

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	131 Henson Drive, Hopkinsville, KY 42240	Order ID	8869452	Property ID	34485813
Inspection Date	08/10/2023	Date of Report	08/11/2023		
Loan Number	54158	APN	208000501700		
Borrower Name	Catamount Properties 2018 LLC	County	Christian		

Tracking IDs

Order Tracking ID	08.08.23 BPO Request	Tracking ID 1	08.08.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Unk	Condition Comments	
R. E. Taxes	\$900	The subject appears to be in average condition from the drive-by inspection. No repairs are noted.	
Assessed Value	\$84,500		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Unk)		
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	
Local Economy	Stable	Homes in the area vary in size, style, age, condition, and value. The subject is located within reasonable proximity to schools and shopping. The predominate owner is an owner occupant.	
Sales Prices in this Neighborhood	Low: \$40,000 High: \$200,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	131 Henson Drive	923 9th St E	404 Crestview	2727 Nelson Dr
City, State	Hopkinsville, KY	Hopkinsville, KY	Hopkinsville, KY	Hopkinsville, KY
Zip Code	42240	42240	42240	42240
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.93 ¹	2.63 ¹	2.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$119,900	\$139,900	\$100,000
List Price \$	--	\$119,900	\$139,900	\$100,000
Original List Date		02/01/2023	06/01/2023	07/11/2023
DOM · Cumulative DOM	-- · --	186 · 191	45 · 71	30 · 31
Age (# of years)	46	58	63	50
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	1,860	1,425	1,404	1,740
Bdrm · Bths · ½ Bths	4 · 2	2 · 1	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.46 acres	1 acres	0.19 acres	.40 acres
Other	Porch	Porch	Porch	Porch

* 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 Solid All Brick Home With Good Bones 2 Bedroom With a Bonus Room With Natural Hardwood Floors, Covered Porch, Detached 2-Car Carport, Formal Dining And Living Room, Fireplace, And an Unfinished Basement. Close To Fort Campbell, Nashville, Shopping, Hospital, And Entertainment. Zoned B-2 Commercial

Listing 2 Cutest Little Bungalow Around Shared Garage Wall Divides The 2 Spaces. Nice Quiet Back Yard And It Has a Great Location Off Of Country Club And Nelson Drive 3 Bedroom Home With 2 Baths

Listing 3 Nice Home That Needs Some Work In The Revitalizing Area Of Nelson Drive. 3 Bedrooms With an Office Large, Shaded Lot. Perfect For an Fha 203-K Purchase Or Other Rehab Type Loan. Will Be a Great Home Once Brought Back To Life

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	131 Henson Drive	307 Apache Dr	206 Dawn Dr	308 Adams Ave
City, State	Hopkinsville, KY	Hopkinsville, KY	Hopkinsville, KY	Hopkinsville, KY
Zip Code	42240	42240	42240	42240
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.42 ¹	2.54 ¹	1.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$115,000	\$109,900	\$140,000
List Price \$	--	\$115,000	\$109,900	\$140,000
Sale Price \$	--	\$85,000	\$100,000	\$125,000
Type of Financing	--	Cash	Va	Cash
Date of Sale	--	01/23/2023	11/09/2022	12/02/2022
DOM · Cumulative DOM	-- · --	92 · 144	48 · 69	173 · 215
Age (# of years)	46	62	43	51
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	1,860	1,480	1,780	2,350
Bdrm · Bths · ½ Bths	4 · 2	3 · 1 · 1	3 · 1 · 1	3 · 3
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.46 acres	0.36 acres	0.56 acres	0.44 acres
Other	Porch	Porch, Fence	Porch, Patio	Porch, Deck
Net Adjustment	--	+\$5,300	-\$2,000	-\$29,150
Adjusted Price	--	\$90,300	\$98,000	\$95,850

* 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** Brick Home With Detached 25X30 Garage. Fenced Yard. Home Features 3 Bedrooms. 1.5 Baths. Living Room And Den With Fireplace. Most Windows Have Been Updated. Metal Roof Was Replaced In 2015. +13300 size, -8000 garage.
- Sold 2** 3 Bedrooms And 1.5 Baths, Large Concrete Patio, Detached 1 Car Garage And 1 Car Carport, Large Laundry Room And Walk In Pantry. -2000 carport
- Sold 3** Investor s Spacious 3 Bed 3 Bath Brick Home w/ Over 2300 sq Feet Of Livable Space, 24 x 11 Formal Dining/ Living rm 20 X12 Family Room Has a Gas Fireplace, 21X14 Great rm w/ Fireplace, Kitchen Has Lovely Cabinets, Sunroom, Master Bedrm w/ Bath Wic, Partial Basement Has 12x24 Room, 2 Car Garage Updated Windows, New Roof. -17150 size, -8000 car storage, -4000 bathroom.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent listing history.			
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	\$92,900	\$92,900
Sales Price	\$92,000	\$92,000
30 Day Price	\$82,000	--
Comments Regarding Pricing Strategy		
The subject appears to be vacant. No repairs noted. The comparables bracket the subjects size and age. No numerics on home. The subject was verified by the tax record.		

