

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.

<b>Address</b>	7439 Highway 49 E, Springfield, TENNESSEE 37172	<b>Order ID</b>	9137185	<b>Property ID</b>	35036920
<b>Inspection Date</b>	02/01/2024	<b>Date of Report</b>	02/01/2024		
<b>Loan Number</b>	56367	<b>APN</b>	059 028.00		
<b>Borrower Name</b>	Catamount Property 2018 LLC	<b>County</b>	Robertson		

Tracking IDs					
<b>Order Tracking ID</b>	1.31_BPO	<b>Tracking ID 1</b>	1.31_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Ring James Frederick III Etux Ring Morgan Swann	<b>Condition Comments</b> 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.
<b>R. E. Taxes</b>	\$805	
<b>Assessed Value</b>	\$31,275	
<b>Zoning Classification</b>	SFR	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> 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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$315,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7439 Highway 49 E	6074 S Lamont Rd	317 Lynwood Cir	5904 Highway 76 E
<b>City, State</b>	Springfield, TENNESSEE	Springfield, TN	Springfield, TN	Springfield, TN
<b>Zip Code</b>	37172	37172	37172	37172
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.80 <sup>1</sup>	7.10 <sup>1</sup>	4.85 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,999	\$325,000	\$315,000
<b>List Price \$</b>	--	\$260,000	\$315,000	\$315,000
<b>Original List Date</b>		09/01/2023	12/07/2023	01/05/2024
<b>DOM · Cumulative DOM</b>	-- · --	139 · 153	47 · 56	27 · 27
<b>Age (# of years)</b>	60	60	59	45
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,075	1,560	2,016	1,151
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	2 · 1	3 · 1
<b>Total Room #</b>	7	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.65 acres	1.15 acres	0.67 acres	1.07 acres
<b>Other</b>	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Adorable home in the county! This home has 4 bedrooms, an office, a shed, a detached garage, and a huge yard. Only 15 minutes to the city of Cross Plains. Don't miss your chance to see this home. Schedule your showing today!
- Listing 2** Great Starter Home! Close to all the conveniences, including groceries, restaurants, and shopping! Don't miss out on this GEM !! All brick with full basement and One Car Garage - Huge Fence-in Back Yard - AND SO MUCH MORE!!
- Listing 3** If you have a love for older homes you have to check this one out! Still has the older home feel with lots of upgrades and improvements to include - New floors through out the home, floor joist replaced,trim, new light fixtures , accent walls, water heater 2 years old ,new counter tops, full kitchen remodel,new screening on deck Not only is this a super cute place it is also in a very convenient location sitting only 2 miles from Legacy Golf Course and only 8 miles to interstate I65. You will feel the cozy at home feeling as soon as you walk in the door. This 3 bedroom 1 bath remodeled home rest nicely on 1.07 acres with great back yard views sittings on your screened back deck or porch! Relax inside in your combo living/dining area and beautiful kitchen or move out doors for a complete tranquil experience. The wrap around porch is perfect for cook outs and entertaining. Your friends will envy the amazing space you have! Give me a call today and lets make this your new home!

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7439 Highway 49 E	500 N Pawnee Dr	104 Spring Ct	6670 Highway 76 E
<b>City, State</b>	Springfield, TENNESSEE	Springfield, TN	Springfield, TN	Springfield, TN
<b>Zip Code</b>	37172	37172	37172	37172
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	5.90 <sup>1</sup>	6.92 <sup>1</sup>	5.71 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$324,000	\$292,500	\$350,000
<b>List Price \$</b>	--	\$265,000	\$287,500	\$325,000
<b>Sale Price \$</b>	--	\$250,000	\$267,000	\$300,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	03/24/2023	04/07/2023	12/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	143 · 217	14 · 119	43 · 64
<b>Age (# of years)</b>	60	60	59	45
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,075	2,130	1,500	975
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1	3 · 2	2 · 1
<b>Total Room #</b>	7	5	7	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 3 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.65 acres	0.77 acres	0.63 acres	1.4 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$7,665	+\$8,245	+\$18,300
<b>Adjusted Price</b>	--	\$257,665	\$275,245	\$318,300

