

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 | 85 Crosswinds Drive, Mount Juliet, TN 37122 | Order ID | 8864065 | Property ID | 34474530 |
| Inspection Date | 08/05/2023 | Date of Report | 08/06/2023 | | |
| Loan Number | 54354 | APN | 029J A 02100 000 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Wilson | | |

| | | | | | |
|--------------------------|----------------------|----------------------|----------------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 08.04.23 BPO Request | Tracking ID 1 | 08.04.23 BPO Request | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | Condition Comments |
|---------------------------------------|--|---|
| Owner | UNLAND,KAREN FAMILY TRUST | subject looks to be in good condition, rural area with lower traffic, close to recreation areas and freeway access, lot is somewhat wooded and sits higher off street. exterior paint and porch looks to be in good condition. Area is rural with large lots medium density residential housing. Subject area is on a peninsula surrounded by the Cumberland river/ old hickory lake. Subject is Not a lake view or lake frontage property. |
| R. E. Taxes | \$1,210 | |
| Assessed Value | \$63,400 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes | |
| | (locked up contractor box on front door) | |
| Ownership Type | Fee Simple | |
| Property Condition | Good | |
| 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 | | Neighborhood Comments |
|--|-------------------------------------|---|
| Location Type | Rural | subject area is a peninsula and there are several lakeview and lake front properties, the subject is not a lake front or lake view and this limits the comparable properties somewhat. several of the neighborhood houses have been older homes with basements that have been remodeled and the basement has been finished. Rural area with large lots with medium density, low traffic area, close to lake recreation areas. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$254,000 High: \$1,200,000 | |
| Market for this type of property | Decreased 5 % in the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|-------------------------------|-----------------------|------------------------------|----------------------------|-----------------------------|
| Street Address | 85 Crosswinds Drive | 45 Crosswinds Dr | 295 Saundersville Ferry Rd | 1216 Saundersville Ferry Rd |
| City, State | Mount Juliet, TN | Mount Juliet, TN | Mount Juliet, TN | Mount Juliet, TN |
| Zip Code | 37122 | 37122 | 37122 | 37122 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.09 ¹ | 2.12 ¹ | 1.33 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$499,900 | \$450,000 | \$274,900 |
| List Price \$ | -- | \$499,900 | \$450,000 | \$274,900 |
| Original List Date | | 07/27/2023 | 07/25/2023 | 07/21/2023 |
| DOM · Cumulative DOM | -- · -- | 1 · 10 | 1 · 12 | 1 · 16 |
| Age (# of years) | 70 | 69 | 56 | 58 |
| Condition | Good | Good | Good | Fair |
| 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 traditional | 1 Story traditional | 1 Story traditional | 1 Story traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,504 | 2,020 | 1,840 | 1,250 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 4 · 2 | 3 · 1 · 1 |
| Total Room # | 7 | 7 | 8 | 7 |
| Garage (Style/Stalls) | None | Attached 2 Car(s) | Detached 2 Car(s) | Attached 1 Car |
| Basement (Yes/No) | Yes | Yes | No | No |
| Basement (% Fin) | 0% | 50% | 0% | 0% |
| Basement Sq. Ft. | 1,504 | 760 | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 1.23 acres | .56 acres | .43 acres | 1.30 acres |
| Other | -- | renovated 2005, studio inlaw | room addition 266sqft | investor |

