

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	324 Willow Glen Road, Chattanooga, TENNESSEE 37421	Order ID	8997945	Property ID	34726204
Inspection Date	10/28/2023	Date of Report	10/29/2023		
Loan Number	55617	APN	170M D 002.04		
Borrower Name	Catamount Properties 2018 LLC	County	Hamilton		

Tracking IDs					
Order Tracking ID	10.27_BPO	Tracking ID 1	10.27_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Jones Edward G Carolyn G	Condition Comments	
R. E. Taxes	\$4,306		appears to be in average condition
Assessed Value	\$383,800		
Zoning Classification	res		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	council fire		
Association Fees	\$529 / Quarter (Pool,Landscaping,Tennis,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		gold course community. various ages styles and lot sizes of homes in area. some on course and some not
Sales Prices in this Neighborhood	Low: \$599,000 High: \$1,351,000		
Market for this type of property	Decreased 7 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	324 Willow Glen Road	8013 Dancing Fern Tr	815 Spindle Ct	775 Flinn Dr
City, State	Chattanooga, TENNESSEE	Chattanooga, TN	Chattanooga, TN	Chattanooga, TN
Zip Code	37421	37421	37421	37412
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	1.29 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$595,000	\$517,000	\$550,000
List Price \$	--	\$595,000	\$517,000	\$545,000
Original List Date		10/10/2023	10/19/2023	04/13/2023
DOM · Cumulative DOM	-- · --	6 · 19	10 · 10	199 · 199
Age (# of years)	23	17	13	46
Condition	Good	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Golf Course	Beneficial ; Golf Course	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	2 Stories 2 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	2,800	2,739	2,604	3,500
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	1,000	--	--
Pool/Spa	--	--	--	--
Lot Size	.37 acres	.55 acres	.20 acres	1.83 acres
Other	0	0	0	0

* 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** open floor plan, has solid hardwood flooring throughout. Spacious foyer open to what could be a formal dining room or office area. Kitchen has tons of cabinetry space, granite counter tops, stainless appliances and butlers pantry. Family room is pouring with natural light and built-ins surrounding a gas fireplace. Perfect for entertaining guests, while in the kitchen. Laundry room and attached area would make a great desk space. There is a half bathroom on the main level for easy access. Upstairs, the owner's suite is very large with lots of windows and hardwood flooring. Owner's bathroom has double vanities, separate shower, jetted tub and the most wonderful walk-in closet space. There are 3 more guest bedrooms on this level that share a hallway bathroom. Basement is a blank slate with poured concrete walls and walk-out to backyard
- Listing 2** home on Cul-de-sac with lots of custom features. This beautiful home has 4 bedrooms or you can use one of the large bedrooms as a large bonus room for extra family fun time or media lounge. Lots of hardwood floors and extra trim give an elegance to the woodwork. There's plenty of storage space and a nice sized built-in wine rack as well. Gas stove and screen porch overlook the private back yard with a high privacy fence.
- Listing 3** well-maintained home. This home is all on one level with plenty of space. It offers a large eat in kitchen and a formal dining space, a huge den area as well as a formal living room. The possibilities are endless as there is NO CARPET, hardwood floors, tile and the den has poured Torginol floors. The primary bedroom is very spacious with a separate room great for an office, craft room or just a quiet sitting room. There is a large exercise pool located in a separate enclosed space with additional privacy. The seller will not guarantee the pool equipment as it has not been used in years. The seller replaced the HVAC in 2019. There are two water heaters. HOA is on a voluntary basis as it is not required.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	324 Willow Glen Road	8013 Dancing Fern Tr	7809 Scrapeshin Tr	507 Iron Wood Tr
City, State	Chattanooga, TENNESSEE	Chattanooga, TN	Chattanooga, TN	Chattanooga, TN
Zip Code	37421	37421	37421	37421
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.08 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,000	\$775,000	\$825,000
List Price \$	--	\$599,000	\$775,000	\$725,000
Sale Price \$	--	\$599,000	\$747,750	\$725,000
Type of Financing	--	Conv	Cash	Cash
Date of Sale	--	10/28/2022	02/24/2023	07/19/2023
DOM · Cumulative DOM	-- · --	5 · 49	19 · 53	264 · 287
Age (# of years)	23	20	24	18
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Golf Course	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course	Neutral ; Residential
Style/Design	1.5 Stories 1.5 story	2 Stories 2 story	1.5 Stories 1.5	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	2,800	3,044	4,006	3,610
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3 · 1	3 · 4 · 1	4 · 3 · 1
Total Room #	7	9	9	9
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	.37 acres	.15 acres	.33 acres	.33 acres
Other	0	seller pd 10k in cc	0	0
Net Adjustment	--	-\$24,800	-\$139,200	-\$45,500
Adjusted Price	--	\$574,200	\$608,550	\$679,500

