

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	229 Sunny Acre Drive, Mount Juliet, TN 37122	Order ID	9114473	Property ID	34989352
Inspection Date	01/18/2024	Date of Report	01/18/2024		
Loan Number	52183	APN	096D-E-002.00		
Borrower Name	Catamount Properties 2018 LLC	County	Wilson		

Tracking IDs					
Order Tracking ID	1.17_Citi_BPO_Update	Tracking ID 1	1.17_Citi_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Catamount Properties 2018 LLC	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.
R. E. Taxes	\$953	
Assessed Value	\$188,900	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lockbox on door)	
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		Neighborhood Comments
Location Type	Suburban	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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$295,000 High: \$395,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	229 Sunny Acre Drive	1303 Cedarbend Ct	338 Sunny Acre Dr	7795 Saundersville Rd
City, State	Mount Juliet, TN	Mount Juliet, TN	Mount Juliet, TN	Mount Juliet, TN
Zip Code	37122	37122	37122	37122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	7.16 ¹	0.30 ¹	7.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$339,900	\$330,000	\$395,000
List Price \$	--	\$339,900	\$330,000	\$325,000
Original List Date		12/08/2023	01/17/2024	12/07/2023
DOM · Cumulative DOM	-- · --	40 · 41	1 · 1	41 · 42
Age (# of years)	46	35	40	34
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	1 Story Single Story	1 Story Single Story	1 Story Single Story	1 Story Single Story
# Units	1	1	1	1
Living Sq. Feet	1,134	1,166	1,377	1,466
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	5	6	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.24 acres	0.42 acres	0.26 acres
Other	2 porches	deck	deck, patio, fence	fence, deck

* 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: Adorable 1 Level home in cul-de-sac*Newer Roof and Windows and Deck*This home features: * Fireplace w/gas logs in Living, Dining, Kitchen & eat in area*Primary w/ensuite bathroom*Oversized Deck to relax and enjoy the oversized Back Yard to grill and play! **SHOWINGS ARE BY APPOINTMENT ONLY** RENTER IN HOME PLEASE DO NOT DISTURB** Minutes to Elementary and Green Hills High School!

Listing 2 Public Remarks: Here is your perfect starter home or investment opportunity in the highly sought after Providence area of Mt Juliet. Adorable ranch home sitting on almost 1/2 acre. This 3 bedroom 1 bath is nestled on a large fenced lot, perfect for children and pets. The well-maintained interior is thoughtfully designed with an open floor plan. Also features a large deck offering a perfect spot for relaxation and outdoor enjoyment. This property is perfect for first time buyers or those looking to downsize. Professional pictures coming soon!

Listing 3 Public Remarks: Mt. Juliet LESS than 400k! Incredible location close to the lake in a top-rated school zone. 3BD/2BA with a possible 4th bedroom/flex room. Upstairs loft. Home has been set up for multiple families/two kitchen areas. Large fenced in backyard. Could make a great flip or rental. Needs flooring and paint. Cash or Conventional loan only.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	229 Sunny Acre Drive	221 Creekview Drive	150 Se Springdale Drive	318 Sunny Acre Drive
City, State	Mount Juliet, TN	Mount Juliet, TN	Mount Juliet, TN	Mount Juliet, TN
Zip Code	37122	37122	37122	37122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	0.28 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$339,900	\$374,900
List Price \$	--	\$315,000	\$339,900	\$374,900
Sale Price \$	--	\$320,175	\$300,000	\$354,900
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	08/03/2023	10/05/2023	12/22/2023
DOM · Cumulative DOM	-- · --	24 · 34	42 · 103	27 · 50
Age (# of years)	46	49	48	41
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 Single Story	1 Story Single Story	1 Story Single Story	1 Story Single Story
# Units	1	1	1	1
Living Sq. Feet	1,134	1,234	1,100	1,144
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 1 · 1	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.38 acres	0.30 acres	0.41 acres
Other	2 porches	patio,deck, fence, stg bldg	none	deck, porch, fence, stg bldg
Net Adjustment	--	-\$12,700	+\$6,500	-\$36,100
Adjusted Price	--	\$307,475	\$306,500	\$318,800

