

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	86b Whippoorwill Court, Dunlap, TN 37327	Order ID	9366567	Property ID	35460372
Inspection Date	05/28/2024	Date of Report	05/28/2024		
Loan Number	55983	APN	054CA030.00		
Borrower Name	Catamount Properties 2018 LLC	County	Sequatchie		

Tracking IDs

Order Tracking ID	Aged_BPO_5.24	Tracking ID 1	Aged_BPO_5.24
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Walter Brock	Condition Comments Subject appears to be in sound condition with no visible major repairs based on drive by inspection. Conforms well to neighborhood and has average curb appeal.
R. E. Taxes	\$776	
Assessed Value	\$32,175	
Zoning Classification	R1	
Property Type	Duplex	
Occupancy	Occupied	
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	Rural	Neighborhood Comments Rural small town living. Located approximately .5 miles from schools and small town amenities. Located in a Senior Living community.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$50,000 High: \$600,000	
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	86b Whippoorwill Court	0 Michigan Ln. Unit D	0 Michigan Ln. Unit C	28 Hamilton St
City, State	Dunlap, TN	Dunlap, TN	Dunlap, TN	Dunlap, TN
Zip Code	37327	37327	37327	37327
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.70 ²	0.70 ²	0.86 ¹
Property Type	Duplex	Duplex	Duplex	SFR
Original List Price \$	\$	\$219,900	\$219,900	\$179,500
List Price \$	--	\$219,900	\$219,900	\$179,500
Original List Date		03/18/2024	03/18/2024	04/11/2024
DOM · Cumulative DOM	-- · --	3 · 71	34 · 71	5 · 47
Age (# of years)	13	1	1	1
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential
Style/Design	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse	1 Story Site built
# Units	1	1	1	1
Living Sq. Feet	840	1,500	1,500	864
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 2	2 · 1
Total Room #	4	6	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.20 acres	.20 acres	.45 acres
Other	--	--	--	--

* 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 Superior based on lot size, sqft and age.

Listing 2 Superior based on sqft, age and lot size.

Listing 3 Superior based on sqft and lot size. Inferior based on age.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	86b Whippoorwill Court	95 A Robin Hill Rd	0 Michigan Ln. Unit 2	43 Michigan Ln. Unit 1
City, State	Dunlap, TN	Dunlap, TN	Dunlap, TN	Dunlap, TN
Zip Code	37327	37327	37327	37327
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.41 ²	0.41 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$134,900	\$199,000	\$199,000
List Price \$	--	\$134,900	\$199,000	\$199,000
Sale Price \$	--	\$134,900	\$199,000	\$199,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	08/21/2023	09/29/2023	07/26/2023
DOM · Cumulative DOM	-- · --	2 · 34	41 · 179	11 · 114
Age (# of years)	13	14	1	2
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	840	840	1,500	1,500
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 2	3 · 2
Total Room #	4	4	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.14 acres	.20 acres	.23 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,000	-\$50,000	-\$50,000
Adjusted Price	--	\$144,900	\$149,000	\$149,000

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Inferior based on age. Best comp. Located in same senior community as subject.

Sold 2 Superior based on age, sqft and lot size.

Sold 3 Superior based on lot size, age and sqft.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker Pryor Realty	Obtained from tax card and MLS sheet					
Listing Agent Name	Anne ke Wilkey						
Listing Agent Phone	423-580-7794						
# 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
05/03/2024	\$149,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$149,900	\$149,900
Sales Price	\$144,900	\$144,900
30 Day Price	\$140,000	--
Comments Regarding Pricing Strategy		
Due to the fact that the subject is a duplex comps were very limited. Some search criteria had to be expanded to find suitable comps. Based on the market for this area I feel this is a fair price evaluation of the subject.		

