

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 | 2321 Sandifer Gap Road, Chattanooga, TN 37421 | Order ID | 8738003 | Property ID | 34183544 |
| Inspection Date | 05/12/2023 | Date of Report | 05/14/2023 | | |
| Loan Number | 53600 | APN | 138K F 018.06 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Hamilton | | |

Tracking IDs

| | | | |
|--------------------------|----------------------|----------------------|----------------------|
| Order Tracking ID | 05.12.23 BPO Request | Tracking ID 1 | 05.12.23 BPO Request |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|---------------|--|
| Owner | SANDRA HUGHES | Condition Comments House appears to be well built and in liveable condition. No damages visable. House conforms to the neighborhood.landscaping is good. |
| R. E. Taxes | \$2,165 | |
| Assessed Value | \$44,150 | |
| 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 | Suburban | Neighborhood Comments Neighborhood is well established and location is good. It is locted off a busy road with access to interstates, shopping, and restaurants. No boarded-up homes or foreclosures in the area. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$100000 High: \$355400 | |
| Market for this type of property | Remained Stable for the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|-------------------------------|------------------------|------------------------|-----------------------|-----------------------|
| Street Address | 2321 Sandifer Gap Road | 7118 Blossom Cir | 6754 Dupre Rd | 7002 Genoa Dr |
| City, State | Chattanooga, TN | Chattanooga, TN | Chattanooga, TN | Chattanooga, TN |
| Zip Code | 37421 | 37421 | 37421 | 37421 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.68 ¹ | 1.41 ¹ | 1.75 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$289,900 | \$289,900 | \$318,500 |
| List Price \$ | -- | \$289,900 | \$295,000 | \$314,500 |
| Original List Date | | 04/13/2023 | 10/25/2022 | 03/22/2023 |
| DOM · Cumulative DOM | -- · -- | 1 · 31 | 141 · 201 | 20 · 53 |
| Age (# of years) | 31 | 18 | 68 | 58 |
| 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 Ranch | 2 Stories contemporary | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,470 | 1,656 | 1,500 | 1,596 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 · 1 | 3 · 2 | 3 · 2 |
| Total Room # | 5 | 5 | 5 | 8 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | 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 | .22 acres | .2 acres | .45 acres | .44 acres |
| Other | -- | -- | -- | -- |

* 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** sup age, sq fr Move in ready 3 Bedroom, 2.5 Baths home with huge fenced in back yard. As you enter this home you will fall in love and will not want to leave. Beautiful Hardwood floors in living room. Kitchen is open with plenty of cabinets, new appliances and tons of counter space. Great Space outside featuring tile patio and deck.
- Listing 2** sup sq ft inf age COME IN AND FEEL REFRESHED IN THIS MODERN STYLE WITH CLASSIC BONES HOME. A LITTLE OASIS NESTLED IN THE HEART OF EAST CHATTANOOGA, THIS HOME SITS MINUTES AWAY FROM FOOD, SHOPPING, AND ENTERTAINMENT. THIS HOME FEATURES 3 SPACIOUS BEDROOMS, A GIGANTIC COMMON SPACE, A LARGE DECK, A FULLY FENCED BACKYARD--GREAT FOR PETS AND CHILDREN, RECENTLY RENOVATED BATHROOMS, AND 2 CAR GARAGE WITH PLENTY OF STORAGE SPACE. THERE IS A BRAND NEW ROOF, PLUMBING, WINDOWS, AND FLOORS THROUGHOUT THE HOUSE. THE HOUSE IS MOVE IN READY FOR A FAMILY WANTING TO FEEL LIKE THEY ARE AWAY FROM IT ALL BUT STILL IN THE MIDDLE OF IT
- Listing 3** Sup sq ft inf age This updated brick ranch boasts so many positives, schedule your showing today! Located convenient to I-75 and the Hamilton Place Mall, it zones to East Hamilton Elementary. As you drive up, you'll notice the large, level lot featuring mature trees, and the updated house exterior. Like to entertain? Between the 2 car garage, driveway parking, and street parking, you can have everyone over! Inside you'll appreciate how the interior was updated while preserving the original charm: refinished original hardwood floors, painted stone fireplace, and the retro bathroom counters with updated countertop and dual sinks! This house is "right sized" for you with good size bedrooms, a large kitchen, and plenty of entertaining space. All the nearly new kitchen appliances and washer/dryer convey, so you don't have to buy appliances! Recent updates include flooring, light & electrical fixtures, bathrooms, and kitchen. Move in knowing that this house is updated and ready for you to enjoy life!

