

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>	277 Richbriar Road, Nashville, TN 37211	<b>Order ID</b>	9575084	<b>Property ID</b>	35878059
<b>Inspection Date</b>	08/26/2024	<b>Date of Report</b>	08/27/2024		
<b>Loan Number</b>	58071	<b>APN</b>	14704015700		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Davidson		

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

### General Conditions

<b>Owner</b>	PAUL S SCHWERT	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,133	PROPERTY'S EXTERIOR APPEARS TO BE IN AVERAGE CONDITION FOR THE NEIGHBORHOOD. NO NEEDED REPAIRS WERE OBSERVED DURING A DRIVE BY. GLA AND BEDROOM/BATH COUNT IS FROM RECENT MLS LISTING; A COPY OF WHICH IS UPLOADED TO REPORT. TAX CARD IS ALSO UPLOADED.	
<b>Assessed Value</b>	\$65,550		
<b>Zoning Classification</b>	Residential R10		
<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	NEIGHBORHOOD IS HILLBROOK IN THE HAYWOOD ELEMENTARY SCHOOL ZONE, WITH APPROX 371 SINGLE FAMILY HOMES. OF THE 371, APPROX 311 APPEAR TO BE OWNER OCCUPIED, AND 60 NON-OWNER OCCUPIED. MANY TYPES OF COMMERCIAL SERVICES, INCLUDING A HOSPITAL, AIRPORT, FAST FOOD, BANKS, ETC., AS WELL AS MAJOR INTERSTATE I-24, ARE WITHIN 1/2 TO 5 MILES AWAY.	
<b>Sales Prices in this Neighborhood</b>	Low: \$260000 High: \$498780		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	277 Richbriar Road	3684 Tampa Dr	299 Wallace Rd	317 Leopole Rd
<b>City, State</b>	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
<b>Zip Code</b>	37211	37211	37211	37211
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.10 <sup>1</sup>	0.36 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$480,000	\$539,000	\$599,900
<b>List Price \$</b>	--	\$470,000	\$539,000	\$579,900
<b>Original List Date</b>		07/01/2024	06/14/2024	06/18/2024
<b>DOM · Cumulative DOM</b>	-- · --	29 · 57	69 · 74	68 · 70
<b>Age (# of years)</b>	57	57	64	64
<b>Condition</b>	Average	Average	Average	Good
<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>	2 Stories TRADITIONAL	2 Stories TRADITIONAL	1.5 Stories TRADITIONAL	1 Story TRADITIONAL
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,150	2,250	1,539	1,250
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	3 · 1 · 1
<b>Total Room #</b>	8	8	8	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	None	None
<b>Basement (Yes/No)</b>	No	No	No	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	100%
<b>Basement Sq. Ft.</b>	--	--	--	1,250
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.26 acres	.36 acres	.98 acres	.25 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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.

## Current Listings - Cont.

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

- Listing 1** PER MLS, ---Mid-Century Modern at it's finest! Charming well-maintained dated home, same owner for the last 48 years! Spacious 4 bedroom, 2 and a half baths. Large primary suite with walk-in closet. Big deck for entertaining overlooking your large fenced backyard. 2 car garage and a single carport with a driveway that allows extra ample parking. Unfinished basement area, perfect for workshop, exercise equipment, storage etc. Original sand and finish hardwoods on the main and second level under the carpet! Awesome location between I-24 and I-65, close to stores and restaurants and 15 minutes from downtown.
- Listing 2** PER MLS, ---CHARMING CAPE COD -STR WITH AIRBNB HISTORY. FULLY FURNISHED. 1 ACRE BEAUTIFUL LOT! REFINISHED ORIGINAL HDWDS! NEW ENERGY EFFICIENT WINDOWS, HVAC, PAINT, KITCHEN COUNTERTOPS & CABINETS. BSMT HEATED & COOLED WORKSHOP & MOTHER-N-LAW/MAN CAVE W/ MINI KITCHEN & BATH!
- Listing 3** PER MLS, ---Beautiful All brick fully renovated ranch style home in the heart of Nashville. 1 mile to interstate and just minutes from Downtown. Everything brand new. New roof, two new HVAC units, new electrical and plumbing, flooring, doors, windows, cabinets everthing. Stainless appliances, real hardwood floors throughout. Tile bathrooms and wet areas. Quartz countertops, custom fireplace and bar area in fully finished basement. Full large master suite and full bath in basement. Could be full out man cave, gaming/party room or just a relaxing area for the family. Potential rental opportunity for cashflow with upstairs and basement. Spacious quiet yard with fire pit, trail and sitting area. Nice open private back deck for entertaining. Too much to list come check it out! Motivated Seller!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	277 Richbriar Road	222 Wallace Rd	4927 Sherman Oaks Dr	3685 Richbriar Ct
<b>City, State</b>	Nashville, TN	Nashville, TN	Nashville, TN	Nashville, TN
<b>Zip Code</b>	37211	37211	37211	37211
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.27 <sup>1</sup>	0.26 <sup>1</sup>	0.09 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$424,900	\$429,900	\$435,000
<b>List Price \$</b>	--	\$399,900	\$399,900	\$435,000
<b>Sale Price \$</b>	--	\$375,000	\$350,000	\$415,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	08/15/2024	02/14/2024	08/28/2023
<b>DOM · Cumulative DOM</b>	-- · --	85 · 118	66 · 70	49 · 54
<b>Age (# of years)</b>	57	58	55	57
<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>	2 Stories TRADITIONAL	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL	2 Stories TRADITIONAL
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,150	1,837	1,879	2,338
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	8	6	8	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	None
<b>Basement (Yes/No)</b>	No	Yes	No	No
<b>Basement (% Fin)</b>	0%	100%	0%	0%
<b>Basement Sq. Ft.</b>		612	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.26 acres	.25 acres	.29 acres	.27 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$5,000	\$0	+\$5,000
<b>Adjusted Price</b>	--	\$380,000	\$350,000	\$420,000

