

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	1885 Green Springs Circle B, Orange Park, FL 32003	Order ID	6269942	Property ID	26982462
Inspection Date	08/01/2019	Date of Report	08/01/2019		
Loan Number	38164	APN	16052601426603996		
Borrower Name	Catamount Properties 2018 LLC	County	Clay		

Tracking IDs

Order Tracking ID	CITL_BPO_07.31.19	Tracking ID 1	CITL_BPO_07.31.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	LESLIE TIMOTHY M & CINDY M	Condition Comments	Subject is in overall average condition for area and age of structure. No physical, functional, or external inadequacies were noted. The subject has no obsolescence observed.
R. E. Taxes	\$300,539		
Assessed Value	\$127,973		
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	AUTUMN GLEN 904-641-2333		
Association Fees	\$170 / Month (Pool,Other: Club Facilities; Clubhouse; Club Pool)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Subject is located in area convenient to shopping, dining, doctors, hospital and schools. Market values are stabilizing with the gradual re-absorption of REO and short sale properties.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$153,000 High: \$245,000		
Market for this type of property	Increased 11 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1885 Green Springs Circle B	1810 Green Springs C	1500 Calming Water 3603	2120 Stone Creek E Dr
City, State	Orange Park, FL	Fleming Island, FL	Fleming Island, FL	Fleming Island, FL
Zip Code	32003	32003	32003	32003
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	1.22 ¹	1.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$179,900	\$180,000	\$215,000
List Price \$	--	\$179,900	\$180,000	\$215,000
Original List Date		06/22/2019	07/24/2019	07/31/2019
DOM · Cumulative DOM	-- · --	20 · 40	7 · 8	0 · 1
Age (# of years)	14	14	8	15
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Waterfront	Beneficial ; Waterfront	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
Style/Design	2 Stories TH	1 Story TH	2 Stories TH	1 Story TH
# Units	1	1	1	1
Living Sq. Feet	1,664	1,664	1,667	1,737
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	2 · 2 · 1	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	--	--	--	--
Lot Size	0.07 acres	0.07 acres	0.05 acres	0.13 acres
Other	Porch , Front; Patio , Open	Lanai , Screened	None listed	Lanai , Screened

* 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.

Current Listings - Cont.

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

- Listing 1** Similar to subject based on property type, GLA, lot, location. Condition superior. Pending fair market sale. "You will fall in love with this adorable totally renovated townhome! The kitchen has Italian carrara marble countertops, subway tile backsplash which extends above the cabinets, antique white and grey cabinets, stainless steel appliances and upgraded faucet and lighting. Crown molding flows through out the entire home. The flooring consists of tile and laminate (no carpet)! The master bedroom has a large attached flex space which is being used as a cozy sitting room. Upgraded lighting, hardware and ceiling fans have been added in each room. The master bathroom also has a beautiful carrara marble countertop. The screened lanai overlooks the private peaceful preserve. You will be within walking distance to the pool, tennis courts, playground and golf course!"
- Listing 2** Similar to subject based on property type, GLA, lot, location. Bedrooms inferior; garage superior. Fair market sale. "This two story town-home has (2) SPACIOUS Master suites. Each with it's own en-suite bathroom. There is half bathroom downstairs too. This lovely town-home has a stunning water view of the pond from the dining room, living room and master bedroom. The huge laundry room is conveniently located upstairs between both master suites. It is located near fabulous shopping, dining and entertainment. It also a 2 car garage. Clay County schools are very highly rated schools."
- Listing 3** Similar to subject based on property type, GLA, lot, location. Baths inferior; garage superior. Fair market sale. "Come see this rarely available 3/2, 1- story unit in Stone Creek at Eagle Harbor. All outside maintenance and lawn care included in the HOA. Screen Lanai, plantation shutters, granite counters, breakfast bar, open floor plan with a split bedroom design. Master Bedroom has garden tub and double sinks and custom closet. Backs up to the preserve. Great Schools, Restaurants and shopping!"

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1885 Green Springs Circle B	2310 Wood Hollow D	2320 Wood Hollow C	1640 Vineland C
City, State	Orange Park, FL	Fleming Island, FL	Fleming Island, FL	Fleming Island, FL
Zip Code	32003	32003	32003	32003
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.12 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$169,900	\$172,500	\$177,500
List Price \$	--	\$169,900	\$172,500	\$177,500
Sale Price \$	--	\$167,500	\$172,500	\$178,000
Type of Financing	--	Conv	Va	Conv
Date of Sale	--	04/05/2019	06/28/2019	07/31/2019
DOM · Cumulative DOM	-- · --	6 · 28	1 · 37	23 · 54
Age (# of years)	14	15	14	14
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	2 Stories TH	2 Stories TH	2 Stories TH	2 Stories TH
# Units	1	1	1	1
Living Sq. Feet	1,664	1,460	1,664	1,460
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.07 acres	0.06 acres	0.06 acres
Other	Porch , Front; Patio , Open	Porch , Open	Porch , Front; Patio , Open	Patio , Open
Net Adjustment	--	+\$5,100	\$0	-\$8,400
Adjusted Price	--	\$172,600	\$172,500	\$169,600