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|------------------------|------------------------|-----------------------|-----------------------|
| Street Address | 2321 Sandifer Gap Road | 7113 Shepherd View Cir | 6811 Robin Dr | 4755 Rocky River Rd |
| City, State | Chattanooga, TN | Chattanooga, TN | Chattanooga, TN | Chattanooga, TN |
| Zip Code | 37421 | 37421 | 37421 | 37416 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.72 ¹ | 0.98 ¹ | 1.97 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$265,000 | \$275,000 | \$275,000 |
| List Price \$ | -- | \$265,000 | \$275,000 | \$275,000 |
| Sale Price \$ | -- | \$260,000 | \$265,000 | \$285,000 |
| Type of Financing | -- | Cash | Fha | Conventional |
| Date of Sale | -- | 03/03/2023 | 03/22/2023 | 03/10/2023 |
| DOM · Cumulative DOM | -- · -- | 3 · 21 | 8 · 91 | 2 · 28 |
| Age (# of years) | 31 | 65 | 65 | 65 |
| 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 Ranch | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,470 | 1,584 | 1,419 | 1,522 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 4 · 2 |
| Total Room # | 5 | 8 | 8 | 9 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | 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 | .22 acres | .34 acres | .41 acres | .39 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | -\$20,406 | +\$9,129 | -\$9,308 |
| Adjusted Price | -- | \$239,594 | \$274,129 | \$275,692 |

* 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.

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

Sold 1 Sup sq ft -\$20,406 similiar style, condition, construction quality, lot size and location.

Sold 2 Inf sq ft +\$9129 similiar style, condition, construction quality, lot size and location

Sold 3 Sup sq ft -\$9308 similiar style, condition, construction quality, lot size and location

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|--|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | House has not been listed or sold in the past 12 months. | | | | |
| 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 |

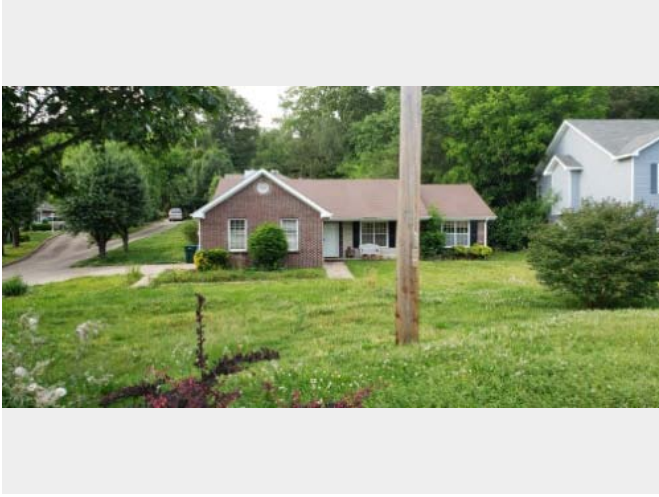
Marketing Strategy

| | As Is Price | Repaired Price |
|--|--------------------|-----------------------|
| Suggested List Price | \$270,000 | \$270,000 |
| Sales Price | \$270,000 | \$270,000 |
| 30 Day Price | \$265,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Price to sell AS-IS and allow room for negotiating and/or concessions. | | |

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.

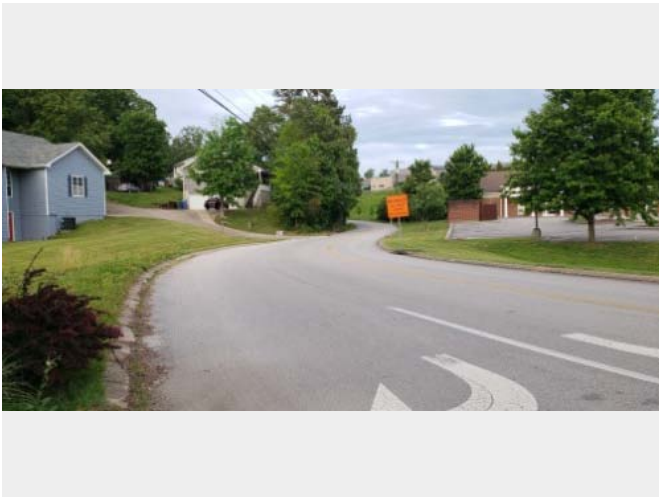
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 7118 Blossom Cir
Chattanooga, TN 37421