* Listing 2 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** List comp 1 is superior to subject, currently pending, adjust for sqft from renovated basement, has attached 2car garage and 2 car detached garage. Original deed found recorded in 1954, house was fully renovated in 2005 remarks: You've got to view this amazing renovated home on .56 acre & close to the Lake. It features beautiful updated kitchen with stainless appliances & open shelving. 3 bedrooms, 2 baths, finished downstairs area with rec room/guest room and storage closet. An additional outdoor studio room that's 160 sq ft could be an office, fitness room, mancave or ??? It has opening for a bar & seating and adjoins the outdoor fire pit area. Dine out tonight on your own new composite deck area. This back yard is just perfect for entertaining!! It has 4 car garage with plenty of room for your boat & toys. 2 car attached garage & a 2 car detached (22x30) workshop. Fenced back yard with trees, 2 storage sheds, one 8x10. Lots of attic storage as well. No HOA. Zoned for Lakeview Elementary & Greenhill High School. Private Remarks: See Offer Instructions. Detached garage has no power, but it is set up in panel of house to extend.
- Listing 2** List comp 2 is most similar to subject adjust for sqft and detached garage, was in coming soon status for approx 30 days, Welcome to this charming home nestled in the heart of Mount Juliet! This timeless residence exudes warmth, character, and modern updates that will captivate any homebuyer. This mid-century modern home is just waiting for your own personal touches. The standout feature of this home is the magnificent sunroom, a true oasis that seamlessly blends indoor and outdoor living. This home is located close to the Cedar Creek Marina where you can rent boats and enjoy a day out on Old Hickory Lake. Being only 40 minutes from Downtown Nashville, it offers a lot of options for entertainment, restaurants and shopping
- Listing 3** List comp 3 is inferior to subject, adjust for sqft and condition, Great ranch home, Investors special ,located on a large lot, 3 br,1.5 baths, 1 car garage. Minutes from the lake, hardwoods, Needs to be remodeled bathroom , kitchen, and etc. Cash or conventional only Sold as is .Hurry wont last long.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-----------------------|-----------------------------|-----------------------|-----------------------|
| Street Address | 85 Crosswinds Drive | 2508 Saundersville Ferry Rd | 710 Outlook Dr | 1612 Cedar Tree Ln |
| City, State | Mount Juliet, TN | Mount Juliet, TN | Mount Juliet, TN | Mount Juliet, TN |
| Zip Code | 37122 | 37122 | 37122 | 37122 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.16 ¹ | 1.40 ¹ | 2.17 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$599,900 | \$449,900 | \$270,000 |
| List Price \$ | -- | \$599,900 | \$449,900 | \$270,000 |
| Sale Price \$ | -- | \$549,900 | \$441,000 | \$270,000 |
| Type of Financing | -- | Conv | Conv | Conv |
| Date of Sale | -- | 02/10/2023 | 03/07/2023 | 04/03/2023 |
| DOM · Cumulative DOM | -- · -- | 23 · 23 | 27 · 35 | 53 · 53 |
| Age (# of years) | 70 | 44 | 53 | 33 |
| Condition | Good | Good | Good | 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 Story traditional | 1 Story traditional | 1 Story traditional | 1 Story traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,504 | 2,450 | 1,843 | 1,189 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 4 · 3 | 3 · 2 | 3 · 2 |
| Total Room # | 7 | 9 | 7 | 7 |
| Garage (Style/Stalls) | None | None | Attached 2 Car(s) | Attached 1 Car |
| Basement (Yes/No) | Yes | Yes | Yes | No |
| Basement (% Fin) | 0% | 100% | 50% | 0% |
| Basement Sq. Ft. | 1504 | 1,225 | 593 | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 1.23 acres | .34 acres | 1 acres | .23 acres |
| Other | -- | remodeled , basement | remodeled , basement | investor |
| Net Adjustment | -- | -\$75,000 | -\$25,000 | +\$100,000 |
| Adjusted Price | -- | \$474,900 | \$416,000 | \$370,000 |

