value	\$74,900	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(secured with lock box)	
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 The subject is located in a Rural area with both manufactured and site-built homes of varied ages conditions and sizes as well as raw or agricultural lands mixed in.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$75,000 High: \$202,000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	428 Church Street	407 W Hornsby St	902 Eastanallee Avenue	308 Dixon Ave
City, State	Athens, TN	Athens, TN	Athens, TN	Athens, TN
Zip Code	37303	37303	37303	37303
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.67 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$100,000	\$149,900	\$129,900
List Price \$	--	\$100,000	\$149,900	\$129,900
Original List Date		04/10/2023	03/06/2023	03/24/2023
DOM · Cumulative DOM	-- · --	27 · 27	9 · 62	7 · 44
Age (# of years)	103	93	88	82
Condition	Average	Average	Average	Average
Sales Type	--	REO	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	1.5 Stories Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,148	1,085	1,344	1,319
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 2
Total Room #	7	5	5	6
Garage (Style/Stalls)	None	Carport 2 Car(s)	None	Carport 1 Car
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	567	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.21 acres	0.14 acres	0.17 acres
Other	not noted or none	not noted or none	not noted or none	not noted or none

* 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.

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

Listing 1 gla+5040 bsm-5670 carport -3000 = 96370 // Two bedrooms/1 bathroom with additional basement area. Deck offers additional outside space

Listing 2 gla-15680 = 134220 // Downstairs is a 2 bedroom with 1 bath, then upstairs is semi finished for 1 bedroom/ 1 bath. Kitchenette & living area.

Listing 3 carport-8000 bath count-15000 gla -13680 = 93220 // Sold as Is 2 Bed 2 bath located minutes away from the college

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	428 Church Street	412 S Congress Pkwy	304 Chester St	512 Anton St,
City, State	Athens, TN	Athens, TN	Athens, TN	Athens, TN
Zip Code	37303	37303	37303	37303
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.38 ¹	0.18 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$145,000	\$85,500	\$109,900
List Price \$	--	\$145,000	\$85,500	\$89,900
Sale Price \$	--	\$135,000	\$94,000	\$75,000
Type of Financing	--	Conv	Usda	Cash
Date of Sale	--	04/21/2023	10/21/2022	01/18/2023
DOM · Cumulative DOM	-- · --	22 · 51	2 · 36	30 · 69
Age (# of years)	103	73	98	93
Condition	Average	Average	Good	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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,148	1,056	784	1,042
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	3 · 1
Total Room #	7	6	6	7
Garage (Style/Stalls)	None	Attached 1 Car	None	None
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		288	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.27 acres	.08 acres	0.35 acres
Other	not noted or none	not noted or none	not noted or none	not noted or none
Net Adjustment	--	-\$4,640	+\$15,120	+\$23,480
Adjusted Price	--	\$130,360	\$109,120	\$98,480

* 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** built in garage-12000 gla+ 7360 // This 2 bedroom 1 bath has newer flooring and paint, good livingroom and kitchen space, a basement garage and a fenced in back yard.
- Sold 2** cond-15000 gla+ 29120 lot size+1000 // a little more dated comp but very close to the subject with lots in common - partially updated home
- Sold 3** gla+8480 cond+15000 // 3 bedroom 1 bathroom house with spacious kitchen and living areas. Roof and HVAC are approximately 3 years old. Home to be sold "AS IS".

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker Pryor Realty	I have attached a 2016 sold MLS sheet as well as the current active listing to this report.					
Listing Agent Name	Anneke Wilkey						
Listing Agent Phone	423-580-7794						
# 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
04/28/2023	\$99,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$110,000	\$110,000
Sales Price	\$105,000	\$105,000
30 Day Price	\$95,000	--
Comments Regarding Pricing Strategy		
<p>The sold outnumber the actives and often we have a shortage of actives. Recently we are starting to see limited on both active and sold as a result of former short supply. To locate comps I looked back 6 months on sold and used subject gla -300 and year built before 1950 and a 3 mile radius. I located 10 solds and 11 actives (7 of these are already under contract) from this I picked 3 each active and sold that had the most in common with the subject then adjusted on form for known differences. Recently some dom are getting longer and fewer buyers are out looking part due to higher interest rates and part due to seasonal weather change. We are starting to see a market correction possibly or at least the unsustainable rapid increase has ended.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Back



