

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	9209 Clemson Street, Indianapolis, IN 46268	Order ID	8789498	Property ID	34289246
Inspection Date	06/17/2023	Date of Report	06/19/2023		
Loan Number	53857	APN	490317118033000600		
Borrower Name	Catamount Properties 2018 LLC	County	Marion		

Tracking IDs					
Order Tracking ID	06.16.23 BPO Request	Tracking ID 1	06.16.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CALIBER HOME LOANS INC	The subject is a 2 story traditional style home with brick/vinyl exterior and an asphalt shingle roof. The subject appears to be in average condition with no repairs noted. The subject's roof appears older and near the end of its useful life. The subject is situated on a typical lot for the are and has a 2 car attached garage. No negative external influences noted.
R. E. Taxes	\$4,436	
Assessed Value	\$270,100	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(The subject is vacant and secured, notice noted on the front window.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Association Management 317-915-0400	
Association Fees	\$576 / Year (Pool,Tennis,Greenbelt,Other: Clubhouse)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in an area with a mix of SFR, condo and apartments. Homes in the area are in average/good condition with no adverse conditions noted. The area is located near schools (.5 miles) and commerce (1.1 miles). According to the MLS the values in the area have increased slightly. Neighborhood amenities include a pool, park, tennis courts.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$245,000 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	9209 Clemson Street	3039 Oberlin Ct.	3208 Albright Ct.	9035 Colgate St.
City, State	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN
Zip Code	46268	46268	46268	46268
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.11 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$339,900	\$330,000	\$279,000
List Price \$	--	\$339,900	\$330,000	\$279,000
Original List Date		04/28/2023	06/16/2023	05/29/2023
DOM · Cumulative DOM	-- · --	43 · 52	3 · 3	21 · 21
Age (# of years)	51	52	51	50
Condition	Average	Good	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 Traditional	2 Stories Traditional	Split Multi-Level	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,367	2,184	2,820	2,534
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 2 · 2	4 · 2 · 1	4 · 3
Total Room #	10	11	12	11
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	50%	75%	75%	0%
Basement Sq. Ft.	598	800	780	--
Pool/Spa	--	--	--	--
Lot Size	.27 acres	.27 acres	.24 acres	.28 acres
Other	n, a	n, a	n, a	n, a

* Listing 3 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 The comp is located in the same neighborhood and is similar in style. The comp has slightly less GLA however the comp has superior condition with many updates.

Listing 2 The comp is a competitive style located in the same neighborhood. The comp has more GLA and a finished basement. The comp appears to be similar in condition.

Listing 3 The comp is similar in style and condition and is located in the the same neighborhood. The comp has slightly more GLA, no basement. The comp is similar in conditon. The comp is pending with an accepted offer.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	9209 Clemson Street	9249 Holyoke Ct.	9232 Holyoke Ct.	3910 Pebble Creek Dr.
City, State	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN
Zip Code	46268	46268	46268	46268
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.37 ¹	1.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,000	\$315,000	\$280,000
List Price \$	--	\$319,000	\$315,000	\$280,000
Sale Price \$	--	\$319,000	\$299,900	\$275,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	03/17/2023	01/30/2023	05/18/2023
DOM · Cumulative DOM	-- · --	5 · 30	3 · 56	21 · 49
Age (# of years)	51	45	46	42
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,367	1,928	2,003	1,976
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	10	12	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	50%	50%	0%	0%
Basement Sq. Ft.	598	864	--	--
Pool/Spa	--	--	--	--
Lot Size	.27 acres	.26 acres	.26 acres	.23 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	+\$8,780	+\$13,260	+\$13,800
Adjusted Price	--	\$327,780	\$313,160	\$288,800

* 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** The comp is similar in style and is located in the same neighborhood. The comp has slightly less GLA. The comp has some updates and is in overall average condition. Value adjustment: +8780 GLA.
- Sold 2** The comp is also located in the same neighborhood and is similar in style with slightly less GLA, no basement. Limited MLS comments. Value adjustment: +7280 GLA, +5980 basement.
- Sold 3** The comp is located in a competitive area and is similar in style and with slightly less GLA. The comp has some updates. Value adjustment: +7820 GLA, +5980 basement.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject last sold 3/12/2020 for \$220,000.			
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	\$304,000	\$304,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$278,000	--
Comments Regarding Pricing Strategy		
Fair market value was obtained by utilizing the most proximate and comparable comps. All comps are located in the same or nearby competitive areas with no market boundaries crossed. The wide range of values is unavoidable due to limited inventory and differences in condition and characteristics. Competitive styles were used however no value adjustment necessary with equal demand for both. Unable to bracket the GLA with the sold comps, value adjustments made to compensate for the differences.		