* 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** Sold comp 1 is superior to subject, adjust for sqft, age, lot size: Beautifully remodeled home five minutes from Old Hickory Lake! The interior space was redesigned with a modern style. New windows, drywall and paint, LVP flooring, and light fixtures throughout. Vaulted ceiling in the main living area. Kitchen includes new cabinets with black leather granite countertops. Hallway bath has tile flooring, marble countertop, and tub/shower combo. Primary bath features custom tile flooring and tile shower. Basement transformed to bring more living space with two bedrooms, full bath, and large living area with natural light. Potential shelter/safe room has steel door. New HVAC and 1 year old roof. Plenty of space for your boat!
- Sold 2** Sold comp 2 is most similar to subject adjust for sqft, 2car garage, partial basement. Renovated inside and out all brick home. New HVAC, roof, windows and gutters. New carpet and Luxury vinyl plank floors. Fresh paint throughout. New cabinets and granite in kitchen and baths. New sinks, tubs, lighting, kitchen appliances and much more! Partial finished basement with 2 car attached garage. Great schools! Storage buildings are being sold "AS IS". Ready to move into!
- Sold 3** Sold comp 3 is inferior to subject adjust for sqft and condition, lot size, renovation needed. For comp purposes only. Needs some work.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Tax Record 07/19/2019 Deed Recorded Tax Record 09/03/2003 Deed Recorded Tax Record 06/25/2002 Deed Recorded Tax Record 09/25/1953 Deed Recorded | | | |
| 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 | \$440,000 | \$440,000 |
| Sales Price | \$425,000 | \$425,000 |
| 30 Day Price | \$415,000 | -- |
| Comments Regarding Pricing Strategy | | |
| subject inspection was a drive by so we did not go inside to view condition. instructions were that this subject was in renovated condition good. Peninsula limits the comps to a smaller area than normal and the subject is not on the lake nor is a view lot. Based on the information from the comps the prices and marketing should be fairly accurate. | | |

