

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	599 Carson St, Gallatin, TN 37066	Order ID	9319561	Property ID	35366059
Inspection Date	05/04/2024	Date of Report	05/07/2024		
Loan Number	57411	APN	113J D 01100 000		
Borrower Name	Catamount Properties 2018 LLC	County	Sumner		

Tracking IDs

Order Tracking ID	5.3_BPO	Tracking ID 1	5.3_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BILLY D ALEXANDER	Condition Comments subject is a single family residence, conforms to the area, average condition for the area, ranch styling no garage, low traffic, exterior condition average, windows and door average, roof in average condition for the area. subject is a mature home
R. E. Taxes	\$1,542	
Assessed Value	\$50,550	
Zoning Classification	Residential	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments single family residence are prominent in the area. some site built and a few manufactured homes are in the area. low traffic street, mature neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$239,000 High: \$479,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	599 Carson St	724 Anthony St	822 Blessings Way	500 Hatten Track Rd S
City, State	Gallatin, TN	Gallatin, TN	Gallatin, TN	Gallatin, TN
Zip Code	37066	37066	37066	37066
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.32 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,642	\$364,900	\$460,000
List Price \$	--	\$269,642	\$364,900	\$460,000
Original List Date		04/14/2024	05/01/2024	02/15/2024
DOM · Cumulative DOM	-- · --	21 · 23	4 · 6	79 · 82
Age (# of years)	22	47	2	99
Condition	Average	Average	Good	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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,472	1,200	1,233	1,774
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	25%	0%	0%	0%
Basement Sq. Ft.	594	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.60 acres	.49 acres	.14 acres	.53 acres
Other	--	--	--	Renovated

* 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** list comp 1 is inferior to subject adjust for age 25k, sqft 30k, 1bth 10k (65k) fair market comp Public Remarks: Experience the perfect blend of style and convenience in this renovated, 3-bedroom, 1-bath gem on a lush half-acre. Freshly updated, it offers new flooring throughout, a spacious kitchen with new cabinetry and appliances, fresh paint, and ample natural light. Perfectly located near Municipal and Triple Creek parks, the Civic Center, Union Elementary, and the new Albert Gallatin extension for easy access to town. Ideal for those seeking comfort close to outdoor recreation and community amenities. A rare find that combines space, location, and modern living. Discover your dream home today!
- Listing 2** List comp 2 is superior to subject adjust for age -20k, -10k sqft, condition -20k, 2cg-20k (-70k) fair market comp Public Remarks: This Newer one level home with an open floor plan creates a spacious and airy atmosphere perfect for entertaining and relaxing with family. The kitchen is a focal point with its counter space and island, offering ample space for food preparation and casual dining. The stainless steel appliances add a modern sleek touch to the kitchen. Home features three bedrooms, providing space for a growing family and accommodating guests, two bathrooms ensure convenience and privacy for both occupants. Situated on a cul-de-sac, home offers a low traffic environment. Its proximity to the Civic Community Center and Municipal Park provides opportunity for recreating, socializing and community events. Home has been well maintained and is a must see! Please schedule a showing today!
- Listing 3** List comp 3 is most similar to subject adjust for age/condition/renovation -55k, sqft 15k, (-40k) fair market comp Public Remarks: Welcome to your new home in Gallatin! This 3 bedroom 2 bathroom all brick home has a single level, super spacious layout. It has been completely renovated to perfection with brand new hardwood flooring through out, new roof, HVAC system, plumbing, electrical, water heater. Brand new appliances, cabinetry, light fixtures, fresh paint, and more! Don't miss this lovely home, schedule your showing now!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	599 Carson St	130 Barry Ave	706 Pace St	224 Trousdale Ave
City, State	Gallatin, TN	Gallatin, TN	Gallatin, TN	Gallatin, TN
Zip Code	37066	37066	37066	37066
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.84 ¹	0.17 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$139,500	\$277,000	\$299,900
List Price \$	--	\$139,500	\$269,900	\$294,900
Sale Price \$	--	\$139,500	\$265,000	\$290,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	03/30/2023	05/18/2023	01/26/2024
DOM · Cumulative DOM	-- · --	2 · 50	49 · 80	23 · 44
Age (# of years)	22	60	64	62
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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,472	1,483	1,183	1,380
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 1 · 1	3 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	25%	0%	0%	0%
Basement Sq. Ft.	594	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.60 acres	.34 acres	.26 acres	.29 acres
Other	--	--	--	--
Net Adjustment	--	+\$78,000	+\$122,000	+\$80,000
Adjusted Price	--	\$217,500	\$387,000	\$370,000

