

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	6478 Se Tater Peeler Road, Lebanon, TENNESSEE 37090	Order ID	8787231	Property ID	34277794
Inspection Date	06/16/2023	Date of Report	06/17/2023		
Loan Number	53805	APN	113-005.03		
Borrower Name	Catamount Properties 2018 LLC	County	Wilson		

Tracking IDs

Order Tracking ID	06.15.23 BPO Request	Tracking ID 1	06.15.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Deutsche Bank National Trust Co Trustee C/O Phh Mt	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	\$1,465	
Assessed Value	\$307,000	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(did not try to enter home)		
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	Not Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	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: \$275,000 High: \$1,300,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6478 Se Tater Peeler Road	6961 Hartsville Pike	2928 Eastover Rd	717 Burnt House Rd
City, State	Lebanon, TENNESSEE	Lebanon, TN	Watertown, TN	Lebanon, TN
Zip Code	37090	37087	37184	37090
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	12.27 ¹	5.31 ¹	2.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$825,000	\$850,000	\$569,000
List Price \$	--	\$655,000	\$850,000	\$569,000
Original List Date		03/16/2023	04/05/2023	05/25/2023
DOM · Cumulative DOM	-- · --	93 · 93	73 · 73	23 · 23
Age (# of years)	24	31	72	1
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	1.5 Stories 1.5 Story	2 Stories 2 Story	1 Story Single Story	1 Story Single Story
# Units	1	1	1	1
Living Sq. Feet	1,888	1,610	2,104	1,765
Bdrm · Bths · ½ Bths	2 · 2 · 1	3 · 2 · 1	3 · 2	2 · 1
Total Room #	4	8	6	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	572	--	--	--
Pool/Spa	--	--	--	--
Lot Size	7.27 acres	4.10 acres	4.85 acres	10.02 acres
Other	porch, deck (2), fireplace	porch, deck, fireplace	porch, patio	porch, shed, fireplace

* 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: Three plus acres full of fruit and nut trees (pecan, satsuma, fig, apple, pear, strawberry, raspberry, blueberry, red and white grapes.) *45 minutes from downtown Nashville via I-40 *Privacy (the home cannot be seen from Hartsville Pike) and safety where kids can play without worry in peace and quiet *Modern appliances, all rooms have been repainted, many new windows, and fresh new landscaping all around the home *Renovated two-car detached garage with a workshop (plenty of outlets and a garage door entry off the back side) *Large metal shed to store RVs, boats, or additional autos with an attached covered area for a lawn equipment. *A 20' x 30' covered Kennel has plenty of room for any large dog breed just feet from your large covered back deck *Large hot tub on the private back porch
- Listing 2** MLS Public Remarks: Nestled along rolling hills, 35 miles east of Downtown Nashville, this romantic ranch home is sure to capture both your heart and imagination. Chef's kitchen boasts large center island, soapstone counters, custom cabinetry and 8-burner BlueStar gas range with double oven. Hickory hardwood flooring throughout. All new 2021: electrical, plumbing, Pella Windows, roof, HVAC, Water Heater. Newly paved driveway offers ready access to this one level custom home on 4.85 acres. Detached 2-car garage includes electric vehicle charger as well as separate storage room. Underground Fiberoptic internet. No HOA. This is the perfect writer's retreat! \$8,500 credit available toward buyer's closing costs and pre-pays w/ acceptable offer and use of preferred lender, credit not to exceed 1% of loan amount.
- Listing 3** MLS Public Remarks: BEAUTIFUL Home on a very Serene 10 Acres! This home has 2 Bedrooms with a 3rd room that can be used as an office or add a closet to make a 3rd bedroom. Master has an oversized closet that you could easily remodel to add an extra bathroom. Separate laundry room. Oversized Beautiful Brick Wood Burning Fireplace in the living room. Updated kitchen with Quartz counter tops. Wrap Around Porch to watch the country sunrise & sunsets! 2 car 20x30 Offset Metal Garage. Large Chicken Coop. HVAC only 1 year-old. Underground Utilities & DTC Fiber Internet. Lots of possibilities with the 10 acres have already been surveyed for (2) 5 acre tracks.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6478 Se Tater Peeler Road	6186 Old Murfreesboro Rd E	2000 Blue Well Rd	3385 Gwynn Rd
City, State	Lebanon, TENNESSEE	Lebanon, TN	Lebanon, TN	Lebanon, TN
Zip Code	37090	37090	37090	37090
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.57 ¹	5.96 ¹	8.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$535,000	\$549,900	\$639,900
List Price \$	--	\$535,000	\$563,549	\$639,900
Sale Price \$	--	\$535,000	\$535,000	\$605,000
Type of Financing	--	Va	Fha	Conventional
Date of Sale	--	03/15/2023	05/15/2023	06/14/2023
DOM · Cumulative DOM	-- · --	2 · 43	83 · 114	4 · 34
Age (# of years)	24	24	17	26
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	1.5 Stories 1.5 Story	1 Story Single Story	1 Story Single Story	2 Stories 2 Story
# Units	1	1	1	1
Living Sq. Feet	1,888	2,134	1,706	2,106
Bdrm · Bths · ½ Bths	2 · 2 · 1	3 · 2	3 · 3	3 · 2
Total Room #	4	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	572	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	7.27 acres	5.00 acres	8.66 acres	5.05 acres
Other	porch, deck (2), fireplace	porch, deck, fireplace, metal shop	porch, deck, fireplace, barn	porch, deck, shed (2)
Net Adjustment	--	+\$7,640	-\$9,640	-\$22,240
Adjusted Price	--	\$542,640	\$525,360	\$582,760

