

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	817 Hermitage Ridge, Hermitage, TENNESSEE 37076	Order ID	9045385	Property ID	34839784
Inspection Date	11/30/2023	Date of Report	11/30/2023		
Loan Number	55948	APN	074-04-0-050.00		
Borrower Name	Catamount Properties 2018 LLC	County	Davidson		

Tracking IDs

Order Tracking ID	11.29_BPO	Tracking ID 1	11.29_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Scates Mitchell Jr Et Ux	Condition Comments	
R. E. Taxes	\$1,531	<p>The subject is in average condition and conforms to surrounding neighborhood. It's located in a neighborhood composed mostly of single-family dwellings. There is commercial presence, and the area has easy access to major highways and shopping. The subject appears occupied although occupant type could not be verified. Subject has no house numbers or mailbox numbers. Address verification pictures are of neighbors' homes and mailboxes. Address was verified by tax records.</p>	
Assessed Value	\$52,400		
Zoning Classification	SFR		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>The subject is in average condition and conforms to surrounding neighborhood. It's located in a neighborhood composed mostly of single family dwellings. There is commercial presence and the area has easy access to major highways and shopping. The subject appears occupied although occupant type could not be verified.</p>	
Sales Prices in this Neighborhood	Low: \$312,000 High: \$419,000		
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	817 Hermitage Ridge	8223 Gordon Ln	391 Bonnavale Dr	3716 Plantation Dr
City, State	Hermitage, TENNESSEE	Hermitage, TN	Hermitage, TN	Hermitage, TN
Zip Code	37076	37076	37076	37076
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	0.20 ¹	1.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$349,900	\$419,000
List Price \$	--	\$312,000	\$349,900	\$419,000
Original List Date		11/03/2023	10/13/2023	11/01/2023
DOM · Cumulative DOM	-- · --	0 · 27	2 · 48	17 · 29
Age (# of years)	49	59	60	35
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	2 Stories 2 Story	1 Story Ranch	2 Stories 2 Story	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,315	1,665	1,460	1,337
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1 · 1	3 · 2	3 · 2 · 1
Total Room #	6	6	7	7
Garage (Style/Stalls)	None	None	Attached 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	0.23 acres	0.36 acres	0.52 acres	0.27 acres
Other	--	--	--	--

* 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** This is more to the subject in terms of GLA and more in room count. The GLA varies slightly from the subject. It is within 1 mile from the subject but there was a lack of similar style comps to select from. Location all influences are believed to be similar.
- Listing 2** This solid 3 bedroom 2 full bath home, perched on a hill on a fenced corner lot, is ready for your personal touch! Good family home that just needs cosmetic updates or move in as is! Nice hardwood floors, custom oak kitchen cabinets, replacement windows throughout. Nice bath w/tub-shower combo, original tile in great shape on main level, and basement that has a large workshop area, original den (4th bedroom or in-law suite) & laundry area, and an additional full bath. 1-car garage in basement also has room for a boat. Large fenced yard and screened deck. Minutes to Lebanon Rd, I-40, and the Nashville Airport, 15 minutes to downtown Nashville. Close to schools, restaurants, shopping, churches, and walking trails. No HOA! Due to a leak in the lower level living area, the flooring and baseboards are being replaced by a licensed contractor. The work will be completed before closing. The plumbing has already been repaired and it will be great when complete! Please excuse the mess!
- Listing 3** This home has it all; new hardwood floors, new front door, new vanities, new tiled bathrooms, new toilets, new vanities, new ceiling fans, gorgeous new kitchen cabinets, new microwave, new dishwasher, new stove, new refrigerator, new hot water heater, new faucets, new mirrors, gorgeous kitchen backsplash, and freshly painted. It also has a private backyard with a renovated deck and a two-car detached garage.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	817 Hermitage Ridge	7033 Bonnavent Dr	178 Jacksonian Dr	312 Aaronwood Ct
City, State	Hermitage, TENNESSEE	Hermitage, TN	Hermitage, TN	Old Hickory, TN
Zip Code	37076	37076	37076	37138
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.56 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$330,000	\$325,000	\$389,900
List Price \$	--	\$330,000	\$325,000	\$379,900
Sale Price \$	--	\$320,000	\$330,000	\$377,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/07/2023	07/19/2023	10/18/2023
DOM · Cumulative DOM	-- · --	43 · 77	1 · 42	30 · 47
Age (# of years)	49	59	60	35
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	2 Stories 2 Story	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,315	1,299	1,322	1,371
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 2	3 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	None	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.28 acres	0.28 acres	0.34 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,238	+\$2,824	-\$10,618
Adjusted Price	--	\$325,238	\$332,824	\$366,382

