

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	906 Christina Drive, Mount Juliet, TN 37122	Order ID	8738003	Property ID	34183767
Inspection Date	05/14/2023	Date of Report	05/14/2023		
Loan Number	53607	APN	1180-A-003.00		
Borrower Name	Catamount Properties 2018 LLC	County	Wilson		

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	Dunn Wesley Etux Kristi	Condition Comments 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	\$1,846	
Assessed Value	\$386,900	
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 Located outside city limits in established area with public water & electric. Septic is typical for this area. No sewer available. 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: \$435,000 High: \$665,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	906 Christina Drive	4146 Elizabeth Dr	136 Beagle Run	621 Masters Way
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.	--	0.34 ¹	2.96 ¹	2.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$530,000	\$599,900	\$620,000
List Price \$	--	\$530,000	\$599,900	\$620,000
Original List Date		05/12/2023	05/04/2023	04/15/2023
DOM · Cumulative DOM	-- · --	2 · 2	10 · 10	29 · 29
Age (# of years)	29	29	16	10
Condition	Average	Average	Good	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	2 Stories Two Story	2 Stories Two Story	2 Stories Two Story	2 Stories Two Story
# Units	1	1	1	1
Living Sq. Feet	2,850	2,352	2,450	2,956
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	4 · 2 · 1	3 · 2 · 1
Total Room #	7	7	8	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	0.99 acres	1.31 acres	0.36 acres	0.17 acres
Other	porch, patio, deck	patio	porch, patio, fence	porch, patio, fence

* 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** MLS Public Remarks: Serene Quiet Location with all of the conveniences with in minutes! Located close to Providence Marketplace & convenient to I40, I24 & I840. 4 Miles to Lake @ Long Hunter State Park, 15 Miles to BNA, & 20 Miles to Downtown Nashville. 3 Bedroom Home • Lower Level easily converts to In Law Suite w Private Entrance. Many Extras! Water Softener, Sound Systems, Handmade Oak Bar, Workshop, Office, Fireplace, Large Deck. Large Treed Lot Very Private Lot! End of Cul-De-Sac great for family away from traffic.
- Listing 2** MLS Public Remarks: Absolutely stunning remodeled home featuring two story living room w/ soaring ceilings, open floor plan perfect for entertaining, large eat-in kitchen, formal dining room, new paint, updated modern fixtures and finishes & spacious owner's suite with gorgeous bathroom on the main level! Relax and play up in the large bonus room! Enjoy time with family, friends & pets in your huge fenced backyard among the quiet sounds of country living! Use our preferred lender & save 1%!
- Listing 3** MLS Public Remarks: Upgrades and extras! This all brick 3 bed/2.5 bath has greenspace for your neighbor on on side. Side entry 2 car garage with extra storage, has an oversized driveway. Covered Patio, PLUS an extra patio for grilling. Privacy fenced back yard. Flooring downstairs and paint are 1 year old. Refrigerator is less than 1 year. All Appliances stay, including the washer and dryer. Bonus Room has extra storage and could be used as a 4th bedroom. Formal Living Room and Dining Room, Family Room has a gas fireplace, is open to the kitchen and has speakers throughout. Separate Laundry room. 1 Mile from Pine Creek Golf Course. Just minutes from I-40, I-840, Providence, Nashville international Airport, Downtown Nashville/Bridgestone Arena, J Percy Priest Lake, Old Hickory Lake and MORE!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	906 Christina Drive	1046 Stanley Dr	5006 Dell Dr	4118 Elizabeth Dr
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.	--	0.21 ¹	0.21 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$549,900	\$525,000	\$639,900
List Price \$	--	\$499,900	\$525,000	\$634,900
Sale Price \$	--	\$472,900	\$525,000	\$620,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	03/21/2023	04/14/2023	02/14/2023
DOM · Cumulative DOM	-- · --	166 · 232	1 · 43	81 · 104
Age (# of years)	29	25	30	35
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	2 Stories Two Story	2 Stories Two Story	2 Stories Two Story	2 Stories Two Story
# Units	1	1	1	1
Living Sq. Feet	2,850	2,695	2,440	2,954
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	3 · 3	3 · 2 · 1
Total Room #	7	9	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	Pool - Yes
Lot Size	0.99 acres	0.89 acres	0.96 acres	0.97 acres
Other	porch, patio, deck	porch, deck, fence, abv grnd pool	porch, patio, deck, fence	porch, patio, fireplace, shed, ingrnd pool
Net Adjustment	--	+\$16,300	+\$22,600	-\$101,240
Adjusted Price	--	\$489,200	\$547,600	\$518,760