* 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** sold comp 1 is most inferior to subject adjust for sqft 30k, 1bth 10k, age 38k, fair market comp (78) fair market comp Public Remarks: For Comp Purposes Private Remarks:
- Sold 2** sold comp 2 is inferior to subject adjust for sqft 75k, 1/2 bth 5k, age 42 (122k) fair market comp Public Remarks: NEW EVERYTHING!!! Great investment area! New homes and renovations on every street of growing Gallatin! New roof, gutters, HVAC, walls, floors, ect!! Huge lot possibilities!! Long Hollow Golf course, shopping, historic downtown Gallatin and only 25 minutes to downtown Nashville. Come see!!
- Sold 3** sold comp 3 is most similar to subject adjust for age 40k, 1/2 bth 5k, sqft 35k (80k) fair market comp Public Remarks: HOT HOME! Fresh interior and exterior paint and BRAND NEW Stainless Kitchen Appliances. Great opportunity to live in the heart of Gallatin within walking distance of the elementary school and easy commute to Nashville. Home features 3 bedrooms, 1 bath, open kitchen with dining area, and large family room. There is also a back bonus room, great for a home office, play room, or even home school area. Floors consist of hardwood and tile so there is no carpet to contend with! Convenient inside laundry room, covered parking and great storage shed. Large fenced yard makes this home complete! Do not delay in seeing this home ASAP.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history mtg history data 10/18/2017 \$102,500.00 Alexander Billy D Royal United Mortgage 4633 / 363 1212954 08/25/2006 \$71,500.00 Alexander Billy D Chase Bank 2584 / 289 01/27/2004 \$50,000.00 Alexander Billy D Argent Mortgage 1939 / 604 690063 07/03/2003 \$24,000.00 Alexander Billy D James A Oldham 1778 / 463 659831 08/10/2001 \$6,000.00 Alexander Billy D Curtis M Lincoln 1309 / 157 568681			
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	\$370,000	\$370,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
subject is a single family residence, most weighted age, condition, sqft, features.		

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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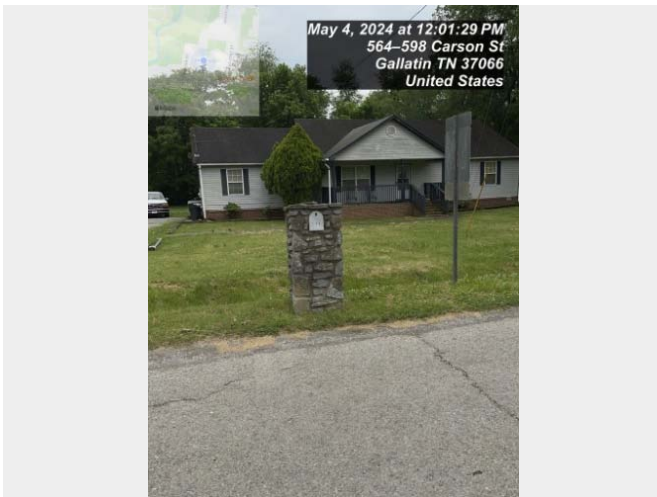
Subject Photos