Street

Subject Photos



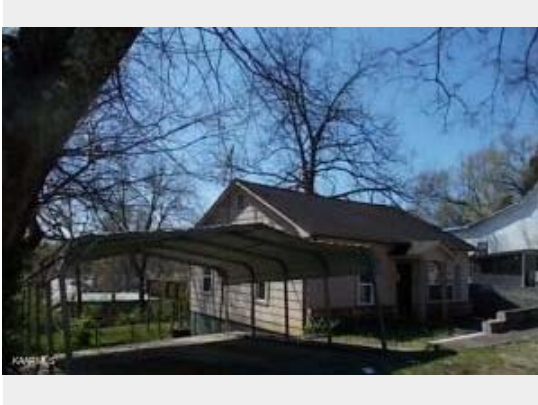
Street



Other

Listing Photos

L1 407 W Hornsby St
Athens, TN 37303



Front

L2 902 Eastanallee Avenue
Athens, TN 37303



Front

L3 308 Dixon Ave
Athens, TN 37303



Front

Sales Photos

S1 412 S Congress Pkwy
Athens, TN 37303



Front

S2 304 Chester St
Athens, TN 37303



Front

S3 512 Anton St,
Athens, TN 37303



Front

ClearMaps Addendum

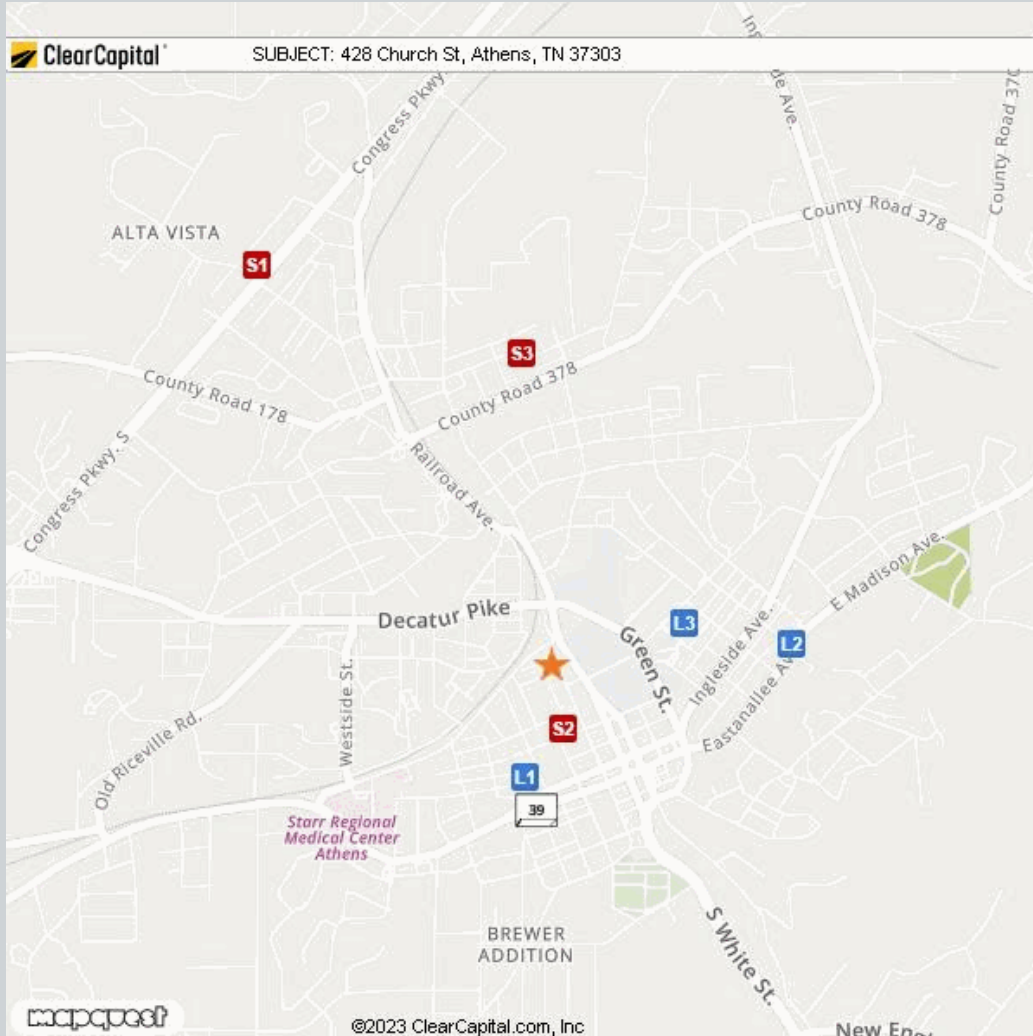
Address ★ 428 Church Street, Athens, TN 37303

Loan Number 51759

Suggested List \$110,000

Suggested Repaired \$110,000

Sale \$105,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	428 Church Street, Athens, TN 37303	--	Parcel Match
L1 Listing 1	407 W Hornsby St, Athens, TN 37303	0.32 Miles ¹	Parcel Match
L2 Listing 2	902 Eastanallee Avenue, Athens, TN 37303	0.67 Miles ¹	Parcel Match
L3 Listing 3	308 Dixon Ave, Athens, TN 37303	0.39 Miles ¹	Parcel Match
S1 Sold 1	412 S Congress Pkwy, Athens, TN 37303	1.38 Miles ¹	Parcel Match
S2 Sold 2	304 Chester St, Athens, TN 37303	0.18 Miles ¹	Parcel Match
S3 Sold 3	512 Anton St,, Athens, TN 37303	0.87 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	TR Lawrence	Company/Brokerage	Athens Realty
License No	295707	Address	424 Walker st Athens TN 37303
License Expiration	11/02/2024	License State	TN
Phone	4233680137	Email	lawrence@trlawrence.com
Broker Distance to Subject	0.47 miles	Date Signed	05/07/2023

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.