* 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** Beautifully tree shaded and fenced yard, covered back patio, storage building, freshly painted, new vinyl luxury plank flooring, fireplace
- Sold 2** A beautiful ranch-style residence in the heart of Hermitage and Donelson, offering an exceptional living experience. This home boasts 3 bedrooms, 2 bathrooms, bonus room, featuring new paint, kitchen countertops, and bathroom flooring. It comes complete with a refrigerator, stove, and washer/dryer. Upgraded features, such as: new HVAC unit, 2 year old water heater, 3 year old roof, and upgraded windows. The property also offers an expansive land, providing ample space for outdoor activities. Located in a highly sought-after area, surrounded by newly built subdivisions. You'll enjoy easy access to amenities, shopping, parks, and the local greenway. Open House: Saturday, June 17 - 1p to 3p Sunday, June 18 - 1p to 3p
- Sold 3** Seller is offering up to \$7500 in incentives towards a 3-2-1 buy down if using preferred lender. Contact Travis Thompson @ (615) 397-5626 Welcome home to this recently updated home located in a quiet cul de sac. This home has one of the largest lots in the subdivision. Great fenced in backyard. Bring the pets and the children.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No sales history in 12 months			
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	\$335,000	\$335,000
Sales Price	\$330,000	\$330,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
The subject is in average condition and conforms to surrounding neighborhood. It's located in a neighborhood composed mostly of single family dwellings. There is commercial presence and the area has easy access to major highways and shopping. The subject appears occupied although occupant type could not be verified.		

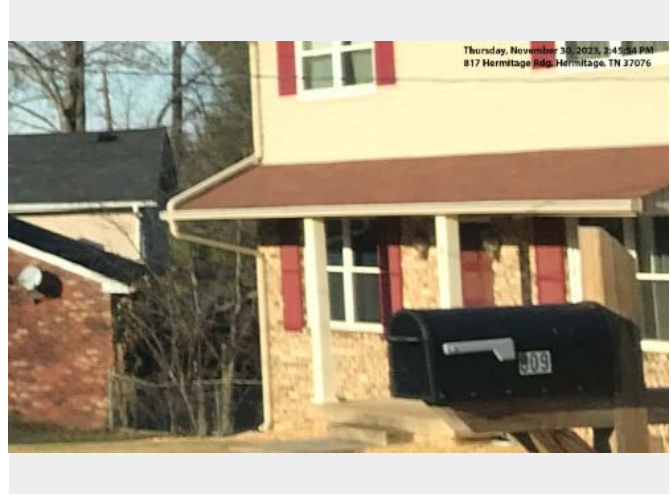
Clear Capital Quality Assurance Comments Addendum

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.
-------------------------	--

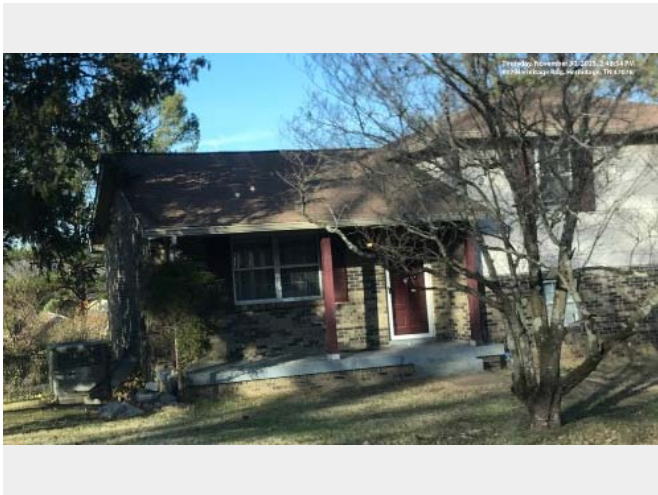
Subject Photos



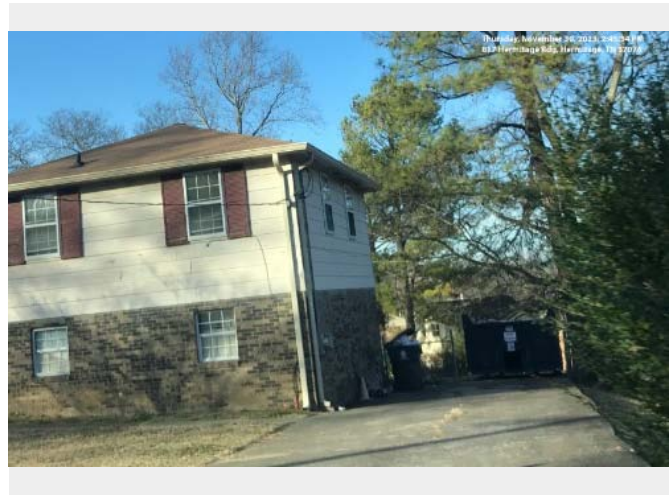
Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 8223 Gordon Ln
Hermitage, TN 37076