* 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** Similar to subject based on property type, lot, location. GLA (+\$5100) inferior. Fair market sale conventional financing no concessions. "Meticulously maintained Fleming Island town home walking distance to almost anything! Freshly painted, stainless steel appliances, tile and laminate wood flooring through out, located across the street from the pool, playground, tennis, and basket ball courts. Come enjoy a an active maintenance free lifestyle in the highly desirable community of Fleming Island Plantation!"
- Sold 2** Similar to subject based on property type, GLA, lot, location. Fair market sale VA financing no concessions. "Adorable townhome located in Fleming Island Plantation, walking distance to the golf course , pool,playground and tennis courts! Updated with stylish wood laminate floors and a remodeled kitchen. Enjoy the granite counters, stainless appliances, new backsplash, and white cabinets for a light, bright kitchen! Sliders lead to a patio and backyard partially fenced. Upstairs you'll find 3 bedrooms and the Laundry Room. The Owners Suite has an extended flex room, currently being used as an oversized dream closet! (The closet system could be removed by the owners if new buyers prefer a different use of that space). Enjoy all the pools and amenities of Fleming Island Plantation and the convenient location! Chandelier in office/flex room does not convey."
- Sold 3** Similar to subject based on property type, lot, location. GLA (+\$5100) inferior; condition (-\$10,000) superior. Fair market sale conventional financing \$3500 concessions. "Enjoy the Florida lifestyle in this totally remodeled townhome, nothing left to do except move in! Located in Fleming Island Plantation, walking distance to the golf course , pool, playground, tennis courts and great Clay County schools! NEW waterproof vinyl plank floorings throughout, NEW kitchen 42" cabinets, granite counters, herringbone backsplash, and stainless appliances. NEW bathroom vanities w/quartz counters, NEW hardware, lighting, toilets, baseboards throughout. Relax on the patio under a shade tree and overlooking a scenic pond, with a NEW aluminum fence. Fresh paint inside and out, there's even Epoxy coating on the garage floor. Living space plus a half bath on the 1st level, then 3 bedrooms, 2 baths and the Laundry Room and on the 2nd level. The HVAC replaced 2015"

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed as a fair market sale 08/04/2018 for \$165,000. The listing expired 10/01/2018 with no price changes after 58 DOM.			
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
08/04/2018	\$165,000	10/01/2018	\$165,000	Expired	10/01/2018	\$165,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$180,000	\$180,000
Sales Price	\$172,500	\$172,500
30 Day Price	\$158,700	--
Comments Regarding Pricing Strategy		
Price was determined by using the most comparable sales at the current time. Normal adjustments have been made to acquire estimated value of subject. All comps share similar characteristics to the subject and are located in reasonable proximity. They will share marketability and buyer profile. All comps appear to be good substitutes for buyers and are viable indicators of value.		

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



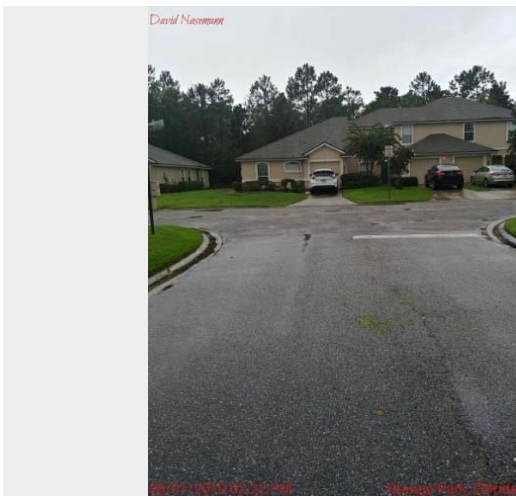
Address Verification



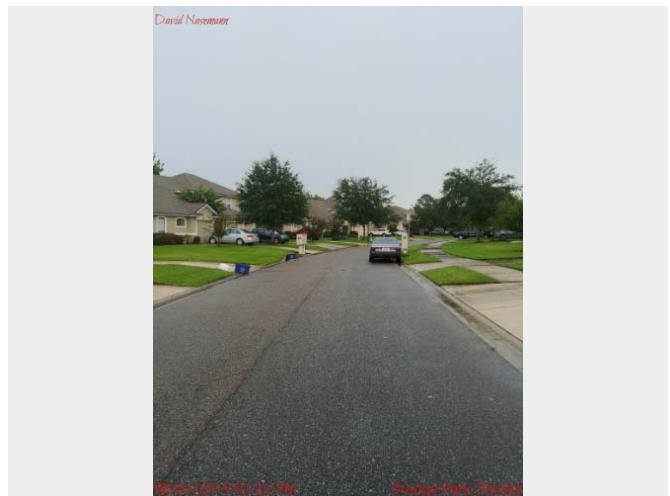
Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1810 GREEN SPRINGS C
Fleming Island, FL 32003



