

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	1105 Holt Hills Place, Nashville, TN 37211	Order ID	9302512	Property ID	35342016
Inspection Date	04/25/2024	Date of Report	04/26/2024		
Loan Number	57206	APN	172150A05500CO		
Borrower Name	Catamount Properties 2018 LLC	County	Davidson		

Tracking IDs					
Order Tracking ID	4.25_BPO	Tracking ID 1	4.25_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CHRISTOPHER B ELDRIDGE	Condition Comments PROPERTY'S EXTERIOR APPEARS TO BE IN AVERAGE TO GOOD CONDITION FOR THE NEIGHBORHOOD. NO NEEDED REPAIRS WERE OBSERVED DURING A DRIVE BY. GLA AND BEDROOM/BATH COUNT ARE FROM TAX RECORD; A COPY OF WHICH IS UPLOADED TO REPORT.
R. E. Taxes	\$2,412	
Assessed Value	\$82,550	
Zoning Classification	Residential R20	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	HOLT WOODS HOA, P O BOX 2491, BRENTWOOD TN 37024	
Association Fees	\$135 / Year (Other: COMMON AREAS)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments THE NEIGHBORHOOD IS HOLT WOODS, WITH APPROX 277 SINGLE FAMILY HOMES. OF THE 277, APPROX 243 ARE OWNER OCCUPIED, AND 34 NON-OWNER OCCUPIED. MANY TYPES OF STORES AND OTHER COMMERCIAL SERVICES ARE WITHIN 2-5 MILES IN SEVERAL DIRECTIONS.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$412,920 High: \$704,000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1105 Holt Hills Place	3904 Bryce Rd	3917 Bryce Rd	6920 Stone Run Dr
City, State	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
Zip Code	37211	37211	37211	37211
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.11 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$540,000	\$550,000	\$590,000
List Price \$	--	\$540,000	\$550,000	\$550,000
Original List Date		03/21/2024	03/27/2024	01/12/2024
DOM · Cumulative DOM	-- · --	30 · 36	4 · 30	104 · 105
Age (# of years)	28	28	27	26
Condition	Average	Average	Average	Average
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 TRADITIONAL	2 Stories TRADITIONAL	1.5 Stories TRADITIONAL	2 Stories TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	2,615	1,940	2,163	2,052
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	6	6	6	7
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	0.18 acres	.16 acres	.20 acres	.15 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** PER MLS, ---Beautiful contemporary home for buyers looking for soaring 14ft ceilings, open floor plan, and tons of natural light. Dramatic kitchen features Electrolux gas stove, Bosch dishwasher, and elegant granite counters. Solid maple hardwood floors, new gas logs in fireplace, 2023 Roof, designer lighting. Recent multi-level deck with Pergola and deck lights, Ring system at front; Nest thermostat. Huge bonus/flex room with wonderful arched windows, plantation shutters. Lovingly maintained.
- Listing 2** PER MLS, ---Looking for fresh, fabulous updates, beautiful eat-in kitchen, primary down, great living space, gas fireplace, spacious outdoor living plus a fenced yard? Look no further and hurry to check this out! 2023 kitchen reno with gorgeous cabinetry with organizing features, stylish hardware, stunning granite, new (March 2024) LVT floor. Beautiful soaring ceiling. Loads of fresh paint. New carpet upstairs March 2024. Updated lighting. The sellers are making excellent use of the HUGE unfinished basement! It's heated/cooled and provides flexible options plus all the additional storage you can dream of! Finish it out or not! New main level HVAC 2023, new roof, gutters and downspouts 2024 and new water heater 2023! Large deck is ready for summer gatherings and fun plus patio under deck. Spacious backyard is ready and waiting! Soooo much to love, you'll be amazed. Hurry!!
- Listing 3** PER MLS, ---Welcome to this gorgeous neighborhood! Terrific 4 bedroom/ 2.5 bath home with a 2 car garage. The kitchen boasts generous counter space and a breakfast area, making cooking and entertaining a delight. Entertaining is a breeze with this great floor plan complete with a cozy fireplace. A luxurious primary suite, complete with a walk-in closet, and an en-suite bathroom with dual vanities. Relax with your favorite drink in the fenced in backyard with an oversized deck. Don't wait! Make this beautiful home yours today.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1105 Holt Hills Place	1816 Bryce Cir	1112 Holt Hills Pl	2404 Rollett Ct
City, State	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
Zip Code	37211	37211	37211	37211
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.05 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$515,000	\$515,000	\$545,000
List Price \$	--	\$515,000	\$485,000	\$525,000
Sale Price \$	--	\$495,000	\$470,000	\$470,550
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	09/01/2023	12/15/2023	01/24/2024
DOM · Cumulative DOM	-- · --	42 · 99	133 · 218	124 · 125
Age (# of years)	28	24	28	25
Condition	Average	Average	Average	Average
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 TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	2,615	2,312	2,256	2,064
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	6	6	6	6
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	0.18 acres	.17 acres	.16 acres	.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	-\$5,000	-\$5,000
Adjusted Price	--	\$500,000	\$465,000	\$465,550