Front

L2 391 Bonnavale Dr
Hermitage, TN 37076



Front

L3 3716 Plantation Dr
Hermitage, TN 37076



Front

Sales Photos

S1 7033 Bonnavent Dr
Hermitage, TN 37076



Front

S2 178 Jacksonian Dr
Hermitage, TN 37076



Front

S3 312 Aaronwood Ct
Old Hickory, TN 37138



Front

ClearMaps Addendum

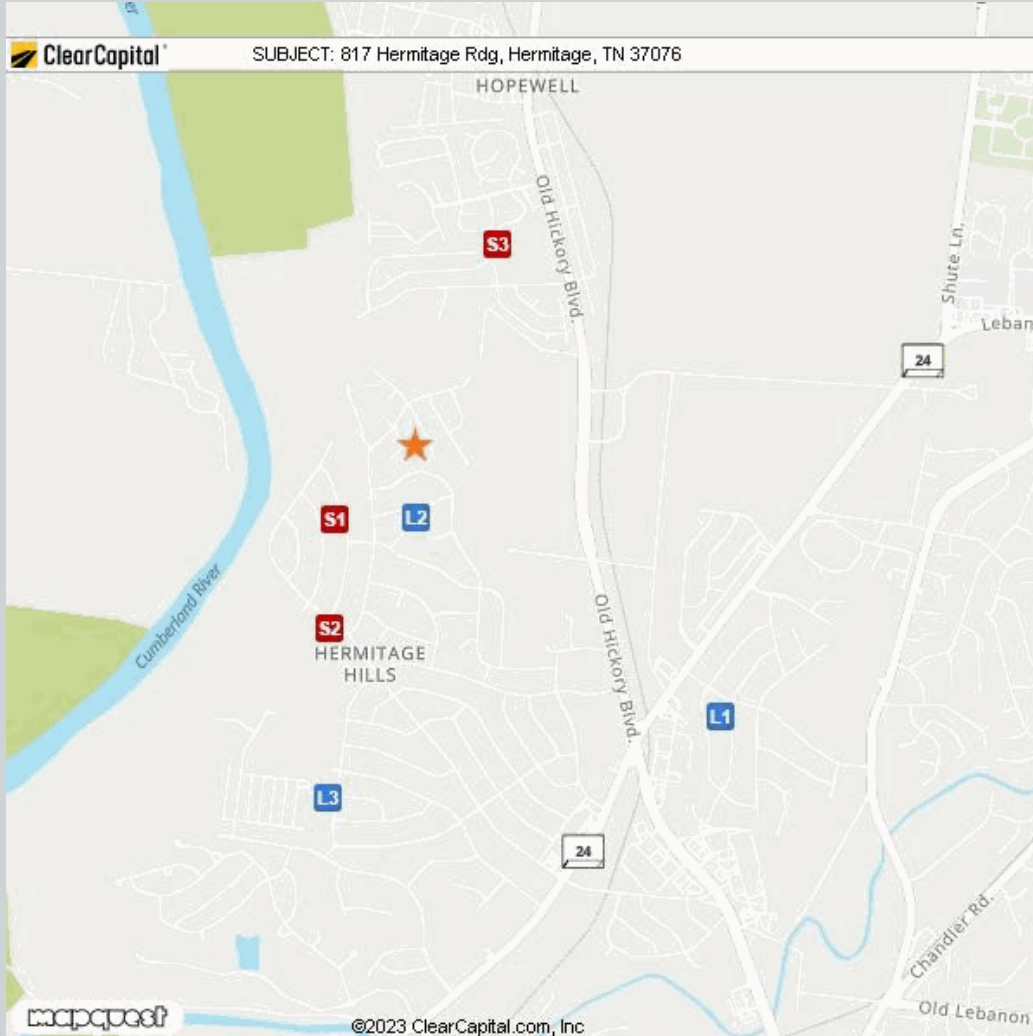
Address ★ 817 Hermitage Ridge, Hermitage, TENNESSEE 37076

Loan Number 55948

Suggested List \$335,000

Suggested Repaired \$335,000

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	817 Hermitage Ridge, Hermitage, Tennessee 37076	--	Parcel Match
L1 Listing 1	8223 Gordon Ln, Hermitage, TN 37076	1.14 Miles ¹	Parcel Match
L2 Listing 2	391 Bonnavale Dr, Hermitage, TN 37076	0.20 Miles ¹	Parcel Match
L3 Listing 3	3716 Plantation Dr, Hermitage, TN 37076	1.01 Miles ¹	Parcel Match
S1 Sold 1	7033 Bonnavent Dr, Hermitage, TN 37076	0.30 Miles ¹	Parcel Match
S2 Sold 2	178 Jacksonian Dr, Hermitage, TN 37076	0.56 Miles ¹	Parcel Match
S3 Sold 3	312 Aaronwood Ct, Old Hickory, TN 37138	0.60 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	Shane Duncan	Company/Brokerage	Real Val Consulting Firm Inc
License No	311617	Address	150 4th Ave North Nashville TN 37219
License Expiration	01/18/2025	License State	TN
Phone	6158232532	Email	realvalcf@gmail.com
Broker Distance to Subject	8.82 miles	Date Signed	11/30/2023

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.