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



Side



Side



Street

Listing Photos

L1 923 9th St E
Hopkinsville, KY 42240



Front

L2 404 Crestview
Hopkinsville, KY 42240



Front

L3 2727 Nelson Dr
Hopkinsville, KY 42240



Front

Sales Photos

S1 307 Apache Dr
Hopkinsville, KY 42240



Front

S3 308 Adams Ave
Hopkinsville, KY 42240



Front



Front

ClearMaps Addendum

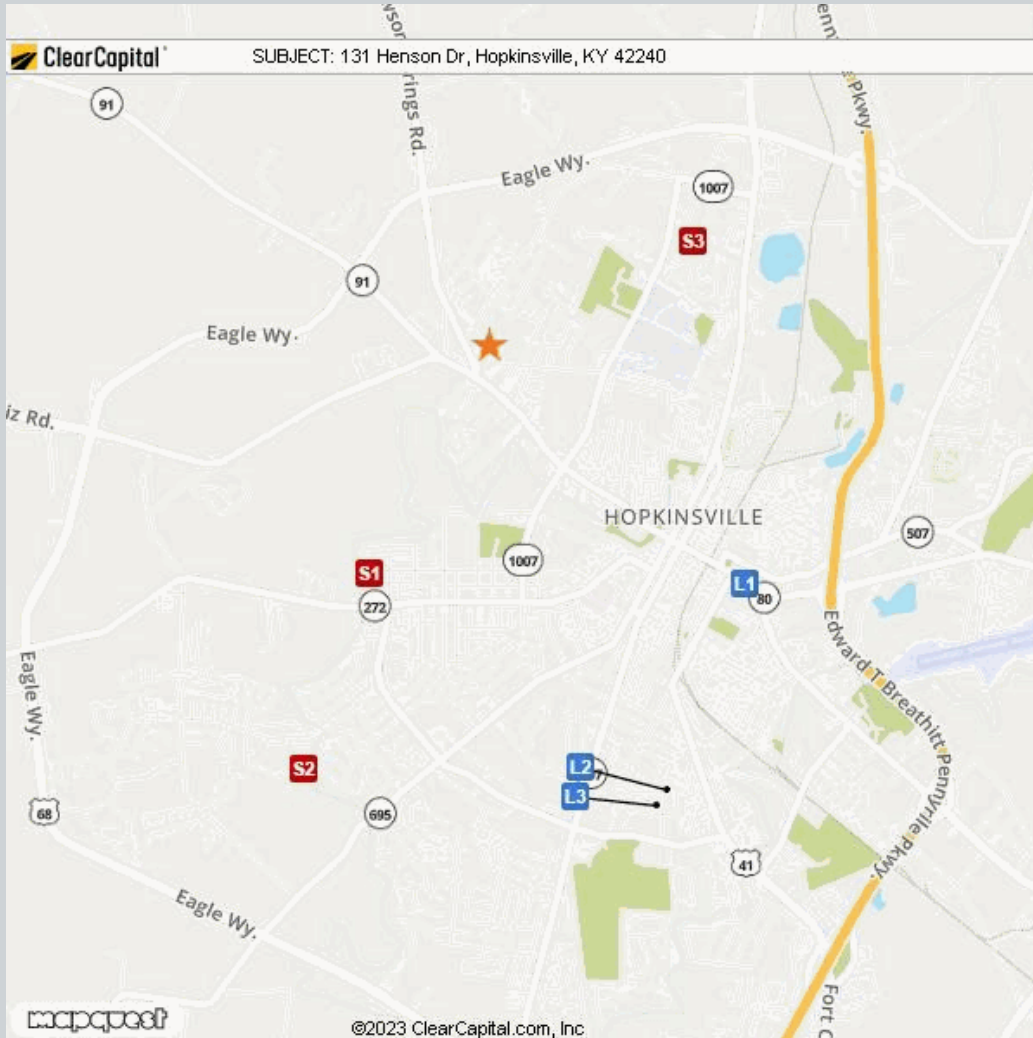
Address ★ 131 Henson Drive, Hopkinsville, KY 42240

Loan Number 54158

Suggested List \$92,900

Suggested Repaired \$92,900

Sale \$92,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	131 Henson Drive, Hopkinsville, KY 42240	--	Parcel Match
L1 Listing 1	923 9th St E, Hopkinsville, KY 42240	1.93 Miles ¹	Street Centerline Match
L2 Listing 2	404 Crestview, Hopkinsville, KY 42240	2.63 Miles ¹	Parcel Match
L3 Listing 3	2727 Nelson Dr, Hopkinsville, KY 42240	2.69 Miles ¹	Parcel Match
S1 Sold 1	307 Apache Dr, Hopkinsville, KY 42240	1.42 Miles ¹	Parcel Match
S2 Sold 2	206 Dawn Dr, Hopkinsville, KY 42240	2.54 Miles ¹	Parcel Match
S3 Sold 3	308 Adams Ave, Hopkinsville, KY 42240	1.26 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	Hannah Gossett	Company/Brokerage	New Horizons Realty
License No	207911	Address	671 E. Arch Street Madisonville KY 42431
License Expiration	03/31/2024	License State	KY
Phone	2703397462	Email	hannahgossett@gmail.com
Broker Distance to Subject	30.98 miles	Date Signed	08/11/2023

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.