* 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** ADJ, +\$5,000, BEDROOM/BATH COUNT. PER MLS, ---This beautiful and inviting home has been lovingly maintained and offers numerous upgrades in a fantastic, convenient location! Enjoy a wonderfully remodeled kitchen with endless quartz counters, new soft close cabinets and drawers & a tile backsplash with stainless appliances. Fresh paint throughout main level. The living room flows effortlessly to the dining room and eat-in kitchen, continuing to the serene, extended back deck. Hardwoods and tile throughout main level. The primary suite boasts a large walk-in closet and a new, stylish double vanity in the primary bath. There are two spacious bedrooms upstairs and a bonus area. This home has incredible storage along with expansion space on the second level. Close proximity to Cool Springs, Lenox Village, Brentwood and easy to get downtown!
- Sold 2** ADJ, -\$5,000, BEDROOM/BATH COUNT. PER MLS, ---Beautiful home, perfectly situated on a cul-de-sac in an unbeatable location. Step into the grand 2-story foyer. Natural light floods the inviting home. The open floor plan includes a two-story family room that seamlessly flows to the formal living and dining rooms. The kitchen features an island that's perfect for meal prep. The primary bedroom includes an en-suite bathroom with double vanity, soaking tub, shower, and a spacious walk-in closet. Upgrades galore including lighting, fresh paint, new carpet upstairs, ceiling fans throughout, and an electronic front entry pad. A new roof and HVAC ensure peace of mind. The versatility of this home shines through with a 4th bedroom that can easily flex into an office. You will love the deck with double-wide stairs to the yard.
- Sold 3** ADJ, -\$5,000, BEDROOM/BATH COUNT. PER MLS, ---Reduced price and seller offering 2% closing cost assistance or rate buy down. Welcome to this 3BR, 2.5BA + 1 other bedroom or use as a bonus room. The home is near Brentwood and Nolensville shopping areas. Sellers are in the process of updating, enhancing its move-in readiness. Hardwood floors throughout the main floor and Master Bedroom. Bathrooms feature updated tile. Enjoy a spacious back deck and yard for outdoor living. Benefit from 2% closing cost assistance. For more details and updates on the home's condition, contact the Agent. And this home just got a full interior paint!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			PER TAX CARD, PROPERTY LAST SOLD 4/11/2003 FOR \$182,000.				
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	\$469,500	\$469,500
Sales Price	\$465,000	\$465,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
SUGGESTED PRICING LEANS MOST HEAVILY UPON PRICING OF SOLD COMPS, AL OF WHICH ARE IN SAME NEIGHBORHOOD AS SUBJECT PROPERTY. ADJUSTMENTS HAVE BEEN MADE ON ALL COMPS FOR BEDROOM/BATH COUNTS.		

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.
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Subject Photos



