

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	402 Wabash Street, Athens, TN 37303	Order ID	9669882	Property ID	36042040
Inspection Date	10/08/2024	Date of Report	10/10/2024		
Loan Number	57237	APN	056L C 06800 000		
Borrower Name	Catamount Properties 2018 LLC	County	Mc Minn		

Tracking IDs					
Order Tracking ID	10.4_CitiAgedBPO	Tracking ID 1	10.4_CitiAgedBPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$905	From an exterior street-level view, the home appears to be occupied and maintained. The room counts are based on the tax card attached to this report and or a MLS if located will also be attached.	
Assessed Value	\$173,200		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (locked)		
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	
Local Economy	Stable	The subject is situated in a rural area, encompassing both manufactured and site-built homes of various ages, conditions, and sizes, along with undeveloped and agricultural lands interspersed throughout.	
Sales Prices in this Neighborhood	Low: \$60500 High: \$734,570		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	402 Wabash Street	605 Bryson St	1308 Willet Drive	922 Boaz St
City, State	Athens, TN	Athens, TN	Athens, TN	Athens, TN
Zip Code	37303	37303	37303	37303
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.36 ¹	1.49 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$210,000	\$234,900	\$200,000
List Price \$	--	\$210,000	\$241,900	\$200,000
Original List Date		04/10/2024	09/27/2023	10/09/2024
DOM · Cumulative DOM	-- · --	180 · 183	378 · 379	1 · 1
Age (# of years)	17	38	59	73
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	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,400	1,288	1,338	1,476
Bdrm · Bths · ½ Bths	3 · 2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	10	5	9
Garage (Style/Stalls)	Detached 2 Car(s)	Carport 2 Car(s)	Carport 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.34 acres	0.21 acres	0.37 acres	0.34 acres
Other	not noted or none	not noted or none	not noted or none	not noted or none

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** gla+9520 garage +30000 carport -10000 bath count +10000 repairs needed +7000 =256520 /// This home features an open floor plan, covered deck, and fenced-in level back yard with a firepit and huge deck for entertaining. Kitchen has stainless appliances. There is a carport with a side entry through the laundry room and a covered front porch. A plumbing leak has damaged the flooring and subfloors in the dining room area, so sellers are providing a \$6,417 buyer allowance to repair and replace the sub-flooring and flooring in the entire home.
- Listing 2** bath count +10000 carport -8000 garage+30000 gla+ 5270 updates -12000 = 267170 /// this has a long dom and will need to meet the market to sell - Low maintenance brick ranch style home. 3 bedrooms, 2 full baths. Located on a wooded dead end street for summer shade, low traffic and privacy. Good floor plan with major updates throughout. Second bath added by current owner. Hardwood floors in most rooms. Kitchen/dining room area leads to rear yard patio through sliding glass doors. Extra closet space for storage. Utility room with access from carport, which contains water heater, washer and dryer room.
- Listing 3** gla -6460 garage stall +3000 bath count +10000 = 219460 /// This well-maintained property features three spacious bedrooms, two full baths, and an additional bonus room in the back with new carpet –ideal for a home office, playroom, or guest space. The 0.34-acre level lot also includes two detached storage buildings, providing ample storage for all your needs, and a convenient garage for parking or extra workspace.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	402 Wabash Street	505 Cedar Springs Rd	318 Lafayette St	711 High Street
City, State	Athens, TN	Athens, TN	Athens, TN	Athens, TN
Zip Code	37303	37303	37303	37303
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.53 ¹	0.79 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$234,000	\$234,900	\$249,000
List Price \$	--	\$234,000	\$234,900	\$249,000
Sale Price \$	--	\$239,900	\$217,500	\$235,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	08/23/2024	08/21/2024	10/01/2024
DOM · Cumulative DOM	-- · --	72 · 95	3 · 35	4 · 31
Age (# of years)	17	35	69	20
Condition	Average	Good	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	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,400	1,232	1,322	1,232
Bdrm · Bths · ½ Bths	3 · 2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	9	7
Garage (Style/Stalls)	Detached 2 Car(s)	Carport 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	1,232
Pool/Spa	--	--	--	--
Lot Size	0.34 acres	0.25 acres	0.37 acres	0.29 acres
Other	not noted or none	cc help 5000	not noted or none	not noted or none
Net Adjustment	--	+\$9,280	+\$36,630	-\$4,960
Adjusted Price	--	\$249,180	\$254,130	\$230,040

* Sold 3 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** cond-12000 gla+ 14280 garage+30000 carport -8000 bath count +10000 cc help-5000 market change -10000 // This home features 3 bedroom and 2 full baths. Open concept floor plan. Stainless Steel Appliances. New paint. New flooring. New French Door..The Electric range has an option to turn into a gas range.
- Sold 2** bath count+10000 garage +30000 gla+ 6630 market change - 10000 /// Well maintained charmer. This jewel of a home has 3 bedrooms, but could easily be used as a 4 bedroom, as the dining space has a closet. Laundry room is off of the main bedroom. Lots of built ins and a lovely sunroom just adds to the appeal of this home. Inside you will find 2 beautifully decorated and updated bathrooms, lovely hardwood floors, as well as tile, a formal dining area, as well as a good sized living room for your to enjoy
- Sold 3** some updates -12000 gla+14280 garage stall +5000 bsm -12320 market change -10000/// 3 bedroom/2bath home with full unfinished basement. Lots of new- HVAC is 4 yrs old, water heater is 2 yrs old, New kitchen appliances, new wall and ceiling paint and newly remodeled bathroom

