

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	2548 Killarney Court, Clarksville, TN 37042	Order ID	9393254	Property ID	35513977
Inspection Date	06/12/2024	Date of Report	06/13/2024		
Loan Number	57756	APN	007F N 03400 000		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	6.7_bpo	Tracking ID 1	6.7_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	ROBERT GUSTAFSON	The subject is of average quality and in average condition, typical physical depreciation with light deferred maintenance apparent. The front door transom is under repair. There was no evidence of damage in the MLS photos. Per MLS photos and commentary, the subject appeared to be in move-in condition with only minor cosmetic repairs needed. There are no externalities that would affect the value of the subject.
R. E. Taxes	\$2,423	
Assessed Value	\$56,050	
Zoning Classification	Residential R-1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Door locks and deadbolts. It is PoSTED NO TRESPASSING.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The neighborhood is comprised of properties similar in size age and condition. The neighborhood is near schools and shopping. It is a short commute to places of employment and recreation. There are no externalities that would influence the value of the subject.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$234950 High: \$403835	
Market for this type of property	Decreased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2548 Killarney Court	2786 Cascade Dr	2473 Andersonville Dr	2459 Artie Manning Rd
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.84 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$349,999	\$345,000
List Price \$	--	\$330,000	\$339,999	\$345,000
Original List Date		04/10/2024	04/10/2024	05/30/2024
DOM · Cumulative DOM	-- · --	54 · 64	42 · 64	7 · 14
Age (# of years)	19	18	12	28
Condition	Average	Average	Average	Good
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	Other Split Foyer	Other Split Foyer	Other Split Foyer	Other Split Foyer
# Units	1	1	1	1
Living Sq. Feet	1,488	1,488	1,276	1,390
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	57%	52%	39%	37%
Basement Sq. Ft.	1,488	1,488	1,276	1,390
Pool/Spa	--	--	--	--
Lot Size	0.43 acres	0.23 acres	0.28 acres	0.46 acres
Other	CovDeck, Deck, Fence	Deck, Fence, Shed	Deck, Fence	Deck, Fence

* Listing 1 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 This listing has similar GLA but is on a smaller lot. It is slightly inferior to the subject property.

Listing 2 This listing has less GLA; only has 2 1/2 bath and is on a smaller lot. It is inferior to the subject.

Listing 3 This listing has less GLA and only 2 1/2 bathrooms it is on a similar sized lot. It is inferior to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2548 Killarney Court	3413 Oconnor Ln	1419 Raven Rd	3382 Shivas Rd
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37042	37042	37042	37042
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.48 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$330,000	\$410,000
List Price \$	--	\$325,000	\$330,000	\$410,000
Sale Price \$	--	\$324,500	\$330,000	\$410,000
Type of Financing	--	Va	Va	Va
Date of Sale	--	05/31/2024	05/01/2024	05/03/2024
DOM · Cumulative DOM	-- · --	1 · 55	10 · 76	83 · 177
Age (# of years)	19	11	12	19
Condition	Average	Average	Average	Good
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	Other Split Foyer	Other Split Foyer	Other Split Foyer	Other Split Foyer
# Units	1	1	1	1
Living Sq. Feet	1,488	1,326	1,381	1,769
Bdrm · Bths · ½ Bths	3 · 3	5 · 3	3 · 3	5 · 3
Total Room #	8	7	6	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	57%	39%	33%	40%
Basement Sq. Ft.	1488	1,326	1,381	1,769
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.43 acres	0.18 acres	0.2 acres	0.41 acres
Other	CovDeck, Deck, Fence	Deck, Patio, Fence	ScrnDeck, Patio, Fence	Deck, Patio, Fence, Shed
Net Adjustment	--	+\$2,100	+\$12,000	-\$37,000
Adjusted Price	--	\$326,600	\$342,000	\$373,000

* Sold 2 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 This comparable sale has less GLA than the subject and is on a smaller lot. The sellers also paid \$9,900 in concessions. Since concessions are not typical, they were included in the adjustments to the sale price. This comparable is inferior to the subject.

Sold 2 This comparable has less GLA than the subject and is on a smaller lot. It is inferior to the subject.