Front



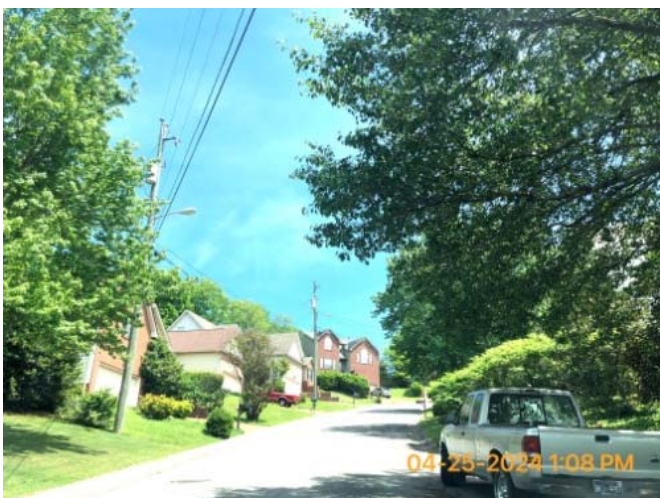
Address Verification



Side



Street



Street

Listing Photos

L1 3904 BRYCE RD
Nashville, TN 37211



Front

L2 3917 BRYCE RD
Nashville, TN 37211



Front

L3 6920 Stone Run Dr
Nashville, TN 37211



Front

Sales Photos

S1 1816 BRYCE CIR
Nashville, TN 37211



Front

S2 1112 HOLT HILLS PL
Nashville, TN 37211



Front

S3 2404 ROLLETT CT
Nashville, TN 37211



Front

ClearMaps Addendum

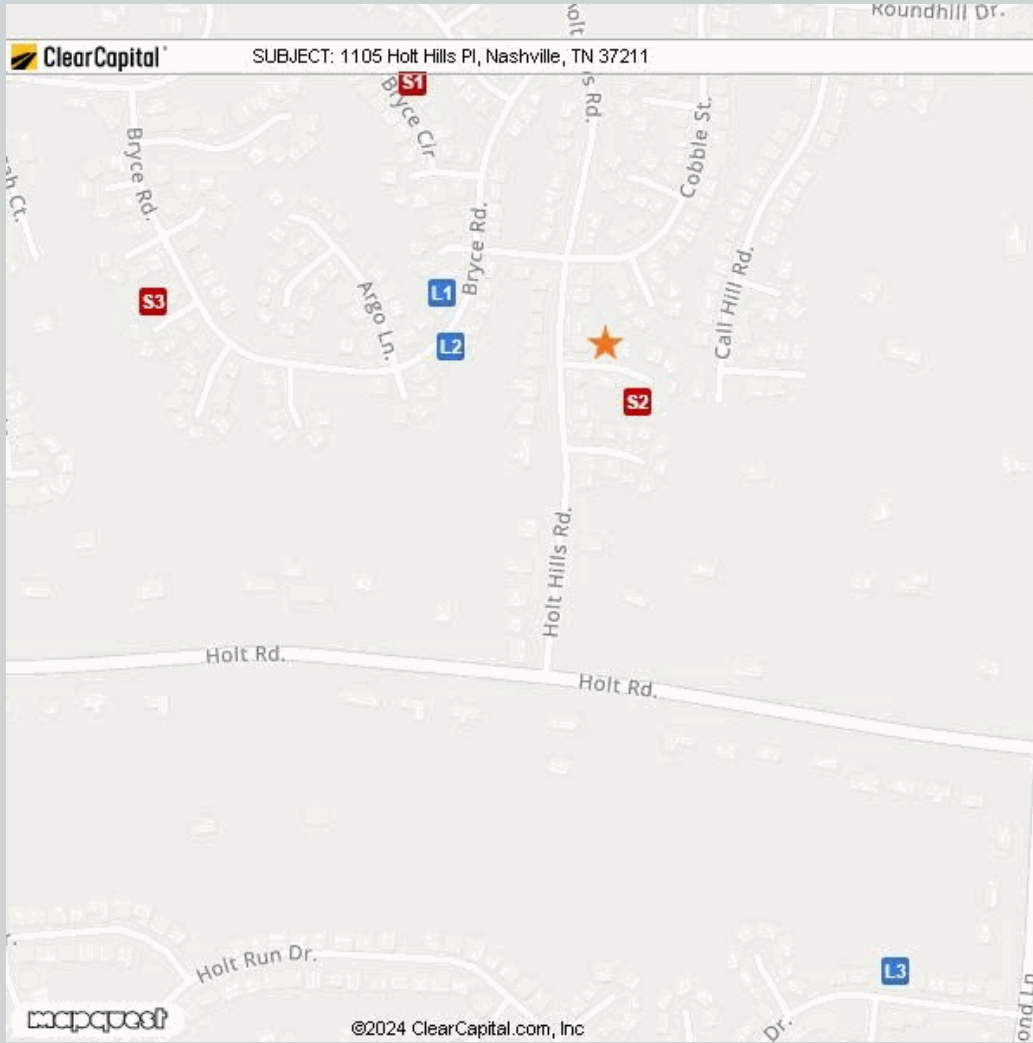
Address ★ 1105 Holt Hills Place, Nashville, TN 37211

Loan Number 57206

Suggested List \$469,500

Suggested Repaired \$469,500

Sale \$465,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1105 Holt Hills Place, Nashville, TN 37211	--	Parcel Match
L1 Listing 1	3904 Bryce Rd, Nashville, TN 37211	0.12 Miles ¹	Parcel Match
L2 Listing 2	3917 Bryce Rd, Nashville, TN 37211	0.11 Miles ¹	Parcel Match
L3 Listing 3	6920 Stone Run Dr, Nashville, TN 37211	0.48 Miles ¹	Parcel Match
S1 Sold 1	1816 Bryce Cir, Nashville, TN 37211	0.22 Miles ¹	Parcel Match
S2 Sold 2	1112 Holt Hills Pl, Nashville, TN 37211	0.05 Miles ¹	Parcel Match
S3 Sold 3	2404 Rollett Ct, Nashville, TN 37211	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	Sarah Rummage	Company/Brokerage	Benchmark Realty, LLC
License No	00221117	Address	2500 - 21ST AVENUE SOUTH NASHVILLE TN 37212
License Expiration	08/22/2024	License State	TN
Phone	6155165233	Email	sarahrummage@comcast.net
Broker Distance to Subject	8.66 miles	Date Signed	04/26/2024

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.