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject was listed an expired August 2024 and I attached a copy to this report			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
06/20/2024	\$199,000	--	--	Expired	08/21/2024	\$199,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$236,000	\$236,000
Sales Price	\$231,000	\$231,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
The market is undergoing a correction – all the adjusted active listings are priced lower than the adjusted sold listings, and their days on market are longer compared to the sold properties. This supports my view that the market is correcting. Consequently, I have based my proposed listing price more heavily on the active listings as opposed to the sold listings to reflect this shift.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions.
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Subject Photos



Front



Address Verification



Side



Side



Back



Street

Subject Photos



Street



Garage



Other



Other

Listing Photos

L1 605 Bryson St
Athens, TN 37303



Front

L2 1308 Willet Drive
Athens, TN 37303



Front

L3 922 Boaz St
Athens, TN 37303



Front

Sales Photos

S1 505 Cedar Springs Rd
Athens, TN 37303



Front

S2 318 Lafayette St
Athens, TN 37303



Front

S3 711 High Street
Athens, TN 37303



Front

ClearMaps Addendum

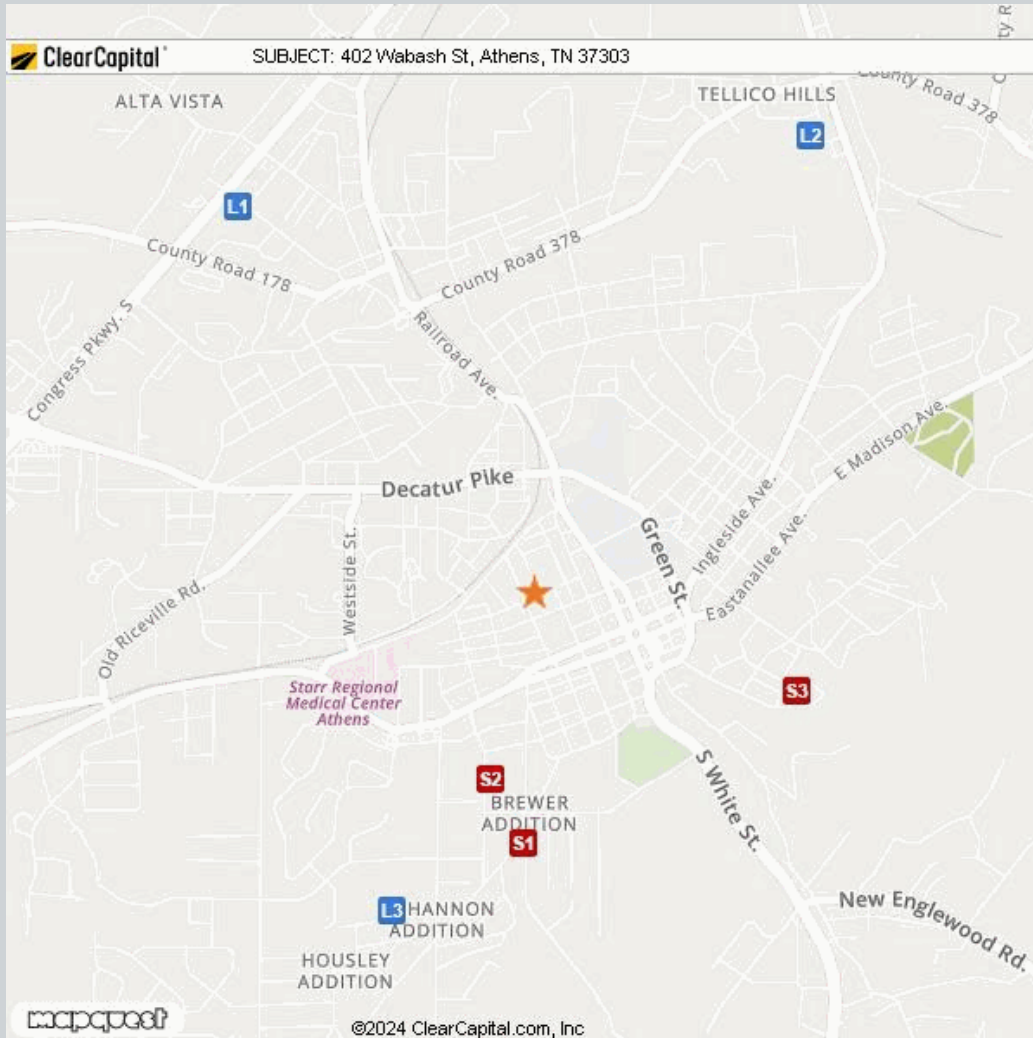
Address ★ 402 Wabash Street, Athens, TN 37303

Loan Number 57237

Suggested List \$236,000

Suggested Repaired \$236,000

Sale \$231,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	402 Wabash Street, Athens, tn 37303	--	Parcel Match
L1 Listing 1	605 Bryson St, Athens, TN 37303	1.36 Miles ¹	Parcel Match
L2 Listing 2	1308 Willet Drive, Athens, TN 37303	1.49 Miles ¹	Parcel Match
L3 Listing 3	922 Boaz St, Athens, TN 37303	0.98 Miles ¹	Parcel Match
S1 Sold 1	505 Cedar Springs Rd, Athens, TN 37303	0.70 Miles ¹	Parcel Match
S2 Sold 2	318 Lafayette St, Athens, TN 37303	0.53 Miles ¹	Parcel Match
S3 Sold 3	711 High Street, Athens, TN 37303	0.79 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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprotider@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	Tr Lawrence	Company/Brokerage	Athens Realty
License No	295707	Address	424 Walker st Athens TN 37303
License Expiration	11/02/2024	License State	TN
Phone	4233680137	Email	lawrence@trlawrence.com
Broker Distance to Subject	0.63 miles	Date Signed	10/10/2024

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.