

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	1843 Hidden Harbor Road, Hixson, TN 37343	Order ID	8757067	Property ID	34213423
Inspection Date	05/25/2023	Date of Report	05/27/2023		
Loan Number	53748	APN	101B B 046		
Borrower Name	Catamount Properties 2018 LLC	County	Hamilton		

Tracking IDs					
Order Tracking ID	05.25.23 BPO Request	Tracking ID 1	05.25.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	FRANKLIN L KILPATRICK	Condition Comments	
R. E. Taxes	\$1,179	House is on a corner lot and appears to be in liveable condition. No damages visible. House conforms to the neighborhood.	
Assessed Value	\$52,300		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Hidden Harbor 423-567-3475		
Association Fees	\$410 / Year (Pool,Tennis,Other: boat dock)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood is well established, highly desirable and has river access. Located in a desirable school district. New construction is nearby. No boarded-up homes or foreclosures in the area.	
Sales Prices in this Neighborhood	Low: \$275400 High: \$568500		
Market for this type of property	Increased 13 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1843 Hidden Harbor Road	6310 Sea Haven Dr	6416 Sea Haven Dr	7619 Cove Ridge Dr
City, State	Hixson, TN	Hixson, TN	Hixson, TN	Hixson, TN
Zip Code	37343	37343	37343	37343
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.37 ¹	1.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$362,000	\$400,000	\$385,500
List Price \$	--	\$362,000	\$400,000	\$385,500
Original List Date		05/25/2023	05/09/2023	05/16/2023
DOM · Cumulative DOM	-- · --	0 · 2	16 · 18	5 · 11
Age (# of years)	44	43	44	44
Condition	Average	Average	Average	Average
Sales Type	--	Investor	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 Contemporary	2 Stories contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,904	2,020	2,339	2,028
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	3 · 3 · 1	4 · 2 · 1
Total Room #	7	13	8	10
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	.36 acres	.54 acres	.44 acres	.62 acres
Other	--	new HVAC	--	new carpet in all rooms

* 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 Sup sq ft, new HVAC. Similiar in age, style, condition, location, lot size, and construction quality.

Listing 2 Sup sq ft. Similiar in age, style, condition, location, lot size, and construction quality.

Listing 3 Sup sq ft, new carpet in all rooms and hallway. Similiar in age, style, condition, location, lot size, and construction quality.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1843 Hidden Harbor Road	6610 River Winds Ln	217 Headlyn Dr	6753 Moss Lake Dr
City, State	Hixson, TN	Hixson, TN	Hixson, TN	Hixson, TN
Zip Code	37343	37343	37343	37343
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	1.89 ¹	1.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$250,000	\$369,900
List Price \$	--	\$315,000	\$250,000	\$359,900
Sale Price \$	--	\$325,000	\$255,000	\$350,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	02/17/2023	04/20/2023	02/17/2023
DOM · Cumulative DOM	-- · --	3 · 95	5 · 40	39 · 81
Age (# of years)	44	45	58	48
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	2 Stories Contemporary	1.5 Stories Contemporary	Other Tri=level	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,904	2,103	1,983	2,160
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	5 · 2 · 1	4 · 2 · 1
Total Room #	7	8	9	12
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		625	705	1,080
Pool/Spa	--	--	--	--
Lot Size	.36 acres	.49 acres	.28 acres	.45 acres
Other	--	--	--	--
Net Adjustment	--	-\$29,253	-\$10,613	-\$37,632
Adjusted Price	--	\$295,747	\$244,387	\$312,368

* Sold 1 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 -\$29,253 Similiar in age, style, condition, location, lot size, and construction quality.

Sold 2 Sup sq ft -\$11,613 Inf no garage \$1,000. Similiar in age, style, condition, location, lot size, and construction quality.

Sold 3 Sup sq ft -437,632 Similiar in age, style, condition, location, lot size, and construction quality.

