

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	349 W New England Drive, Elkton, FL 32033	Order ID	6247194	Property ID	26873443
Inspection Date	07/16/2019	Date of Report	07/16/2019		
Loan Number	38059	APN	2374710060		
Borrower Name	Catamount Properties 2018 LLC	County	St. Johns		

Tracking IDs					
Order Tracking ID	CITL_BPO_07.15.19	Tracking ID 1	CITL_BPO_07.15.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Lindsay Ackman	The subject is a single story home with stucco exterior and a two car garage. It is well maintained with no signs of deferred maintenance.
R. E. Taxes	\$2,592	
Assessed Value	\$175,477	
Zoning Classification	PUD	
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	Country Walk	
Association Fees	\$300 / Year (Pool)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	This is a small development with a community playground. It is less than 3 miles to Interstate 95 and a few conveniences.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$380,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	349 W New England Drive	209 Burlington Ct	324 W New England Dr	435 W New England Dr
City, State	Elkton, FL	Elkton, FL	Elkton, FL	Elkton, FL
Zip Code	32033	32033	32033	32033
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.08 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,000	\$269,900	\$289,900
List Price \$	--	\$259,000	\$229,900	\$284,500
Original List Date		06/28/2019	07/06/2019	04/15/2019
DOM · Cumulative DOM	-- · --	15 · 18	9 · 10	91 · 92
Age (# of years)	9	7	10	7
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,799	2,070	2,127	1,966
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	.2 acres	.2 acres	.19 acres	.2 acres
Other	2 porches	Cul de sac	Corner lot	Stainless appliances

* 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 home is a little larger with ceramic tile, an irrigation well and pump and a two car garage.

Listing 2 This home has a fenced back yard, a dishwasher and microwave and a covered lanai.

Listing 3 This home is superior with an in ground pool. It is similar in square feet, has corianders counters and recessed lighting.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	349 W New England Drive	345 W New England Dr	5114 Cypress Links Blvd	204 Camden Ct.
City, State	Elkton, FL	Elkton, FL	Elkton, FL	Elkton, FL
Zip Code	32033	32033	32033	32033
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	1.37 ¹	0.20 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$249,900	\$265,000
List Price \$	--	\$245,000	\$249,900	\$265,000
Sale Price \$	--	\$242,000	\$245,000	\$255,000
Type of Financing	--	Conventional	Cash	Fha
Date of Sale	--	07/12/2019	03/19/2019	03/11/2019
DOM · Cumulative DOM	-- · --	106 · 134	15 · 54	16 · 65
Age (# of years)	9	8	13	7
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Beneficial ; Waterfront	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,799	1,861	1,847	1,684
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	.2 acres	.2 acres	.2 acres	.2 acres
Other	2 porches	Fenced	Screened lanai	Fenced
Net Adjustment	--	-\$1,550	-\$3,750	-\$13,125
Adjusted Price	--	\$240,450	\$241,250	\$241,875

* Sold 1 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 This home is a little larger -1550, laminate floors, fenced back yard, surround sound and a screened lana, seller concessions for closing costs -5000

Sold 2 This home is larger -1200, is on a lake front lot -2500, screened porch -1000 and upgraded cabinetry.

Sold 3 This home has smaller square feet +2875, has an in ground pool -15000, irrigation well -1000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no current or recent MLS data available after checking the two MLS systems that cover this area.			
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	\$250,000	\$250,000
Sales Price	\$241,000	\$241,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
It was necessary to expand the search radius to two miles to find a third sale in a similar neighborhood. The subject is in a rural neighborhood with one other competing subdivision within two miles. The other surrounding properties are in an older neighborhood with no deed restrictions and a mixture of single family homes and manufactured homes.		