Sold 3 This comparable has more GLA than the subject is on a similar sized lot. It has been recently remodeled/updated. There was little value given to the above ground pool; they aren't deemed to be permanent and add minimal value. It is superior to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject was listed for sale on 5/31/2023 for \$400,000. The price was reduced multiple times to \$320,000. The listing expired on 3/20/2024			
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
05/31/2023	\$400,000	09/20/2023	\$320,000	Expired	04/16/2024	\$320,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$360,000	\$360,000
Sales Price	\$345,000	\$345,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
The sale price was determined by the adjusted sale price of the comparables with weight given to the listings. Most weight given to the most similar/least gross adjustments. The suggested list price was derived using the typical list to sale price ratio for th		

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.

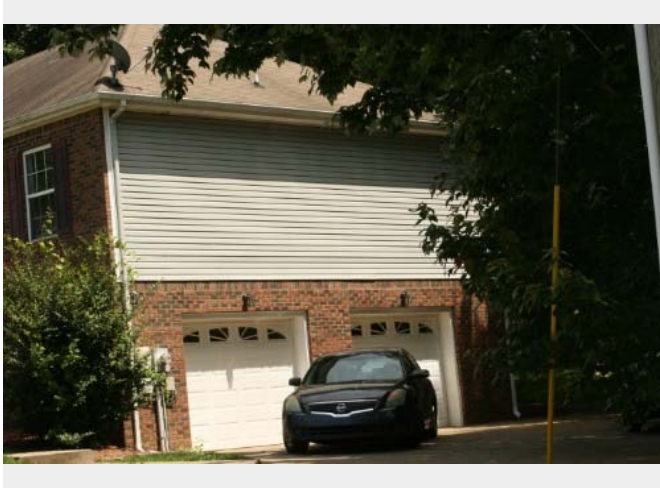
Subject Photos



Front



Address Verification



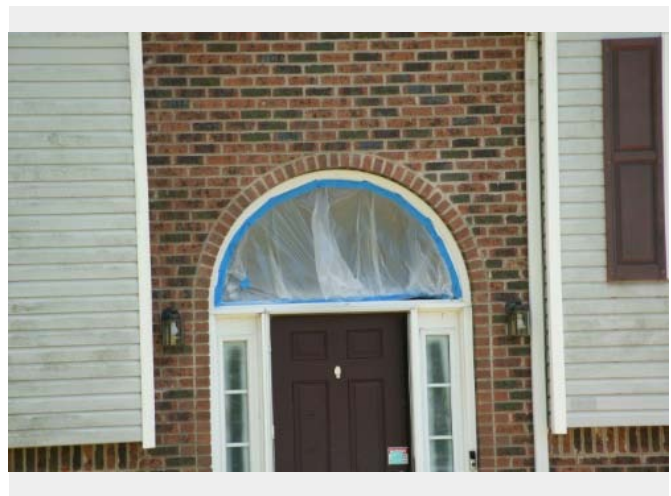
Side



Street



Street



Other

Subject Photos



Other



Other

Listing Photos

L1 2786 CASCADE DR
Clarksville, TN 37042



Front

L2 2473 ANDERSONVILLE DR
Clarksville, TN 37042



Front

L3 2459 ARTIE MANNING RD
Clarksville, TN 37042



Front

Sales Photos

S1 3413 OCONNOR LN
Clarksville, TN 37042



Front

S2 1419 RAVEN RD
Clarksville, TN 37042



Front

S3 3382 SHIVAS RD
