

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>	714 N Woodson Road, Clarksville, TN 37043	<b>Order ID</b>	9443970	<b>Property ID</b>	35613205
<b>Inspection Date</b>	06/27/2024	<b>Date of Report</b>	07/03/2024		
<b>Loan Number</b>	57805	<b>APN</b>	063N A 00500 000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Montgomery		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	6.27_bpo	<b>Tracking ID 1</b>	6.27_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	DANIEL FELDMANN	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,381	This property is near I-24 and has easy access to shopping, recreation, places of worship and employment. This neighborhood is a desirable location due to proximity to I-24; for commuting to Nashville or Ft Campbell Military Base which is a positive influence on pricing of real estate in this area. There are no known negative influences that should influence marketability of this property.	
<b>Assessed Value</b>	\$45,675		
<b>Zoning Classification</b>	Residential R-1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<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>	
<b>Local Economy</b>	Stable	This is a neighborhood of average to good quality, well maintained properties. It is close to I-24, which provides good access to places of employment. It is also near shopping, schools, places of worship and recreation. There are very few REO/distressed sales in this market. The comparables used are deemed to be the closest, most comparable to the subject available. Distances and time of sale had to be extended to find sales similar to the subject.	
<b>Sales Prices in this Neighborhood</b>	Low: \$309900 High: \$688500		
<b>Market for this type of property</b>	Increased 7 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	714 N Woodson Road	1356 Mountain Way	3124 Southpoint Dr	2179 Powell Rd
City, State	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
Zip Code	37043	37043	37043	37043
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.71 <sup>1</sup>	1.36 <sup>1</sup>	2.52 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$357,500	\$379,900
List Price \$	--	\$355,000	\$349,500	\$379,900
Original List Date		06/13/2024	04/15/2024	05/20/2024
DOM · Cumulative DOM	-- · --	4 · 20	36 · 79	13 · 44
Age (# of years)	20	18	17	16
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 Split Foyer	1 Story Split Foyer	1 Story Split Foyer
# Units	1	1	1	1
Living Sq. Feet	1,300	1,672	1,400	1,432
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 3	3 · 3
Total Room #	8	9	9	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)	62%	36%	44%	41%
Basement Sq. Ft.	1,300	1,672	1,400	1,432
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.46 acres	0.29 acres	0.56 acres	0.26 acres
Other	Deck, Patio, Fence	Deck, Patio, Fence, StgShed	Deck	Deck

\* Listing 2 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.

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

**Listing 1** This listing has more GLA than the subject but has a slightly smaller lot. It is superior to the subject.

**Listing 2** This listing is the most similar listing to the subject. It is slightly inferior to the subject. Distance parameters had to be extended to use listings with basements.

**Listing 3** This listing has slightly GLA and is on a smaller lot. It is inferior to the subject property. Distance parameters had to be extended to use listings with basements.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	714 N Woodson Road	609 Westchester Pl	386 Sango Rd	923 Drum Ln
<b>City, State</b>	Clarksville, TN	Clarksville, TN	Clarksville, TN	Clarksville, TN
<b>Zip Code</b>	37043	37043	37043	37043
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.78 <sup>1</sup>	1.39 <sup>1</sup>	1.00 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$349,990	\$320,000	\$349,000
<b>List Price \$</b>	--	\$349,990	\$320,000	\$335,000
<b>Sale Price \$</b>	--	\$344,000	\$320,000	\$312,000
<b>Type of Financing</b>	--	Cash	Conv	Va
<b>Date of Sale</b>	--	02/09/2024	06/29/2024	12/20/2023
<b>DOM · Cumulative DOM</b>	-- · --	11 · 67	1 · 34	30 · 71
<b>Age (# of years)</b>	20	20	48	24
<b>Condition</b>	Average	Average	Average	Average
<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>	1,300	1,506	1,569	1,180
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2	3 · 2	4 · 3
<b>Total Room #</b>	8	7	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	62%	39%	19%	49%
<b>Basement Sq. Ft.</b>	1300	1,506	1,569	1,180
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.46 acres	0.54 acres	0.63 acres	0.54 acres
<b>Other</b>	Deck, Patio, Fence	CovDeck, Patio	Deck, CovPatio, StgShed	ScrnDeck, Patio
<b>Net Adjustment</b>	--	+\$4,000	+\$7,000	+\$8,000
<b>Adjusted Price</b>	--	\$348,000	\$327,000	\$320,000