Front

L2 1500 CALMING WATER 3603
Fleming Island, FL 32003



Front

L3 2120 STONE CREEK E DR
Fleming Island, FL 32003



Front

Sales Photos

S1 2310 WOOD HOLLOW D
Fleming Island, FL 32003



Front

S2 2320 WOOD HOLLOW C
Fleming Island, FL 32003



Front

S3 1640 VINELAND C
Fleming Island, FL 32003



Front

ClearMaps Addendum

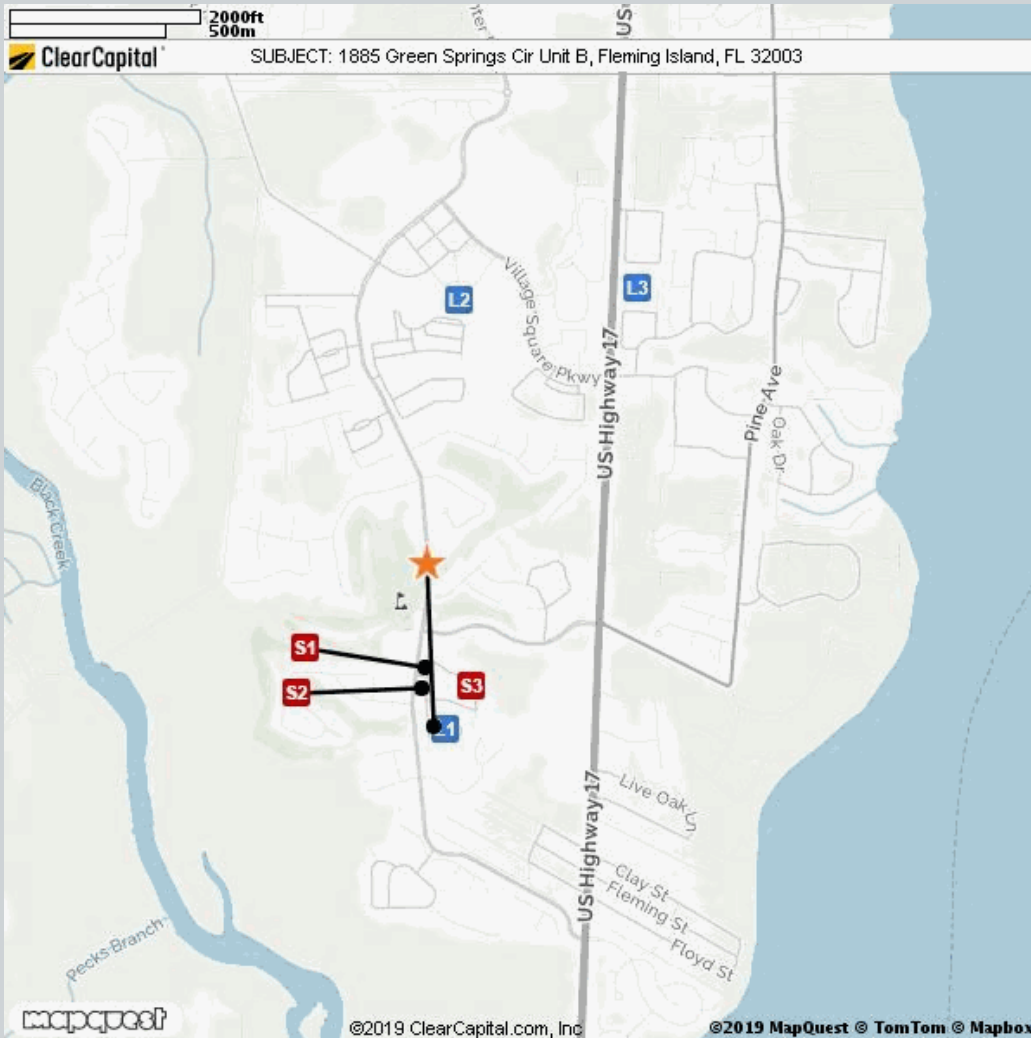
Address ★ 1885 Green Springs Circle B, Orange Park, FL 32003

Loan Number 38164

Suggested List \$180,000

Suggested Repaired \$180,000

Sale \$172,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1885 Green Springs Cir Unit B, Fleming Island, FL	--	Parcel Match
L1 Listing 1	1810 Green Springs C, Fleming Island, FL	0.05 Miles ¹	Parcel Match
L2 Listing 2	1500 Calming Water 3603, Fleming Island, FL	1.22 Miles ¹	Parcel Match
L3 Listing 3	2120 Stone Creek E Dr, Fleming Island, FL	1.38 Miles ¹	Parcel Match
S1 Sold 1	2310 Wood Hollow D, Fleming Island, FL	0.18 Miles ¹	Parcel Match
S2 Sold 2	2320 Wood Hollow C, Fleming Island, FL	0.12 Miles ¹	Parcel Match
S3 Sold 3	1640 Vineland C, Fleming Island, FL	0.11 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.

*** 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	David Nasemann	Company/Brokerage	FUTURE REALTY GROUP LLC
License No	SL3119564	Address	1404 Sapling Drive Orange Park FL 32073
License Expiration	03/31/2021	License State	FL
Phone	9043343116	Email	dnrealtor@gmail.com
Broker Distance to Subject	7.33 miles	Date Signed	08/01/2019

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.