* 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.

Recent Sales - Cont.

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

- Sold 1** MLS Public Remarks: Opportunity knocks! House, 5 acres & HUGE metal shop bldg (40x70 & 30x20)! Features new carpet, fresh paint, oak hardwood floors, open floor plan, split bedrooms, soaring ceilings, covered deck with Treking, 2 car attached garage. All brick with metal framing nd steel shake roof. House & shop are on sep. meters. Accessed from Hwy 231 or Old Mboro Rd E. Being sold AS-IS with Seller making no repairs. ADJ: -\$10000 amenities, -\$15000 car storage, -\$14760 SF, +\$2000 bed/bath count, +\$45400 lot size, +\$39240 basement SF
- Sold 2** MLS Public Remarks: True Country Gentlemen's Farm, Fully Fenced, Absolutely Stunning Sunrises and Night Skies, Immaculately Kept home, Detached Workshop with Electricity and Heat, New Upper Package HVAC System, Above Ground Salt System 3 Years Old w/ New Cover, DTC High Speed Internet, 24x24 Shop, 8x8 Chicken House, 2 Stable Stall Shed, New Roof installed 03/21/2023, ADJ: -\$27800 lot size, -\$15000 car storage, -\$10000 amenities, +\$10920 SF, -\$7000 bed/bath count, +\$39240 basement SF
- Sold 3** MLS Public Remarks: Welcome to this stunning and level 5 acre lot with a brick farmhouse, perfectly situated in a central location to Lebanon, Smyrna, Mt. Juliet, and Nashville. This property offers a great opportunity to live in a peaceful setting while still being close to the city. The home has been remodeled while maintaining its original character. You will be welcomed by a spacious living room with large windows that let in all the natural light. The floor plan is an open-concept that is perfect for entertaining. The home boasts a large primary with an in suite bathroom as well as 2 more bedrooms and 1 more bathroom. There is also a spacious bonus room off of the kitchen with new flooring. Enjoy the serene views from the large deck into the fenced in yard. Also includes 20x20 shed. Don't miss out! ADJ: , +\$39240 basement SF, +\$44400 lot size, -\$15000 car storage, -\$13080 SF, +\$2000 bed/bath count, -\$80000 condition

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS COMMENTS, MLS #2518869 Public Remarks: Unique home on over 7 acres! Wonderful opportunity to buy your get-away just 45 minutes from Nashville! Do not wait, this one will go fast! Repairs will be needed. Some discoloration noted on walls. REO AUCTION PROPERTY- Property sold ?AS-IS? without contingencies, repairs, warranties, guarantees or representation as to listing accuracy, property information, photo or other depiction included or described herein. Private Remarks: Access Code: 1306 Combo lockbox. No appt needed. LIMITED SERVICE listing. Visit www.HUBZU.COM for auction details & submit offers. No email offers. Buyer/agent must register to bid. A buyer?s premium may be charged. Review FAQ?s on Hubzu & attachments to this listing for instruction on bidding PRIOR to contacting agent. Seller DOES NOT MAKE REPAIRS or turn on utilities. Buyers should inspect PRIOR to bidding. Property sold AS-IS with no warranties.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/11/2023	\$421,000	--	--	Pending/Contract	06/15/2023	\$421,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$555,900	\$555,900
Sales Price	\$550,000	\$550,000
30 Day Price	\$506,000	--
Comments Regarding Pricing Strategy		
<p>Over the last 6 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 6 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 1 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. Address not visible on house or mailbox. Address verified by street sign, neighboring house numbers, tax record plat map, and GPS.</p>		