\* Sold 1 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** This comparable sale is the most similar to subject but only has 2 full bathrooms. It is inferior to the subject. Distance and time of sale parameters had to be extended to find comparables of similar construction/basements.
- Sold 2** This sale has less GLA, 2 1/2 baths, and only has a 1 car garage, but it is on a larger lot. It is inferior to the subject. Distance and time of sale parameters had to be extended to find comparables of similar construction/basements.
- Sold 3** This comparable has less GLA and only has a 1 car garage. It is inferior to the subject. Distance and time of sale parameters had to be extended to find comparables of similar construction/basements.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject was listed on 4/29/24 for \$295,000. The list price was reduced to \$280,000 on 6/05/24. It went under contract on 6/10/24 and closed on 6/26/24 for 250,000.			
<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>	1						
<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>
04/29/2024	\$295,000	06/05/2024	\$280,000	Sold	06/26/2024	\$250,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$349,900	\$349,900
<b>Sales Price</b>	\$335,000	\$335,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The comparables used are considered the best most recent; that are similar in construction/basements available at this time. The sale price was determined by the average adjusted sales price of the comparable sales with most weight given to the most similar comparables. The suggested list price was derived by using the typical final list to sale price ratio in this market. All of the sales used in this report were under contract in 30 days or less. The 30-day price is equal to the lowest adjusted sale price of the comparable sales used and should ensure a quick sale as well.</p>		