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

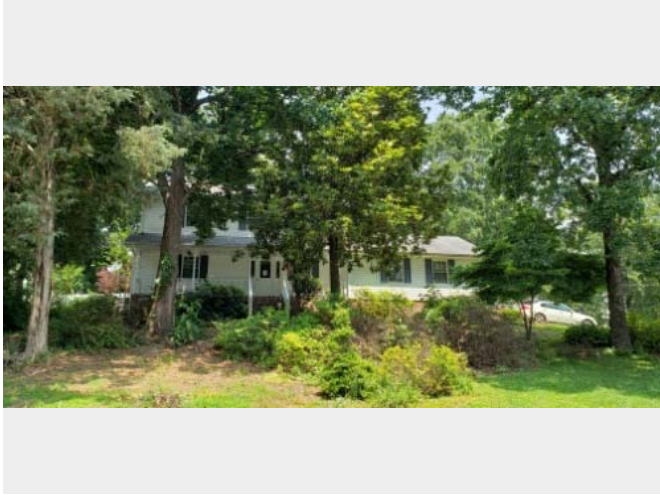
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,000	\$275,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$270,000	--
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.
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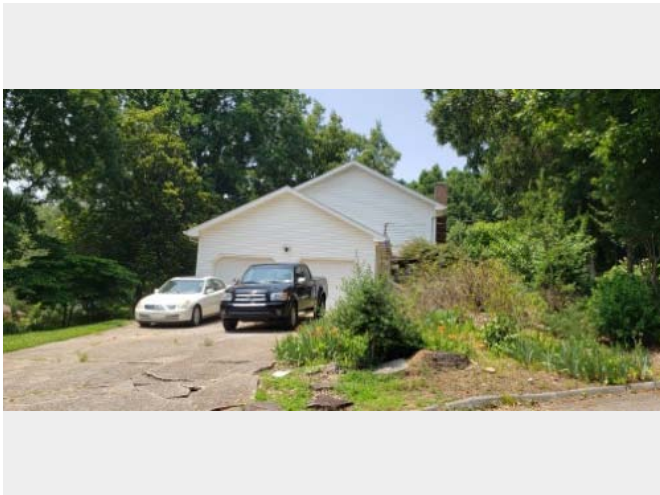
Subject Photos