* 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** MLS Public Remarks: Beautiful two story brick, Mt. Juliet home sits on a large level lot, primary on the first floor, has an above ground pool with decking. This home features 4 bedrooms and 2.5 baths. In great condition, walls have been freshly painted, you can bring interior more up to date in this home to be yours. Two story family room with gas fireplace (needs logs), large bonus space that could be converted to a 5th bedroom. Garage is insulated and has heat & air, large crawl space with storage. 2022 roof, HVAC-2 years old. Water softener and filter system. A new fence has been added. ADJ: +\$9300 SF, -\$1000 bed count, +\$4000 bath count, +\$4000 lot size (comp has an abv grnd pool which does not add any value to final pricing)
- Sold 2** MLS Public Remarks: Best of both worlds! This lovely home is located between Providence Marketplace & Long Hunter State Park on J. Percy Priest Lake. 20 minutes to BNA, 25 minutes to Downtown Nashville. Almost an acre of level yard (full fenced in back yard), 3 bedroom, 3 baths (2 upstairs & 1 down), dining room, living room, updated kitchen with breakfast nook, stainless appliances, updated flooring, bonus room & office downstairs, laundry area, large storage closet, tankless water heater, water softener, separate workshop area in garage, great entertaining deck w/ Pergola & patio, room for a nice size garden, storage shed in back yard & located near a cul-de-sac! This home is ready for its new owner to move in-come see for yourself! ADJ: +\$24600 SF, -\$2000 amenities
- Sold 3** MLS Public Remarks: Beautifully RENOVATED brick home in Mt Juliet on .97 ACRE LOT. NO HOA & lots of extras!! New flooring has been installed throughout the downstairs, fresh paint, new lighting, large bedrooms (2 with tray ceilings) w/ walk-in closets. This home offers A LOT OF EXTRAS including a heated & cooled sunroom, NEW OVERSIZED PATIO with FIRE PIT, 2 GARAGES (1 attached & 1 separate), covered RV PARKING, & SHED. The kitchen features GRANITE countertops, stainless steel appliances, & WINE FRIDGE, The home includes a WATER SOFTNER SYSTEM & a NEW HVAC. Great neighborhood, Wilson County Schools, convenient to shopping, Nashville. Located near Long Hunter & Cedars of Lebanon state parks. Old Hickory & JC Percy Priest lakes are within minutes from this property. I-40 & I-24. 15 mins from BNA airport. ADJ: -\$25000 car storage, -\$6240 SF, +\$4000 bath count, -\$30000 ingrnd pool, -\$40000 condition

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		none found					
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	\$529,900	\$529,900
Sales Price	\$525,000	\$525,000
30 Day Price	\$483,000	--

Comments Regarding Pricing Strategy

Although list comp #2 is smaller in GLA, most weight given to this comp because it is most similar to the subject. Adjustments of SF, condition, and lot size nearly offset each other on this comparable. Sold comp #2 is the most similar with an adjustment for SF. 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 & listings comparable to subject in addition to comparables utilized in report; up to 2 acre site, 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, lot size, year built, bed/bath count, style, proximity, and condition.