### 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



Side

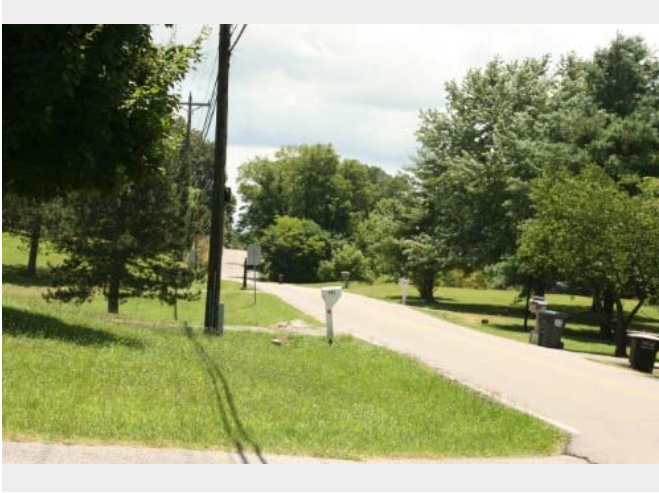


Back



Street

## Subject Photos



Street



## Listing Photos

**L1** 1356 MOUNTAIN WAY  
Clarksville, TN 37043



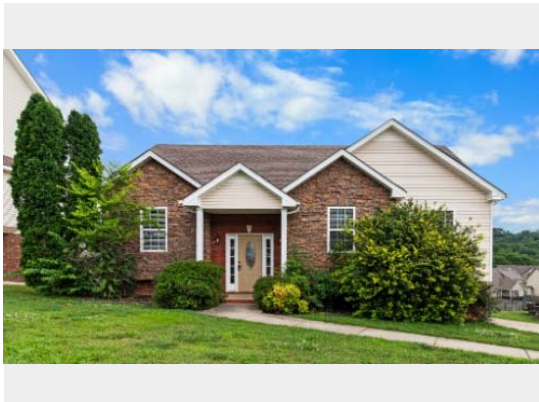
Front

**L2** 3124 SOUTHPOINT DR  
Clarksville, TN 37043



Front

**L3** 2179 POWELL RD  
Clarksville, TN 37043



Front

## Sales Photos

**S1** 609 WESTCHESTER PL  
Clarksville, TN 37043



Front

**S2** 386 SANGO RD  
Clarksville, TN 37043



Front

**S3** 923 DRUM LN  
Clarksville, TN 37043



Front

### ClearMaps Addendum

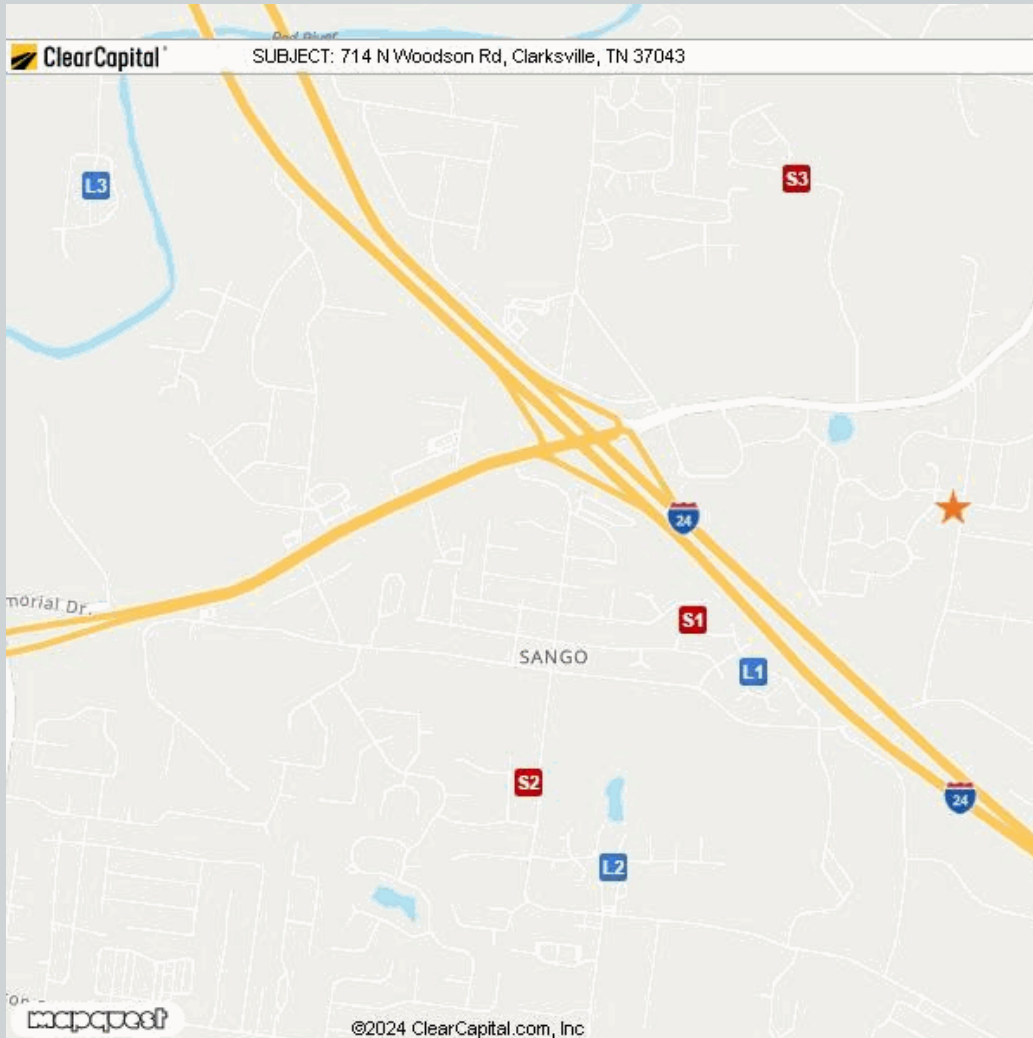
**Address** ★ 714 N Woodson Road, Clarksville, TN 37043

**Loan Number** 57805

**Suggested List** \$349,900

**Suggested Repaired** \$349,900

**Sale** \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	714 N Woodson Road, Clarksville, TN 37043	--	Parcel Match
L1 Listing 1	1356 Mountain Way, Clarksville, TN 37043	0.71 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3124 Southpoint Dr, Clarksville, TN 37043	1.36 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2179 Powell Rd, Clarksville, TN 37043	2.52 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	609 Westchester Pl, Clarksville, TN 37043	0.78 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	386 Sango Rd, Clarksville, TN 37043	1.39 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	923 Drum Ln, Clarksville, TN 37043	1.00 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.

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

<b>Broker Name</b>	Michael Grant	<b>Company/Brokerage</b>	Crye-Leike Inc
<b>License No</b>	367922	<b>Address</b>	2204D Madison St Clarksville TN 37043
<b>License Expiration</b>	07/06/2026	<b>License State</b>	TN
<b>Phone</b>	6157671478	<b>Email</b>	mgrant@realtracs.com
<b>Broker Distance to Subject</b>	4.31 miles	<b>Date Signed</b>	06/29/2024

*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:**

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