* 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** The kitchen is open to the breakfast room and living room, which has vaulted ceilings, a fireplace, and overlooks the backyard and screened-in porch. Off the kitchen is the dining room, perfect for family gatherings. The master-on-main suite has tray ceilings, as well as a large bath and closet. A second bedroom is also on the main floor but could also be perfect for a home office. Upstairs are two additional bedrooms and two full baths
- Sold 2** situated on the second green of the Council Fire Golf Course. The elegant entryway with marble columns leads to a reception area with hardwood floors and on to the 2 story living room. Gorgeous stacked stone fireplace enhances this lovely room. Large windows adjacent to the fireplace let in natural light. Adjoining the living room is the formal dining room with large windows and doors to the outside porch. The kitchen has hardwood floors and lovely granite counter tops and More...cherry cabinets. No worries with seating as there is a U shaped leather booth with cherry table which overlooks the second green of the golf course. The large master bedroom is on the main level with it's own bathroom. The master also has room for a sitting area in front of a fireplace with gas logs. A loft is upstairs which overlooks the living room and is currently being used as a recreation area that has a pool table and a wet bar. All bedrooms are large and have tray ceilings.
- Sold 3** brick and stone exterior are enhanced by impeccably crafted landscaping and hardscaping. The main floor of this stunning property boasts a luxurious primary bedroom suite with an updated spa-like bathroom that features a spacious stone shower with a frameless glass enclosure. Upon entering the home, you are greeted by a beautiful home office with a cathedral ceiling and double doors that provide privacy, making it a versatile space that could also serve as a nursery. The open floor plan, complete with hardwood oak flooring, creates a seamless flow from the separate dining room to the grand living room. This space features a striking stone fireplace and built-in cabinetry, and it opens up to the upstairs hallway and the eat-in kitchen, creating an ideal space for hosting family and friends. As you ascend to the second level, you will discover three large bedrooms, two full bathrooms, and a bonus room, creating the perfect space for kids or extended family. The chef's dream kitchen boasts custom cabinetry in a stunning wood finish, a paneled refrigerator, dishwasher, and ice maker, two-tone complementary granite countertops, and a coffee bar that includes a separate wine or drink fridge.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				listed and removed 2 times in the past 12 months			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	2						
# 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
02/20/2023	\$575,000	07/28/2023	\$550,000	Cancelled	03/08/2023	\$575,000	MLS
07/28/2023	\$600,000	--	--	Cancelled	09/27/2023	\$550,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$579,900	\$579,900
Sales Price	\$575,000	\$575,000
30 Day Price	\$525,000	--
Comments Regarding Pricing Strategy		
<p>only 1 listing in the subdivision in TN. subject is one of the smaller homes in the area. unable to find similar sold comps in same subdivision that are smaller in gla than subject. expanded search out to over 1 mile, outside of the subdivision, and back 12 months to find similar sold comps in same subdivision. very limited similar comps. wider than normal variances due to limited similar comps. valued to sell in average time on market</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 8013 Dancing Fern Tr
Chattanooga, TN 37421