Clarksville, TN 37042



Front

ClearMaps Addendum

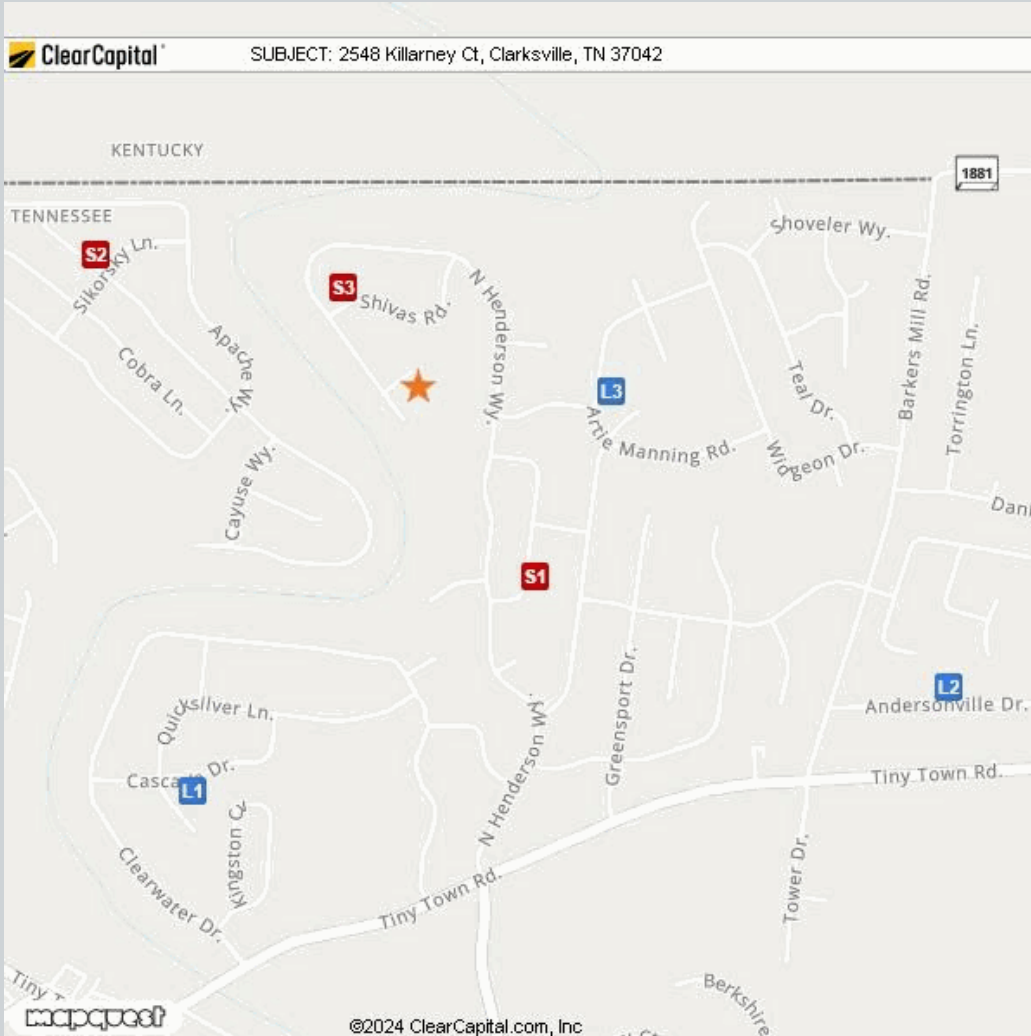
Address ★ 2548 Killarney Court, Clarksville, TN 37042

Loan Number 57756

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$345,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2548 Killarney Court, Clarksville, TN 37042	--	Parcel Match
L1 Listing 1	2786 Cascade Dr, Clarksville, TN 37042	0.64 Miles ¹	Parcel Match
L2 Listing 2	2473 Andersonville Dr, Clarksville, TN 37042	0.84 Miles ¹	Parcel Match
L3 Listing 3	2459 Artie Manning Rd, Clarksville, TN 37042	0.27 Miles ¹	Parcel Match
S1 Sold 1	3413 Oconnor Ln, Clarksville, TN 37042	0.31 Miles ¹	Parcel Match
S2 Sold 2	1419 Raven Rd, Clarksville, TN 37042	0.48 Miles ¹	Parcel Match
S3 Sold 3	3382 Shivas Rd, Clarksville, TN 37042	0.17 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 realistic market value 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, commentary is required as to why you expanded your search, and what the effect on value 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 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.

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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	Michael Grant	Company/Brokerage	Crye-Leike Inc
License No	367922	Address	2204D Madison St Clarksville TN 37043
License Expiration	07/06/2026	License State	TN
Phone	6157671478	Email	mgrant@realtracs.com
Broker Distance to Subject	9.94 miles	Date Signed	06/13/2024

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.