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



Address Verification



Street

Listing Photos

L1 45 Crosswinds dr
Mount Juliet, TN 37122



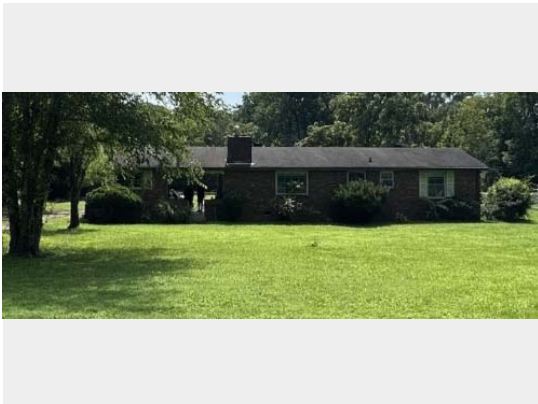
Front

L2 295 Saundersville ferry rd
Mount Juliet, TN 37122



Front

L3 1216 Saundersville ferry rd
Mount Juliet, TN 37122



Front

Sales Photos

S1 2508 Saundersville Ferry rd
Mount Juliet, TN 37122



Front

S2 710 Outlook dr
Mount Juliet, TN 37122



Front

S3 1612 Cedar Tree In
Mount Juliet, TN 37122



Front

ClearMaps Addendum

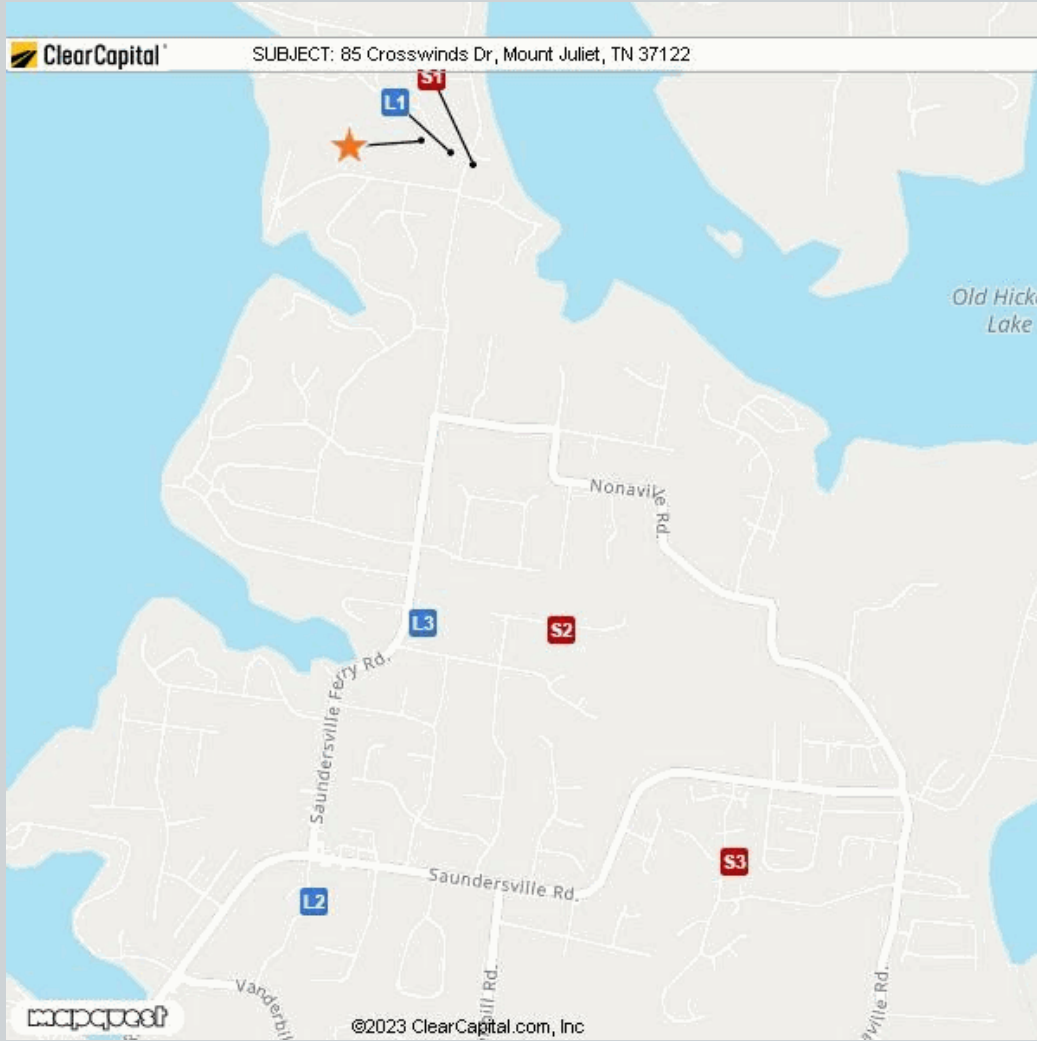
Address ★ 85 Crosswinds Drive, Mount Juliet, TN 37122

Loan Number 54354

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$425,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 85 Crosswinds Drive, Mount Juliet, TN 37122 | -- | Parcel Match |
| L1 Listing 1 | 45 Crosswinds Dr, Mount Juliet, TN 37122 | 0.09 Miles ¹ | Parcel Match |
| L2 Listing 2 | 295 Saundersville Ferry Rd, Mount Juliet, TN 37122 | 2.12 Miles ¹ | Parcel Match |
| L3 Listing 3 | 1216 Saundersville Ferry Rd, Mount Juliet, TN 37122 | 1.33 Miles ¹ | Parcel Match |
| S1 Sold 1 | 2508 Saundersville Ferry Rd, Mount Juliet, TN 37122 | 0.16 Miles ¹ | Parcel Match |
| S2 Sold 2 | 710 Outlook Dr, Mount Juliet, TN 37122 | 1.40 Miles ¹ | Parcel Match |
| S3 Sold 3 | 1612 Cedar Tree Ln, Mount Juliet, TN 37122 | 2.17 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 | Ronald POINDEXTER | Company/Brokerage | Ron Poindexter Real Estate |
| License No | 356749 | Address | 120 Lindsey Hollow Rd Gallatin TN 37066 |
| License Expiration | 10/01/2024 | License State | TN |
| Phone | 6159950505 | Email | ronkpoindexter@gmail.com |
| Broker Distance to Subject | 12.22 miles | Date Signed | 08/06/2023 |

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.