Front

L2 6754 Dupre Rd
Chattanooga, TN 37421



Front

L3 7002 Genoa Dr
Chattanooga, TN 37421



Front

Sales Photos

S1 7113 Shepherd View Cir
Chattanooga, TN 37421



Front

S2 6811 Robin Dr
Chattanooga, TN 37421



Front

S3 4755 Rocky River Rd
Chattanooga, TN 37416



Front

ClearMaps Addendum

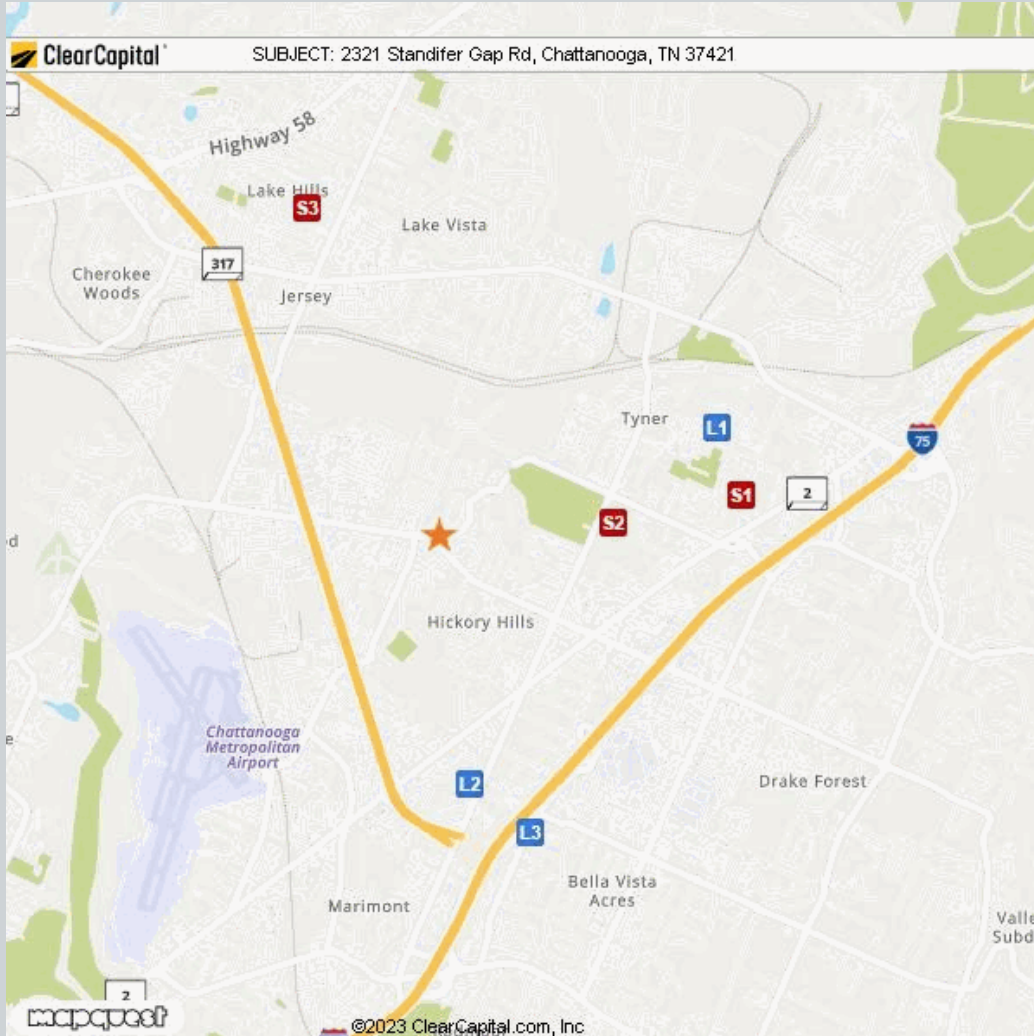
Address ★ 2321 Sandifer Gap Road, Chattanooga, TN 37421

Loan Number 53600

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$270,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 2321 Sandifer Gap Road, Chattanooga, TN 37421 | -- | Parcel Match |
| L1 Listing 1 | 7118 Blossom Cir, Chattanooga, TN 37421 | 1.68 Miles ¹ | Parcel Match |
| L2 Listing 2 | 6754 Dupre Rd, Chattanooga, TN 37421 | 1.41 Miles ¹ | Parcel Match |
| L3 Listing 3 | 7002 Genoa Dr, Chattanooga, TN 37421 | 1.75 Miles ¹ | Parcel Match |
| S1 Sold 1 | 7113 Shepherd View Cir, Chattanooga, TN 37421 | 1.72 Miles ¹ | Parcel Match |
| S2 Sold 2 | 6811 Robin Dr, Chattanooga, TN 37421 | 0.98 Miles ¹ | Parcel Match |
| S3 Sold 3 | 4755 Rocky River Rd, Chattanooga, TN 37421 | 1.97 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 | Leica Bryan | Company/Brokerage | Crye-Leike Realtors |
| License No | 329129 | Address | 1510 Gunbarrel Rd Ste 100 Chattanooga TN 37421-7102 |
| License Expiration | 03/31/2024 | License State | TN |
| Phone | 4234020284 | Email | leicabryan@gmail.com |
| Broker Distance to Subject | 2.62 miles | Date Signed | 05/14/2023 |

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.