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 3039 Oberlin Ct.
Indianapolis, IN 46268



Front

L2 3208 Albright Ct.
Indianapolis, IN 46268



Front

L3 9035 Colgate St.
Indianapolis, IN 46268



Front

Sales Photos

S1 9249 Holyoke Ct.
Indianapolis, IN 46268



Front

S2 9232 Holyoke Ct.
Indianapolis, IN 46268



Front

S3 3910 Pebble Creek Dr.
Indianapolis, IN 46268



Front

ClearMaps Addendum

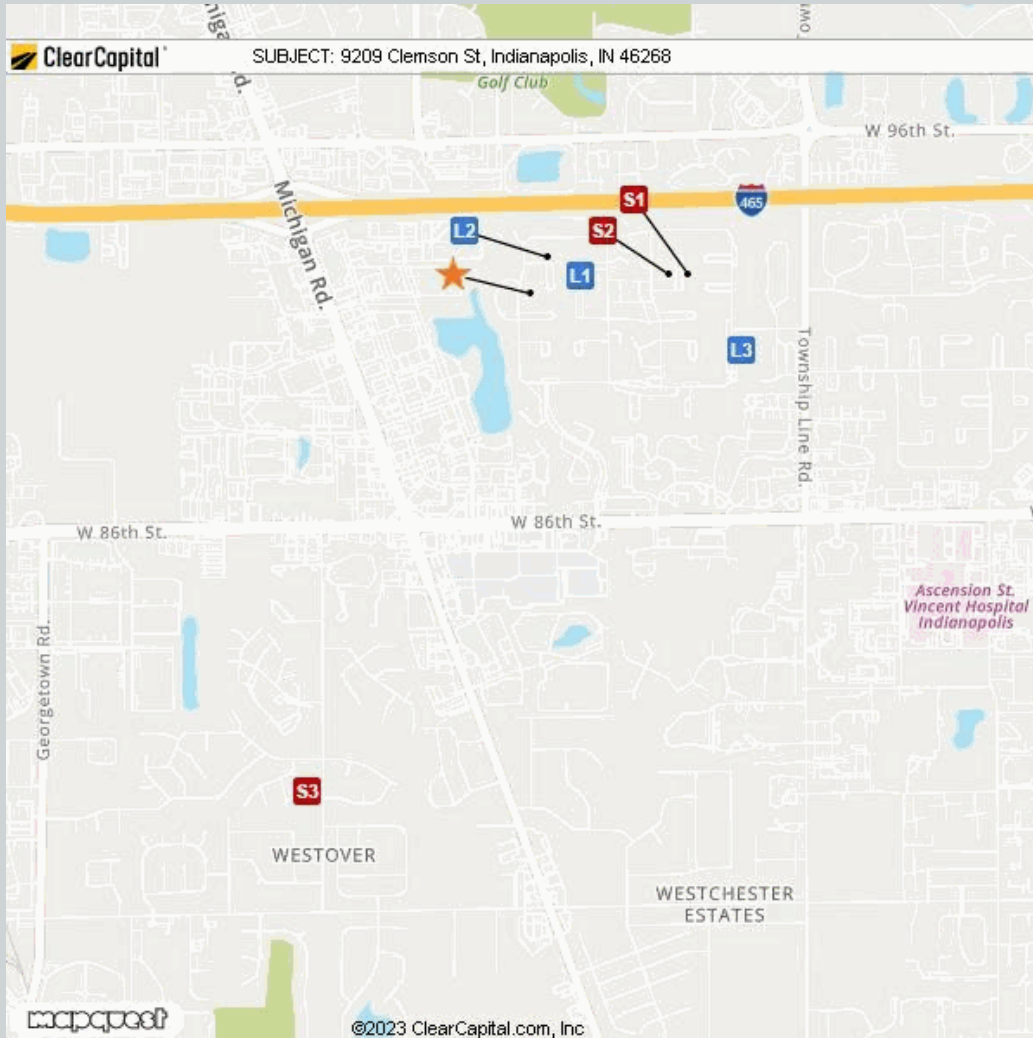
Address ★ 9209 Clemson Street, Indianapolis, IN 46268

Loan Number 53857

Suggested List \$304,000

Suggested Repaired \$304,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9209 Clemson Street, Indianapolis, IN 46268	--	Parcel Match
L1 Listing 1	3039 Oberlin Ct., Indianapolis, IN 46268	0.14 Miles ¹	Parcel Match
L2 Listing 2	3208 Albright Ct., Indianapolis, IN 46268	0.11 Miles ¹	Parcel Match
L3 Listing 3	9035 Colgate St., Indianapolis, IN 46268	0.57 Miles ¹	Parcel Match
S1 Sold 1	9249 Holyoke Ct., Indianapolis, IN 46268	0.42 Miles ¹	Parcel Match
S2 Sold 2	9232 Holyoke Ct., Indianapolis, IN 46268	0.37 Miles ¹	Parcel Match
S3 Sold 3	3910 Pebble Creek Dr., Indianapolis, IN 46268	1.44 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	Brad Gootee	Company/Brokerage	Capitol City Realty, LLC.
License No	RB14027074	Address	8080 Windham Lake Way Indianapolis IN 46214
License Expiration	06/30/2026	License State	IN
Phone	3172580925	Email	bradgootee@gmail.com
Broker Distance to Subject	8.45 miles	Date Signed	06/19/2023

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.