\* Sold 2 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** ADJ, +\$5,000 (+\$20,000, BEDROOM/BATH COUNT. -\$10,000, GARAGE/CARPORT SPACES. -\$5,000, SELLER CONCESSION). PER MLS, ---Motivated seller! Spacious 3-bedroom home with two full baths, featuring a versatile basement with a private entrance for endless possibilities. The large backyard offers ample parking space and room for outdoor activities. Enjoy a recently renovated kitchen. Natural light floods the house, creating a warm and inviting atmosphere. Conveniently located near malls, supermarkets, and parks, this home offers both comfort and convenience for modern living.
- Sold 2** ADJ, \$0. PER MLS, ---Welcome to your new home! Sherman Oaks is conveniently located off of Harding with easy access to I24. This home has ample space for relaxing and entertaining. It is perfect for an owner occupied or rental. With a primary suite down and 3 bedrooms/1 bath up, there is space for everyone. The hardwood floors have been refinished and new carpet on main level. The primary bathroom has been completely remodeled. Washer and Dryer to remain! The Weber grill outside is connected to gas. Garage PLUS carport creates so much space for parking. Come see the potential this home has to offer. Make it yours today!
- Sold 3** ADJ, +\$5,000 (+\$10,000, GARAGE/CARPORT SPACES. -\$5,000, SELLER CONCESSION). PER MLS, ---Home freshly painted and updated close to shopping areas and bus stop on Cul de Sac! Close to I-24 and I-65; 20 minutes to downtown! All bedrooms upstairs and kitchen/dining/family room downstairs! You won't be disappointed!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				THE PROPERTY WAS LAST LISTED IN MLS ON 6/27/24 FOR \$395,000, AND SOLD ON 8/22/24 FOR \$335,000 (CASH SALE).			
<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>
06/27/2024	\$395,000	07/19/2024	\$395,000	Sold	08/22/2024	\$335,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$359,500	\$359,500
<b>Sales Price</b>	\$355,000	\$355,000
<b>30 Day Price</b>	\$330,000	--
<b>Comments Regarding Pricing Strategy</b>		
SUGGESTED PRICING LEANS MOST HEAVILY UPON PRICING OF SOLD COMPS, ALL OF WHICH ARE WITHIN .5 MILE DISTANCE FROM SUBJECT PROPERTY, AND IN ACCEPTABLE GLA RANGE. ADJUSTMENTS HAVE BEEN MADE ON SOLD COMPS, S1 AND S3. MLS PHOTOS OF ALL CLOSED COMPS APPEAR TO SHOW INTERIORS IN CLEAN, AVERAGE CONDITION, WITH SOME NEWER FIXTURES AND A FEW ORIGINAL APPEARING ONES.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