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Priced Below Value - All brick Home !! Finished & Unfinished Basement - Living Room - Den with Fireplace - Kitchen with Breakfast area & tons of cabinet & counter space - Dining Rm - Huge Bonus Rm & Flex Rm in basement (3rd Bedroom) - TRULY GREAT FOR ENTERTAINING!! Home being Sold As Is -
- Sold 2** One level Home, on a cul de sac, fenced yard, large detached garage with new insulation, drywall and electricity. Carport large enough for 2 vehicles. Home has new HVAC system, new insulation, large Florida room and large deck. Quick possession, previous buyers financing fell through. Reduced
- Sold 3** Your own little piece of paradise. This all brick home has had a lot of upgrades, has a 1 car gar, sweet patio out back, a she shed thats great w/ air and is12x20, the barn is a 30x50 with a huge loft over the whole area. New metal roof and windows, cabinets and counter tops in kitchen with farm sink and disposal, the bath has been upgraded also, very nice

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No sales history in 12 months				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$287,000	\$287,000
<b>Sales Price</b>	\$282,000	\$282,000
<b>30 Day Price</b>	\$277,000	--
<b>Comments Regarding Pricing Strategy</b>		
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

<b>Reviewer's Notes</b>	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



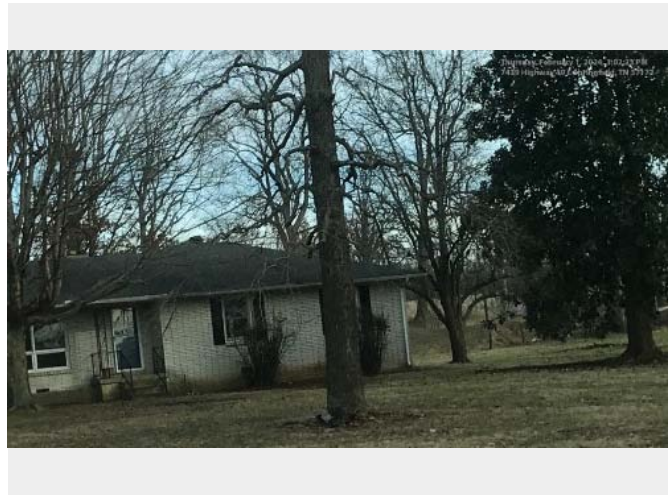
Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 6074 S Lamont Rd  
Springfield, TN 37172