* 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** Public Remarks: 3Br/1.5Ba in Wilson County close to Providence! Large fenced in backyard, paved driveway. Needs carpet / floors. Selling AS-IS. Refrigerator, Washer, Dryer included. ADJ: -\$9600 Seller pd buyer concessions, -\$2600 lot size, +\$2500 bath count, -\$4000 amenities, -\$5000 GLA, +\$6000 car storage
- Sold 2** Public Remarks: Least expensive single family home in Mount Juliet! All brick! Amazing location central to everything, with some of the best schools in the state! Walk to Rutland Elementary. Just over 1 mile to Providence shopping and restaurants. Perfect starter home in one of the most desirable communities in the state! Put in a little elbow grease and make it your own! Low/No Down financing options available in the 5% range with qualified buyers. This home has great bones! Come check it out before it's gone! ADJ: +\$2500 bath count, +\$4000 amenities
- Sold 3** Public Remarks: Super cute one-level home with new LVP flooring throughout, new cabinetry in kitchen and baths, new countertops, appliances and so much more! Enjoy the fenced in backyard from the beautiful 19x12 screened in porch. Covered front porch and cozy wood-burning fireplace. Great floorplan with split-bedroom layout. Conveniently located near I-40 and all that Providence Shopping Center has to offer. ADJ: -\$4000 amenities, -\$3200 lot size, +\$6000 car storage, -\$4900 seller pd buyer concessions, -\$30000 condition

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Previous MLS Remarks: Bring your toolkit and dig into this solid opportunity in Mt. Juliet at a terrific price. Tall ceilings make this great project house sing. No HOA! Price is reflective of condition - seller will make no repairs. Will you? Come check out this diamond in the rough today.			
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
--	--	--	--	Sold	01/10/2023	\$231,000	Tax Records
09/08/2023	\$295,000	--	--	Cancelled	09/28/2023	\$295,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$311,900	\$311,900
Sales Price	\$308,000	\$308,000
30 Day Price	\$284,000	--
Comments Regarding Pricing Strategy		
<p>Currently there are 2 different housing markets. Price cuts are seen in luxury homes (typically \$1 million and higher). Due to inventory constraints in more affordable homes in the entry level and middle range price points, there is still considerable competition although the homes are no longer selling over list without concessions. In addition, REO market is stable. Over the last 10 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. Currently sellers are paying concessions and making repairs based on home inspections. All comparables selected offer good overall similarities to subject and are representative of both 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 active and sold comparables as this is now a changing market. An attempt was made to obtain listings & comparable sales within this market within past 6 months similar to subject property. As per scope of work to be restricted to properties that compete with subject property, there is insufficient viable data within this market available due to lack of comparable properties to 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 & listings comparable to subject in addition to comparables utilized in report; similar in quality, condition, bedroom/bath count, & within 20% SF of subject's GLA situated within subject's market zip code. Due to overall market inventory shortage as well as market decline, there is limited marketing data within norm parameters exceeded to include: SF, year built, bed/bath count, style, proximity, lot size, & condition.</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



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 1303 Cedarbend Ct
Mount Juliet, TN 37122