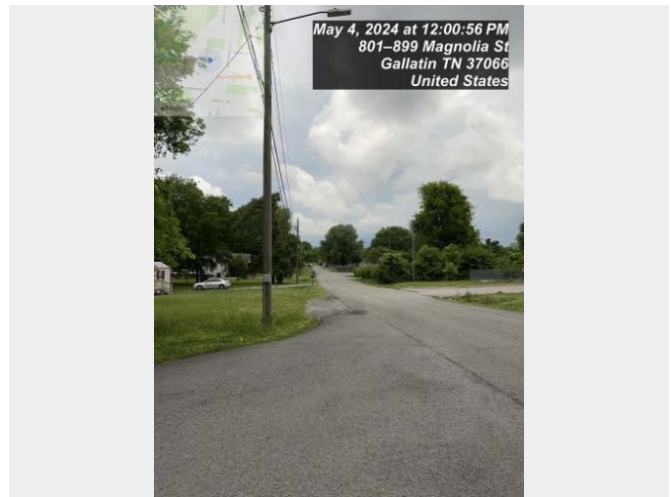
Front



Address Verification



Address Verification



Street

Listing Photos

L1 724 Anthony st
Gallatin, TN 37066



Front

L2 822 Blessings Way
Gallatin, TN 37066



Front

L3 500 Hatten Track rd s
Gallatin, TN 37066



Front

Sales Photos

S1 130 Barry Ave
Gallatin, TN 37066



Front

S2 706 Pace st
Gallatin, TN 37066



Front

S3 224 Trousdale ave
Gallatin, TN 37066



Front

ClearMaps Addendum

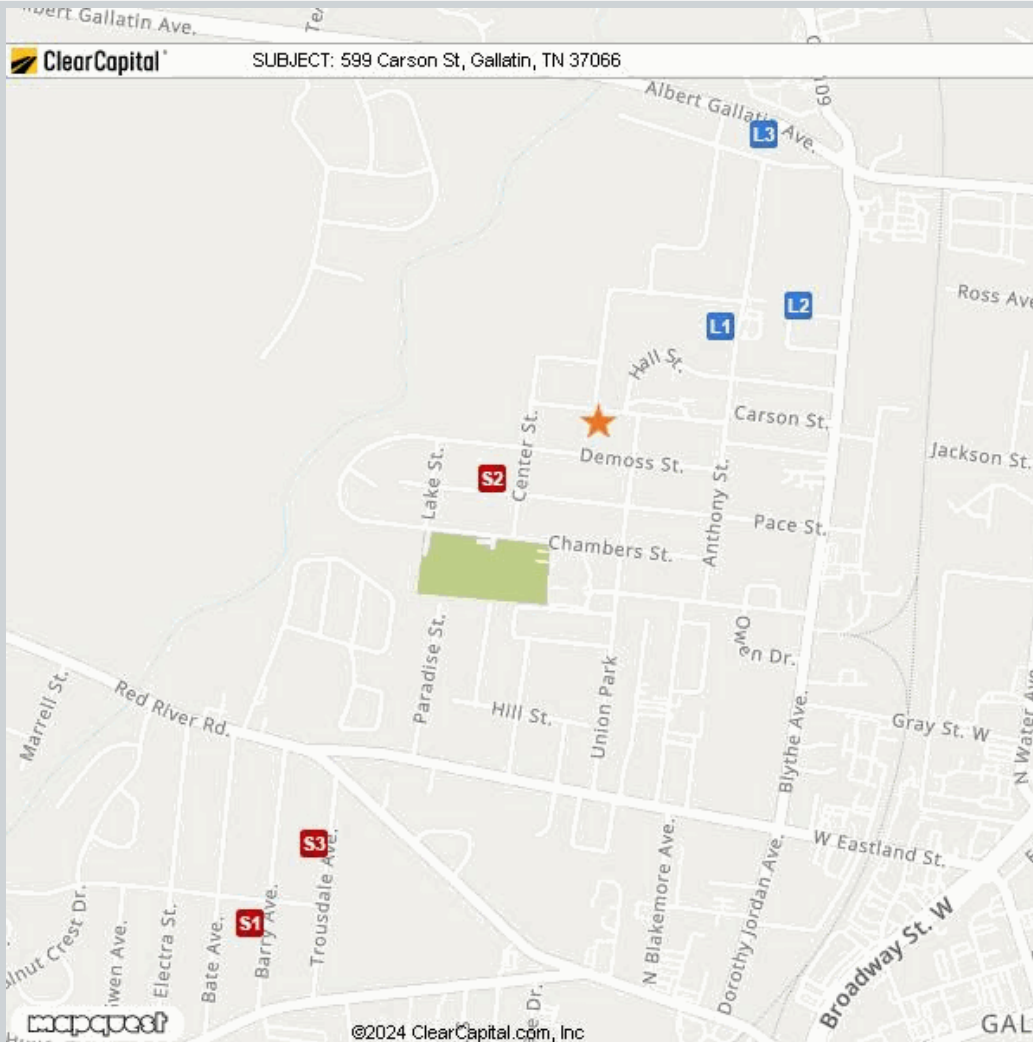
Address ★ 599 Carson St, Gallatin, TN 37066

Loan Number 57411

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	599 Carson St, Gallatin, TN 37066	--	Parcel Match
L1 Listing 1	724 Anthony St, Gallatin, TN 37066	0.21 Miles ¹	Parcel Match
L2 Listing 2	822 Blessings Way, Gallatin, TN 37066	0.32 Miles ¹	Parcel Match
L3 Listing 3	500 Hatten Track Rd S, Gallatin, TN 37066	0.46 Miles ¹	Parcel Match
S1 Sold 1	130 Barry Ave, Gallatin, TN 37066	0.84 Miles ¹	Parcel Match
S2 Sold 2	706 Pace St, Gallatin, TN 37066	0.17 Miles ¹	Parcel Match
S3 Sold 3	224 Trousdale Ave, Gallatin, TN 37066	0.70 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	Ronald POINDEXTER	Company/Brokerage	Ron Poindexter Real Estate
License No	356749	Address	120 Lindsey Hollow Rd Gallatin TN 37066
License Expiration	10/01/2024	License State	TN
Phone	6159950505	Email	ronkpoindexter@gmail.com
Broker Distance to Subject	3.12 miles	Date Signed	05/07/2024

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.