Front

L2 815 Spindle Ct
Chattanooga, TN 37421



Front

L3 775 Flinn Dr
Chattanooga, TN 37412



Front

Sales Photos

S1 8013 Dancing Fern Tr
Chattanooga, TN 37421



Front

S2 7809 Scrapeshin Tr
Chattanooga, TN 37421



Front

S3 507 Iron Wood Tr
Chattanooga, TN 37421



Front

ClearMaps Addendum

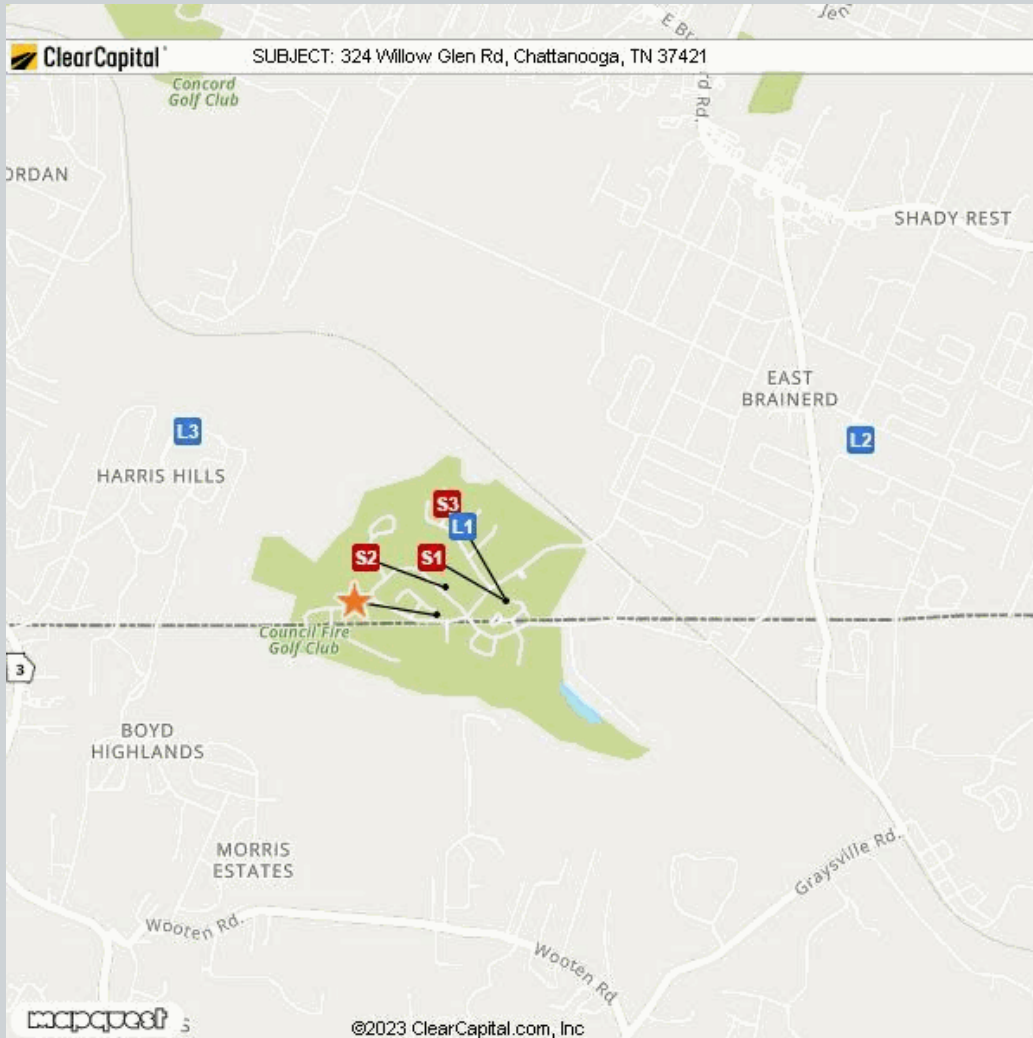
Address ★ 324 Willow Glen Road, Chattanooga, TENNESSEE 37421

Loan Number 55617

Suggested List \$579,900

Suggested Repaired \$579,900

Sale \$575,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	324 Willow Glen Road, Chattanooga, Tennessee 37421	--	Parcel Match
L1 Listing 1	8013 Dancing Fern Tr, Chattanooga, TN 37421	0.20 Miles ¹	Parcel Match
L2 Listing 2	815 Spindle Ct, Chattanooga, TN 37421	1.29 Miles ¹	Parcel Match
L3 Listing 3	775 Flinn Dr, Chattanooga, TN 37412	0.87 Miles ¹	Parcel Match
S1 Sold 1	8013 Dancing Fern Tr, Chattanooga, TN 37421	0.20 Miles ¹	Parcel Match
S2 Sold 2	7809 Scrapeshin Tr, Chattanooga, TN 37421	0.08 Miles ¹	Parcel Match
S3 Sold 3	507 Iron Wood Tr, Chattanooga, TN 37421	0.31 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 Epperson	Company/Brokerage	Bentwood Property Group
License No	282669	Address	8052 Standifer Gap Rd Chattanooga TN 37421
License Expiration	11/15/2024	License State	TN
Phone	4234213323	Email	epperson.brad@gmail.com
Broker Distance to Subject	4.79 miles	Date Signed	10/29/2023

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.