Front



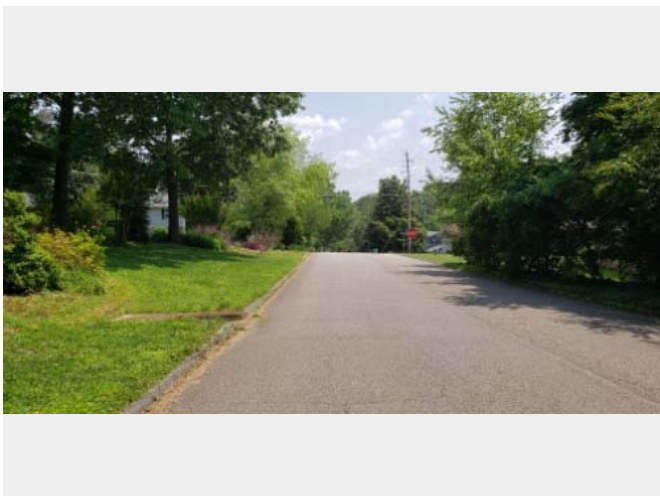
Address Verification



Side



Street



Street

Listing Photos

L1 6310 Sea Haven Dr
Hixson, TN 37343



Front

L2 6416 Sea Haven Dr
Hixson, TN 37343



Front

L3 7619 Cove Ridge Dr
Hixson, TN 37343



Front

Sales Photos

S1 6610 River Winds Ln
Hixson, TN 37343



Front

S2 217 Headlyn Dr
Hixson, TN 37343



Front

S3 6753 Moss Lake Dr
Hixson, TN 37343



Front

ClearMaps Addendum

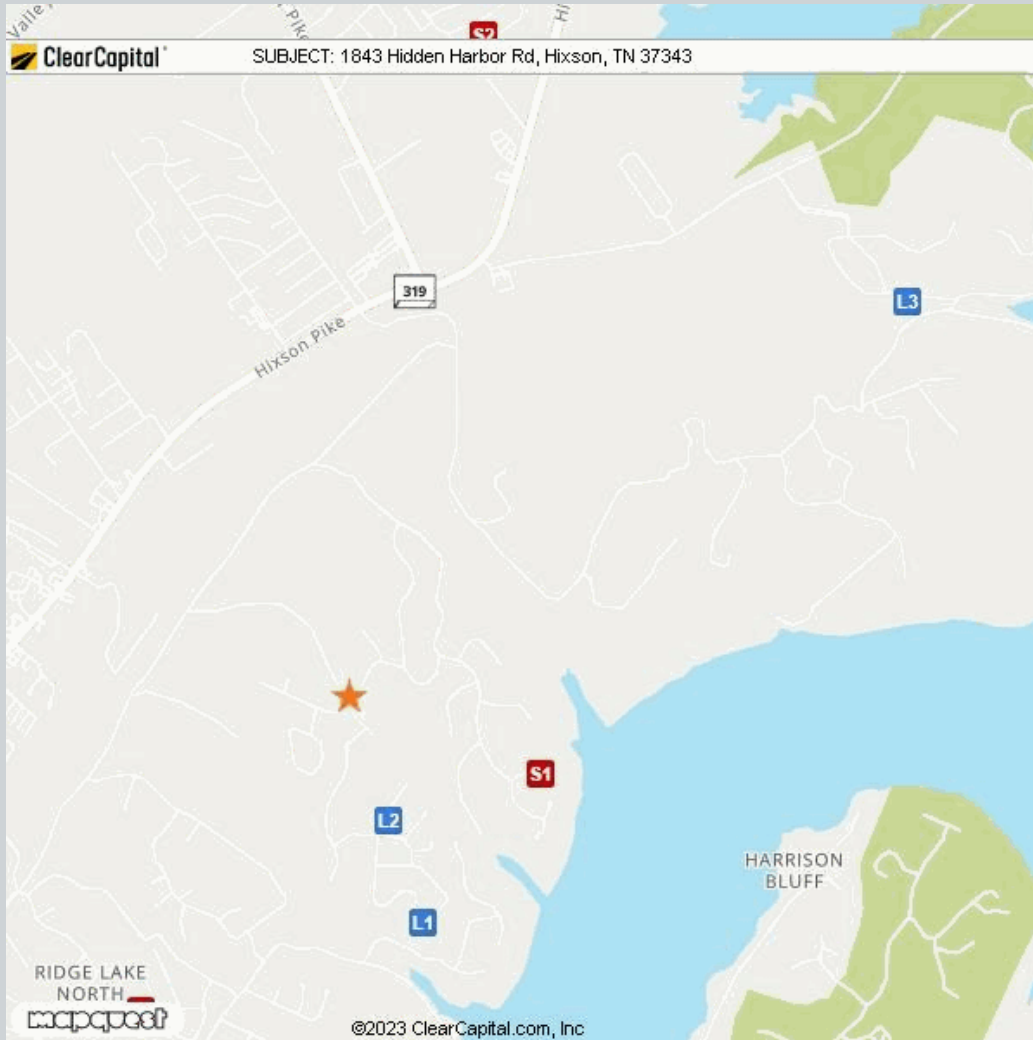
Address ★ 1843 Hidden Harbor Road, Hixson, TN 37343

Loan Number 53748

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1843 Hidden Harbor Road, Hixson, TN 37343	--	Parcel Match
L1 Listing 1	6310 Sea Haven Dr, Hixson, TN 37343	0.67 Miles ¹	Parcel Match
L2 Listing 2	6416 Sea Haven Dr, Hixson, TN 37343	0.37 Miles ¹	Parcel Match
L3 Listing 3	7619 Cove Ridge Dr, Hixson, TN 37343	1.91 Miles ¹	Parcel Match
S1 Sold 1	6610 River Winds Ln, Hixson, TN 37343	0.58 Miles ¹	Parcel Match
S2 Sold 2	217 Headlyn Dr, Hixson, TN 37343	1.89 Miles ¹	Parcel Match
S3 Sold 3	6753 Moss Lake Dr, Hixson, TN 37343	1.06 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	9.52 miles	Date Signed	05/27/2023

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.