Front



Address Verification



Side



Street



Street



## Listing Photos

**L1** 3684 Tampa Dr  
Nashville, TN 37211



Front

**L2** 299 Wallace Rd  
Nashville, TN 37211



Front

**L3** 317 Leopole Rd  
Nashville, TN 37211



Front

## Sales Photos

**S1** 222 WALLACE RD  
Nashville, TN 37211



Front

**S2** 4927 SHERMAN OAKS DR  
Nashville, TN 37211



Front

**S3** 3685 RICHBRIAR CT  
Nashville, TN 37211



Front

### ClearMaps Addendum

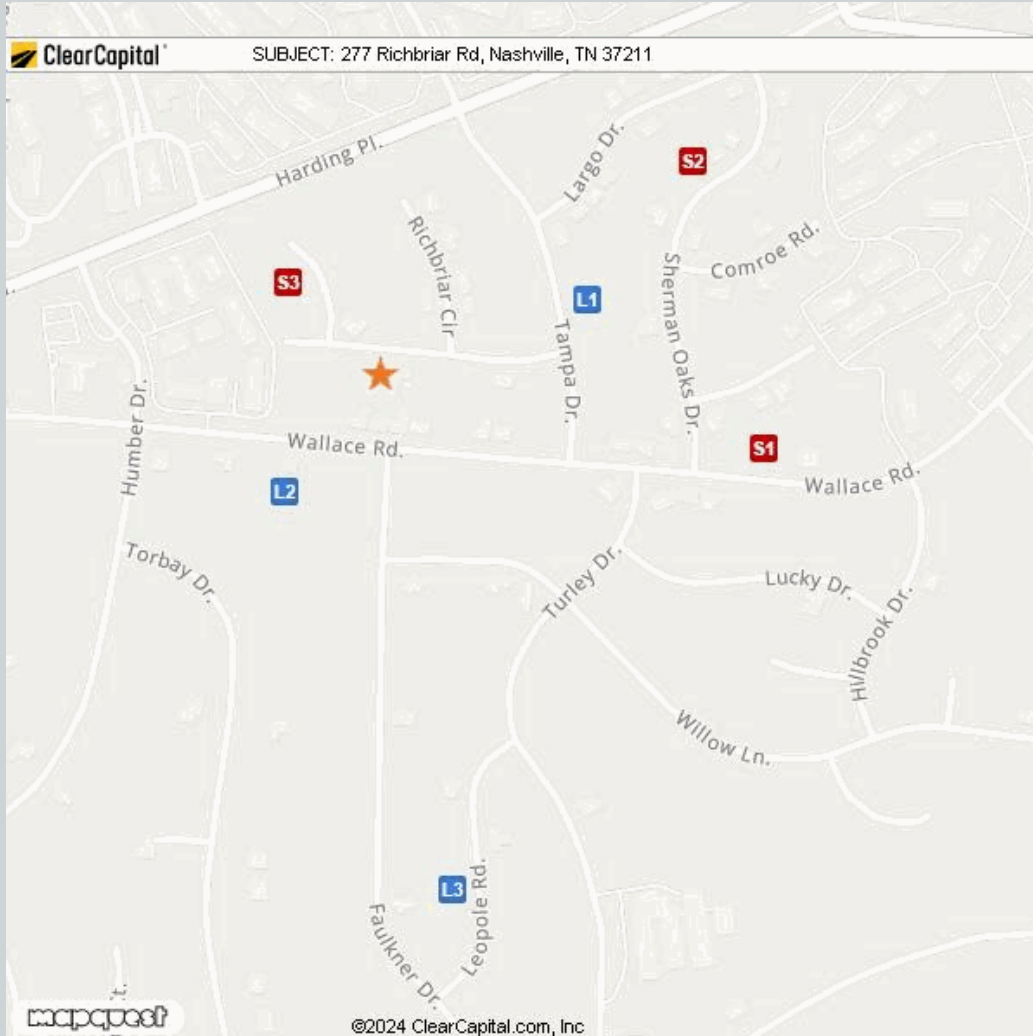
**Address** ★ 277 Richbriar Road, Nashville, TN 37211

**Loan Number** 58071

**Suggested List** \$359,500

**Suggested Repaired** \$359,500

**Sale** \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	277 Richbriar Road, Nashville, TN 37211	--	Parcel Match
L1 Listing 1	3684 Tampa Dr, Nashville, TN 37211	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	299 Wallace Rd, Nashville, TN 37211	0.10 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	317 Leopole Rd, Nashville, TN 37211	0.36 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	222 Wallace Rd, Nashville, TN 37211	0.27 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4927 Sherman Oaks Dr, Nashville, TN 37211	0.26 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3685 Richbriar Ct, Nashville, TN 37211	0.09 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: 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 [uiproducer@clearcapital.com](mailto:uiproducer@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

<b>Broker Name</b>	Sarah Rummage	<b>Company/Brokerage</b>	Benchmark Realty, LLC
<b>License No</b>	00221117	<b>Address</b>	2500 - 21ST AVENUE SOUTH NASHVILLE TN 37212
<b>License Expiration</b>	08/22/2026	<b>License State</b>	TN
<b>Phone</b>	6155165233	<b>Email</b>	sarahrummage@comcast.net
<b>Broker Distance to Subject</b>	6.08 miles	<b>Date Signed</b>	08/27/2024

*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.**