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



Street

Listing Photos

L1 6961 Hartsville Pike
Lebanon, TN 37087



Front

L2 2928 Eastover Rd
Watertown, TN 37184



Front

L3 717 Burnt House Rd
Lebanon, TN 37090



Front

Sales Photos

S1 6186 Old Murfreesboro Rd E
Lebanon, TN 37090



Front

S2 2000 Blue Well Rd
Lebanon, TN 37090



Front

S3 3385 Gwynn Rd
Lebanon, TN 37090



Front

ClearMaps Addendum

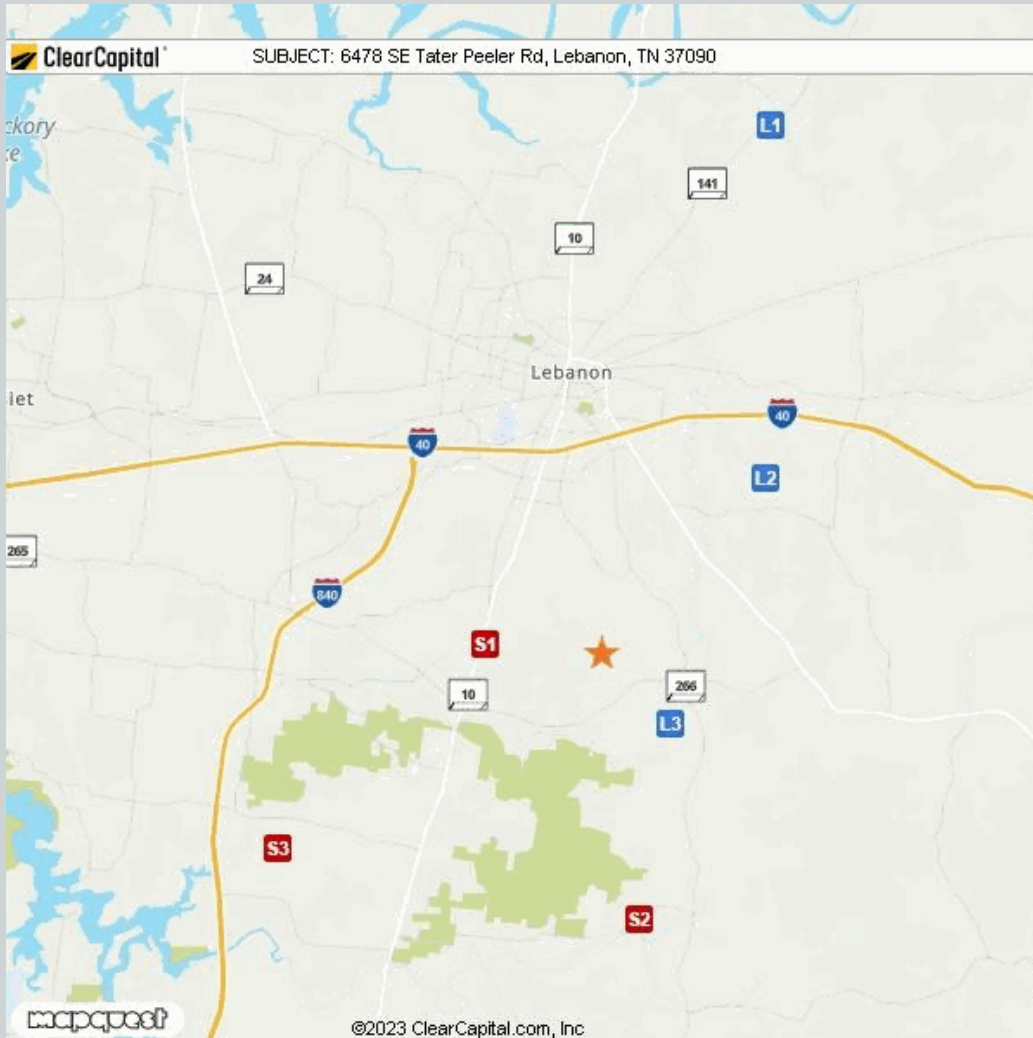
Address ★ 6478 Se Tater Peeler Road, Lebanon, TENNESSEE 37090

Loan Number 53805

Suggested List \$555,900

Suggested Repaired \$555,900

Sale \$550,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6478 Se Tater Peeler Road, Lebanon, Tennessee 37090	--	Parcel Match
L1 Listing 1	6961 Hartsville Pike, Lebanon, TN 37087	12.27 Miles ¹	Parcel Match
L2 Listing 2	2928 Eastover Rd, Watertown, TN 37184	5.31 Miles ¹	Parcel Match
L3 Listing 3	717 Burnt House Rd, Lebanon, TN 37090	2.20 Miles ¹	Parcel Match
S1 Sold 1	6186 Old Murfreesboro Rd E, Lebanon, TN 37090	2.57 Miles ¹	Parcel Match
S2 Sold 2	2000 Blue Well Rd, Lebanon, TN 37090	5.96 Miles ¹	Street Centerline Match
S3 Sold 3	3385 Gwynn Rd, Lebanon, TN 37090	8.36 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	6.13 miles	Date Signed	06/17/2023

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.