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



Street



Street

Listing Photos

L1 209 Burlington Ct
Elkton, FL 32033



Front

L2 324 W New England Dr
Elkton, FL 32033



Front

L3 435 W New England Dr
Elkton, FL 32033



Front

Sales Photos

S1 345 W New England Dr
Elkton, FL 32033



Front

S2 5114 Cypress Links Blvd
Elkton, FL 32033



Front

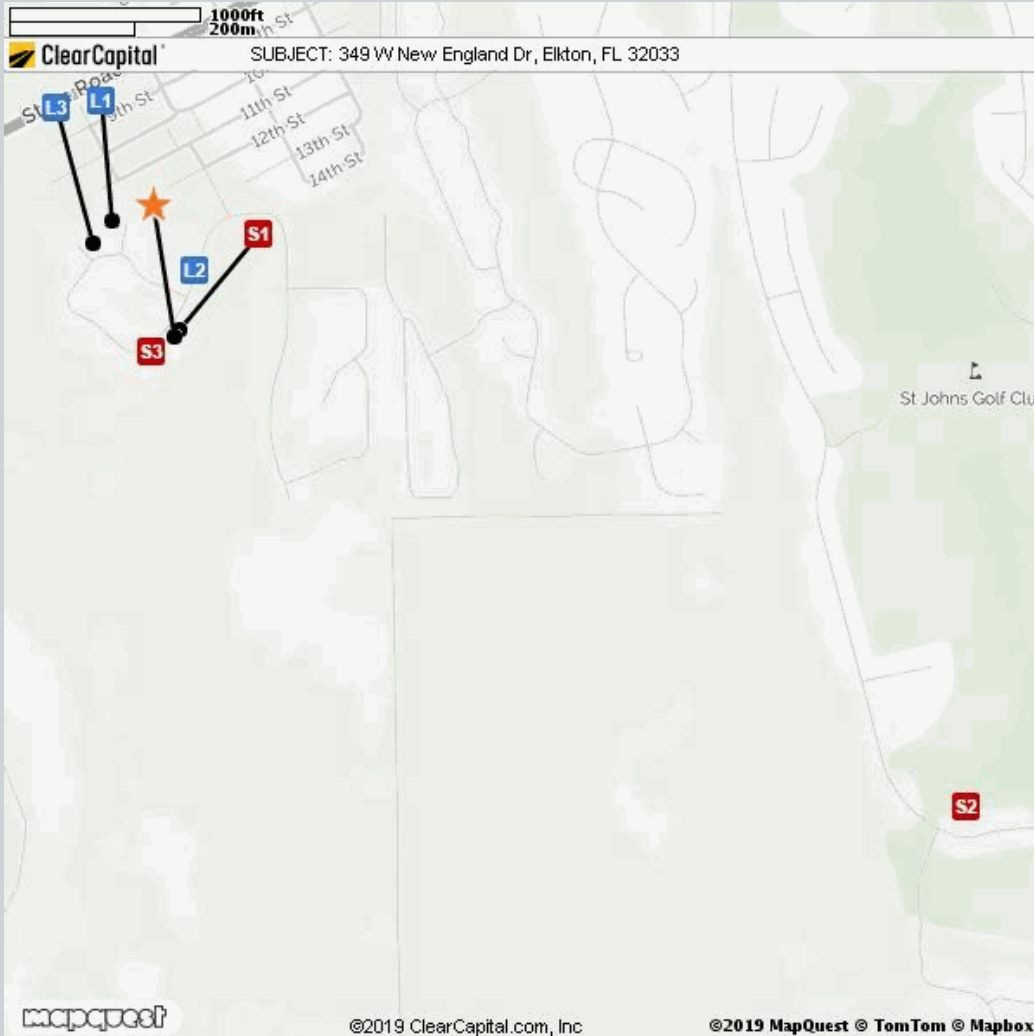
S3 204 Camden Ct.
Elkton, FL 32033



Front

ClearMaps Addendum

Address ★ 349 W New England Drive, Elkton, FL 32033
Loan Number 38059 **Suggested List** \$250,000 **Suggested Repaired** \$250,000 **Sale** \$241,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	349 W New England Dr, Elkton, FL	--	Parcel Match
L1 Listing 1	209 Burlington Ct, Elkton, FL	0.19 Miles ¹	Parcel Match
L2 Listing 2	324 W New England Dr, Elkton, FL	0.08 Miles ¹	Parcel Match
L3 Listing 3	435 W New England Dr, Elkton, FL	0.18 Miles ¹	Parcel Match
S1 Sold 1	345 W New England Dr, Elkton, FL	0.01 Miles ¹	Parcel Match
S2 Sold 2	5114 Cypress Links Blvd, Elkton, FL	1.37 Miles ¹	Parcel Match
S3 Sold 3	204 Camden Ct., Elkton, FL	0.20 Miles ²	Unknown Street Address

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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Suzanne Busbee	Company/Brokerage	Homestar Pacetti Realty Network
License No	BK462894	Address	105 Carcaba Rd St. Augustine FL 32084
License Expiration	09/30/2019	License State	FL
Phone	9046694000	Email	pacettibusbee@gmail.com
Broker Distance to Subject	10.98 miles	Date Signed	07/16/2019

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.