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



Street

Listing Photos

L1 0 Michigan Ln. Unit D
Dunlap, TN 37327



Front

L2 0 Michigan Ln. Unit C
Dunlap, TN 37327



Front

L3 28 Hamilton St
Dunlap, TN 37327



Front

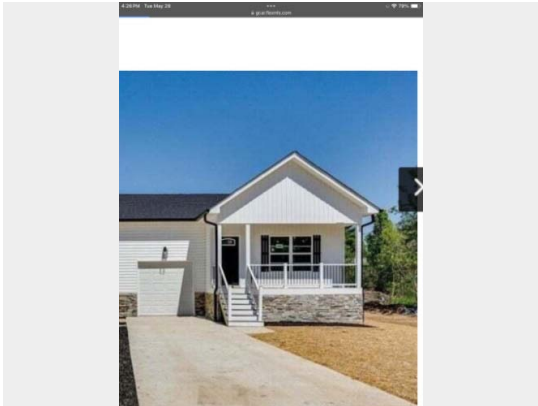
Sales Photos

S1 95 A Robin Hill Rd
Dunlap, TN 37327



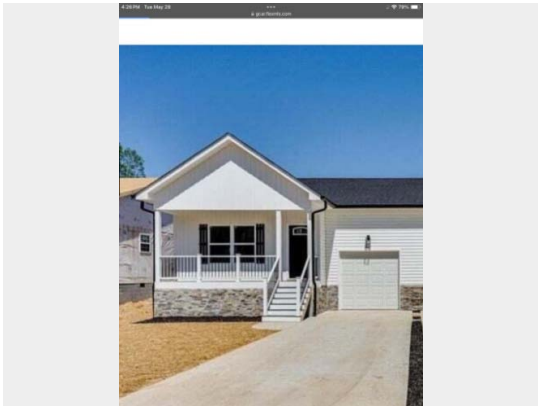
Front

S2 0 Michigan Ln. Unit 2
Dunlap, TN 37327



Front

S3 43 Michigan Ln. Unit 1
Dunlap, TN 37327



Front

ClearMaps Addendum

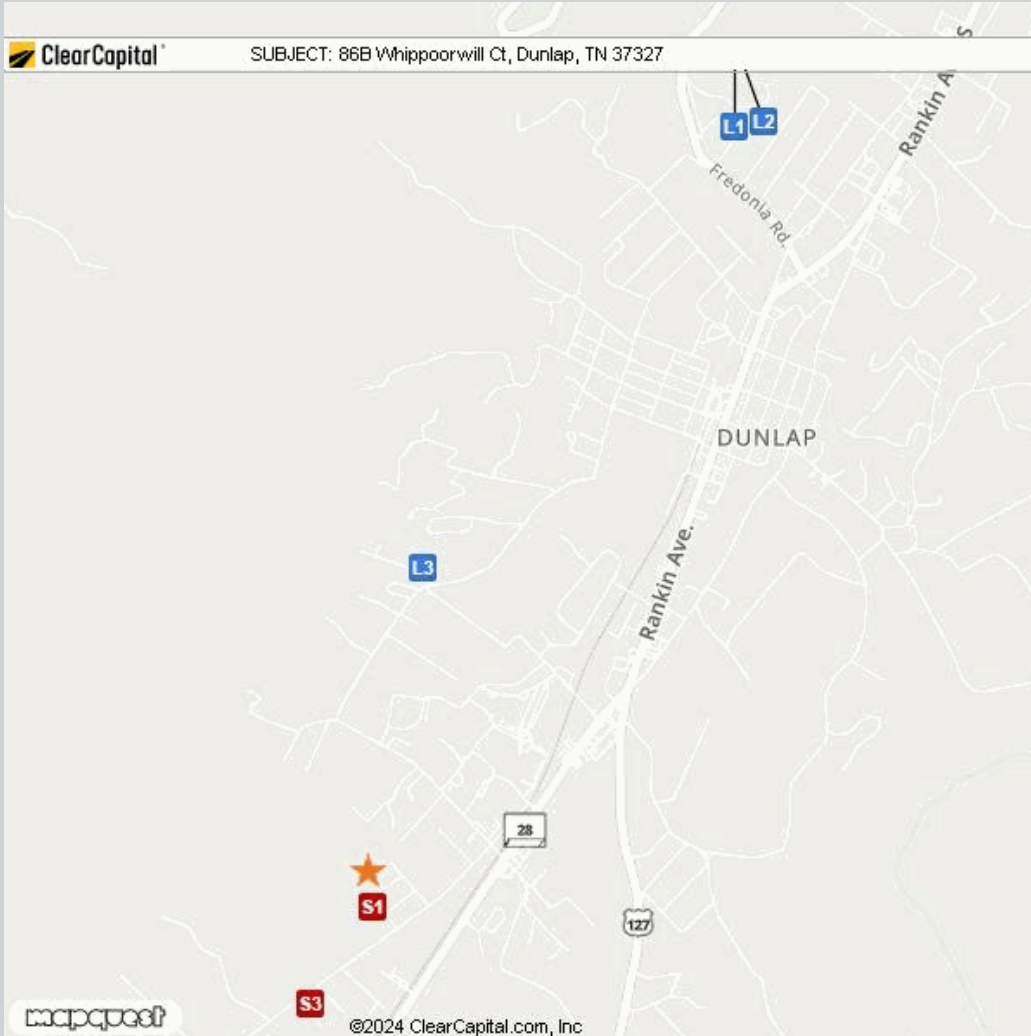
Address ★ 86b Whippoorwill Court, Dunlap, TN 37327

Loan Number 55983

Suggested List \$149,900

Suggested Repaired \$149,900

Sale \$144,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	86b Whippoorwill Court, Dunlap, TN 37327	--	Parcel Match
L1 Listing 1	0 Michigan Ln. Unit D, Dunlap, TN 37327	0.70 Miles ²	Unknown Street Address
L2 Listing 2	0 Michigan Ln. Unit C, Dunlap, TN 37327	0.70 Miles ²	Unknown Street Address
L3 Listing 3	28 Hamilton St, Dunlap, TN 37327	0.86 Miles ¹	Parcel Match
S1 Sold 1	95 A Robin Hill Rd, Dunlap, TN 37327	0.10 Miles ¹	Parcel Match
S2 Sold 2	0 Michigan Ln. Unit 2, Dunlap, TN 37327	0.41 Miles ²	Unknown Street Address
S3 Sold 3	43 Michigan Ln. Unit 1, Dunlap, TN 37327	0.41 Miles ¹	Street Centerline 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	Steven Metzger	Company/Brokerage	Century-21 Professional Group
License No	295827	Address	16875 Rankin Ave Dunlap TN 37327
License Expiration	10/08/2025	License State	TN
Phone	4233229631	Email	homesbysteve@bledsoe.net
Broker Distance to Subject	2.79 miles	Date Signed	05/28/2024

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.