Front

**L2** 317 Lynwood Cir  
Springfield, TN 37172



Front

**L3** 5904 Highway 76 E  
Springfield, TN 37172



Front



## Sales Photos

**S1** 500 N Pawnee Dr  
Springfield, TN 37172



Front

**S2** 104 Spring Ct  
Springfield, TN 37172



Front

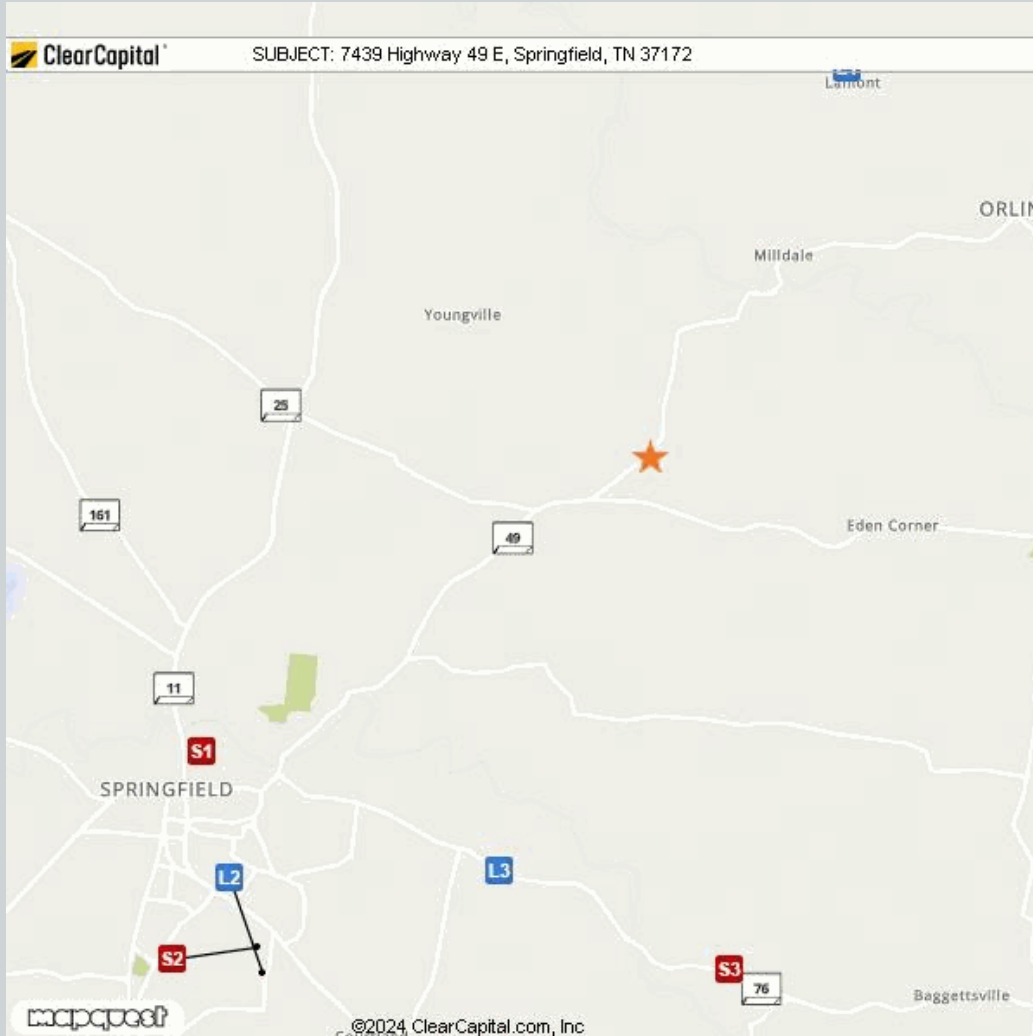
**S3** 6670 Highway 76 E  
Springfield, TN 37172



Front

## ClearMaps Addendum

**Address** ★ 7439 Highway 49 E, Springfield, TENNESSEE 37172  
**Loan Number** 56367      **Suggested List** \$287,000      **Suggested Repaired** \$287,000      **Sale** \$282,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7439 Highway 49 E, Springfield, Tennessee 37172	--	Parcel Match
L1 Listing 1	6074 S Lamont Rd, Springfield, TN 37172	4.80 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	317 Lynwood Cir, Springfield, TN 37172	7.10 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5904 Highway 76 E, Springfield, TN 37172	4.85 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	500 N Pawnee Dr, Springfield, TN 37172	5.90 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	104 Spring Ct, Springfield, TN 37172	6.92 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6670 Highway 76 E, Springfield, TN 37172	5.71 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

## Report Instructions - cont.

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.

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

<b>Broker Name</b>	Shane Duncan	<b>Company/Brokerage</b>	Real Val Consulting Firm Inc
<b>License No</b>	311617	<b>Address</b>	150 4th Ave North Nashville TN 37219
<b>License Expiration</b>	01/18/2025	<b>License State</b>	TN
<b>Phone</b>	6158232532	<b>Email</b>	realvalcf@gmail.com
<b>Broker Distance to Subject</b>	27.61 miles	<b>Date Signed</b>	02/01/2024

*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.**