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



Street

Listing Photos

L1 4146 Elizabeth Dr
Mount Juliet, TN 37122



Front

L2 136 Beagle Run
Mount Juliet, TN 37122



Front

L3 621 Masters Way
Mount Juliet, TN 37122



Front

Sales Photos

S1 1046 Stanley Dr
Mount Juliet, TN 37122



Front

S2 5006 Dell Dr
Mount Juliet, TN 37122



Front

S3 4118 Elizabeth Dr
Mount Juliet, TN 37122



Front

ClearMaps Addendum

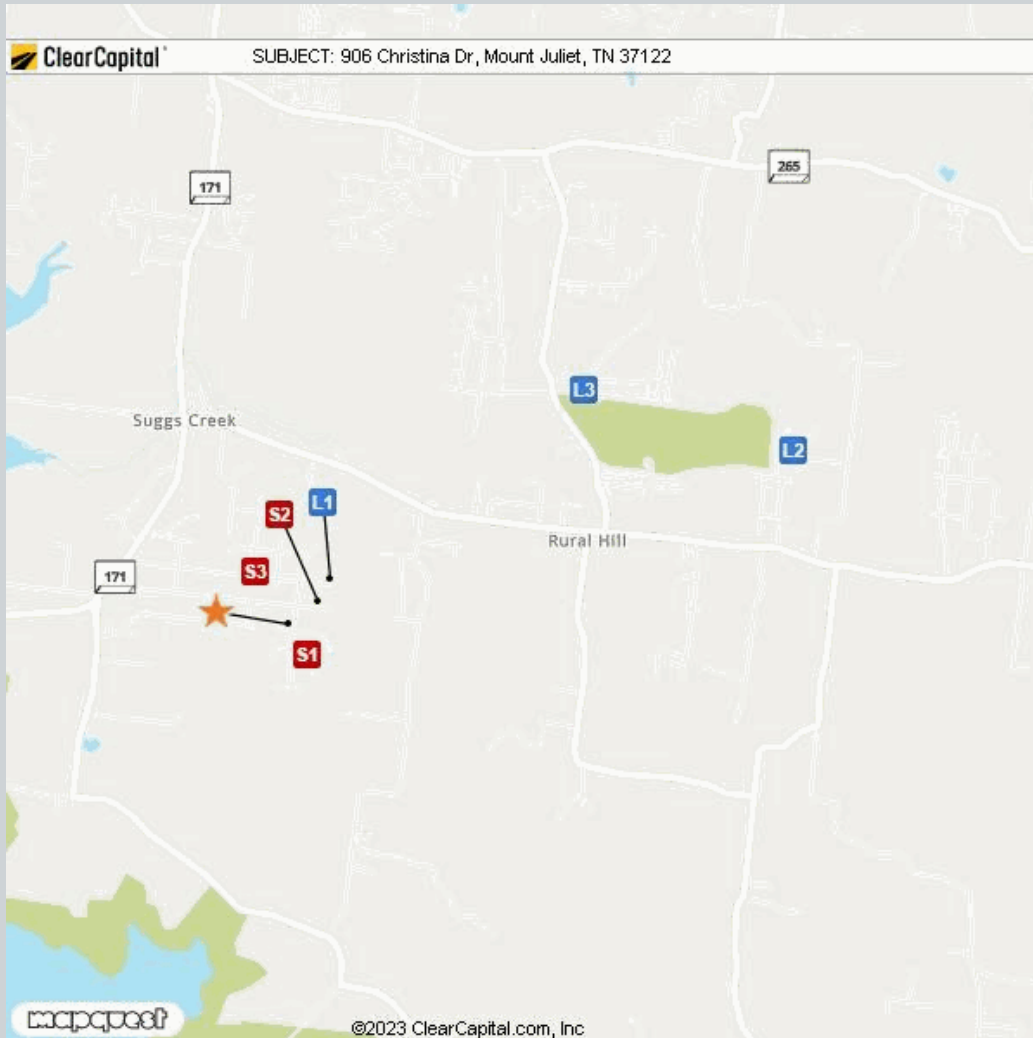
Address ★ 906 Christina Drive, Mount Juliet, TN 37122

Loan Number 53607

Suggested List \$529,900

Suggested Repaired \$529,900

Sale \$525,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	906 Christina Drive, Mount Juliet, TN 37122	--	Parcel Match
L1 Listing 1	4146 Elizabeth Dr, Mount Juliet, TN 37122	0.34 Miles ¹	Parcel Match
L2 Listing 2	136 Beagle Run, Mount Juliet, TN 37122	2.96 Miles ¹	Parcel Match
L3 Listing 3	621 Masters Way, Mount Juliet, TN 37122	2.09 Miles ¹	Parcel Match
S1 Sold 1	1046 Stanley Dr, Mount Juliet, TN 37122	0.21 Miles ¹	Parcel Match
S2 Sold 2	5006 Dell Dr, Mount Juliet, TN 37122	0.21 Miles ¹	Parcel Match
S3 Sold 3	4118 Elizabeth Dr, Mount Juliet, TN 37122	0.33 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	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	14.21 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.