Front

L2 338 Sunny Acre Dr
Mount Juliet, TN 37122



Front

L3 7795 Saundersville Rd
Mount Juliet, TN 37122



Front

Sales Photos

S1 221 Creekview Drive
Mount Juliet, TN 37122



Front

S2 150 SE Springdale Drive
Mount Juliet, TN 37122



Front

S3 318 Sunny Acre Drive
Mount Juliet, TN 37122



Front

ClearMaps Addendum

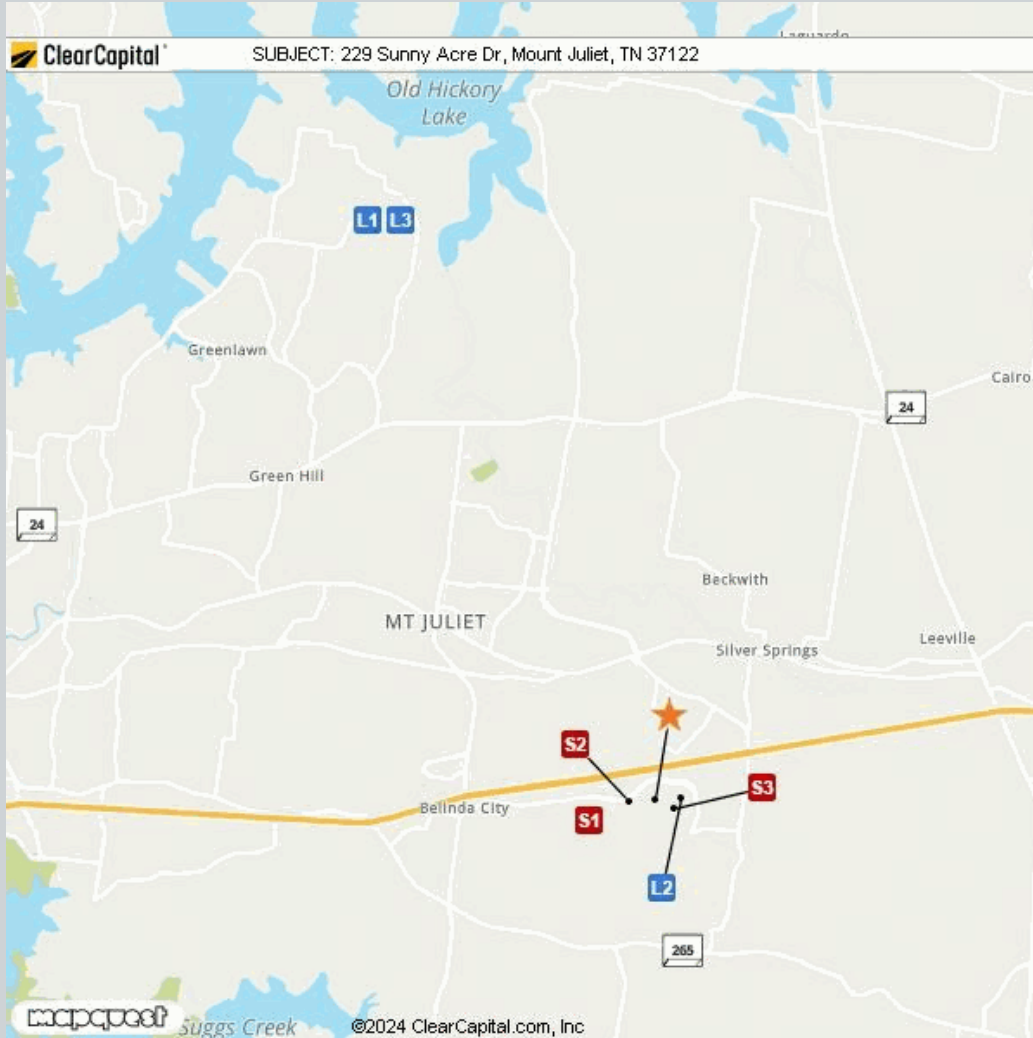
Address ★ 229 Sunny Acre Drive, Mount Juliet, TN 37122

Loan Number 52183

Suggested List \$311,900

Suggested Repaired \$311,900

Sale \$308,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	229 Sunny Acre Drive, Mount Juliet, TN 37122	--	Parcel Match
L1 Listing 1	1303 Cedarbend Ct, Mount Juliet, TN 37122	7.16 Miles ¹	Parcel Match
L2 Listing 2	338 Sunny Acre Dr, Mount Juliet, TN 37122	0.30 Miles ¹	Parcel Match
L3 Listing 3	7795 Saundersville Rd, Mount Juliet, TN 37122	7.00 Miles ¹	Parcel Match
S1 Sold 1	221 Creekview Drive, Mount Juliet, TN 37122	0.75 Miles ¹	Parcel Match
S2 Sold 2	150 Se Springdale Drive, Mount Juliet, TN 37122	0.28 Miles ¹	Parcel Match
S3 Sold 3	318 Sunny Acre Drive, Mount Juliet, TN 37122	0.22 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	10.95 miles	Date Signed	01/18/2024

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.