

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>	12257 Amanda Cove Trail, Jacksonville, FL 32225	<b>Order ID</b>	6301881	<b>Property ID</b>	27129991
<b>Inspection Date</b>	08/25/2019	<b>Date of Report</b>	08/25/2019		
<b>Loan Number</b>	38393	<b>APN</b>	1622231070		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Duval		

**Tracking IDs**

<b>Order Tracking ID</b>	CITL_BPO_08.23.19	<b>Tracking ID 1</b>	CITL_BPO_08.23.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,795	Subject is a wood frame exterior home in GOOD condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.	
<b>Assessed Value</b>	\$185,574		
<b>Zoning Classification</b>	PUD		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	VILLAS AT CROSS CREEK		
<b>Association Fees</b>	\$12 / Month (Other: Playground)		
<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>	Improving	Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. Comps were chosen because of value opinion and condition. There are 1 REO's and 1 Short Sales for Active comps. There are 2 REO's and 0 Short Sales for Sold comps. I conducted 1.0 mile (radius) search for both Active/Sold comps. All comps should be considered similar to subject in condition. Within 1 mile of shopping, schools, restaurants and major roadways. Typically, \$3000 is being offered for seller concessions.	
<b>Sales Prices in this Neighborhood</b>	Low: \$175,000 High: \$295,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	12257 Amanda Cove Trail	12326 Amanda Cove Trl	12391 Casheros Cove Dr S	12372 Casheros Cove Dr
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32225	32225	32225	32225
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.11 <sup>1</sup>	0.22 <sup>1</sup>	0.21 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$265,000	\$266,778	\$269,900
<b>List Price \$</b>	--	\$255,000	\$257,000	\$269,900
<b>Original List Date</b>		07/18/2019	07/13/2019	08/09/2019
<b>DOM · Cumulative DOM</b>	-- · --	38 · 38	43 · 43	16 · 16
<b>Age (# of years)</b>	28	27	24	25
<b>Condition</b>	Good	Good	Good	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>	1 Story Traditional	2 Stories Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,904	1,880	1,820	1,905
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	4 · 2	4 · 2
<b>Total Room #</b>	6	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.15 acres	0.15 acres	0.16 acres
<b>Other</b>	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP

\* 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** Tastefully renovated 2 story home in the sought after Landing at Cross Creek subdivision. This spacious 3 bed 2.5 bath home has exquisite features including formal living and dining rooms, eat-in kitchen, separate family room with fireplace, 2-car garage and a large Newly restored wood deck that's perfect for entertaining. The upscale kitchen features Refinished oak cabinets, Granite counter tops, brand New stainless steel appliances complete with subway tile b/s. Home comes with a New Roof, Newer AC, updated bathrooms with new tile and granite counters, Freshly painted interior, New light fixtures throughout, New luxury vinyl plank flooring in living areas and carpet in bedrooms.
- Listing 2** NEW NEW NEW, new hardi-lap siding, new roof, new windows, new front door and a new a/c!" My living dining combination is vaulted for that wide open feel; galley kitchen to the café with bay window; my family room features a wood burn fireplace since everyone loves a fireplace!
- Listing 3** Stunning 4/2 with lots of Space and closets ! Location is so Convenient to Beaches and Downtown & Town Center. High Ceilings make this home look and feel Grand. New Wood tile Plank flooring , Brand New 42 inch cabinets with Granite and stainless Steel appliances . Fenced in Backyard and New Paint ! Huge Master with Generous size walk in closet!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	12257 Amanda Cove Trail	432 Brody Cove Trl	12530 Dragonfly Ln	12323 Harbor Winds Dr N
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32225	32225	32225	32225
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	0.53 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$240,000	\$269,900	\$269,999
<b>List Price \$</b>	--	\$240,000	\$249,900	\$259,999
<b>Sale Price \$</b>	--	\$240,000	\$250,000	\$265,000
<b>Type of Financing</b>	--	Fha	Va	Va
<b>Date of Sale</b>	--	03/29/2019	06/21/2019	03/01/2019
<b>DOM · Cumulative DOM</b>	-- · --	5 · 29	96 · 126	124 · 161
<b>Age (# of years)</b>	28	28	28	20
<b>Condition</b>	Good	Good	Good	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	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,904	1,694	1,966	2,154
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	6	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes	--	--
<b>Lot Size</b>	0.15 acres	0.39 acres	0.28 acres	0.17 acres
<b>Other</b>	Porch, Patio, FP	Porch, Patio	Porch, Patio, FP	Porch, Patio, FP
<b>Net Adjustment</b>	--	-\$3,400	-\$16,000	-\$4,500
<b>Adjusted Price</b>	--	\$236,600	\$234,000	\$260,500

\* 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** Come home to comfort! This 3 bedroom, 2 bathroom home sits on an oversized lot and is complete with its very own inground pool. The inviting living/dining room combo is great for entertaining family and friends with large windows letting in lots of natural light. The floor plan features a formal dining space, eat-in kitchen area, and a sizable living room. In the kitchen, white cabinets line the walls and compliment the granite countertops and stainless steel appliances to create a modern aesthetic. The breakfast bar is great for the whole family to gather. The master suite is complete with vaulted ceilings making the space feel large, bright, and inviting. Adjustment made for View (-\$5000), GLA (\$2100), Lot size (-\$2500) and FP (\$2000).
- Sold 2** Fabulous family friendly home on cul-de-sac! This 4 BR 2 BA house offers formal living and dining plus cozy family room with brick fireplace. Home has a lake view. His and hers closets in master suite. Freshly painted. New flooring, new vanities in bathrooms, new counter tops in master bath and kitchen. Come see this fantastic home! Easy to show! Adjustment made for Concessions (-\$7500), View (-\$5000), Bedroom Count (-\$2000) and Lot size (-\$1500).
- Sold 3** Fantastic 4/2 house located in the desirable neighborhood of Harbor Winds has everything to offer. Open floor plan with laminate wood floors, NEW CARPET (Jan 2019), neutral paint colors, formal living & dining room, wood-burning fireplace, plus a huge family room off the kitchen. Large eat-in kitchen features NEW stainless appliances (May 2018), granite countertops, upgraded wood cabinets, extended breakfast bar seating, and walk-in pantry. Brand new AC (August 2018) with a 10-Year warranty that is transferrable to new Owner. Owners suite includes walk-in closet, dual vanities, garden tub and separate shower. Interior laundry room with w/d hookups. 2-car garage. Enjoy the private patio and fenced backyard. Adjustment made for GLA (-\$2500) and Bedroom Count (-\$2000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no listing history available for subject for the past 12 months. Information was researched in MLS. (See attached MLS sheet verification of good condition).			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$255,000	\$255,000
<b>Sales Price</b>	\$245,000	\$245,000
<b>30 Day Price</b>	\$225,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>See attached MLS sheet verification of good condition. Subject is located close to a high traffic roadway and elementary school. This may have a negative affect on marketability. I gave most weight to CL1 and CS2 which is similar to subject in overall appeal and condition. The Anticipated Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market value.</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



Street



Street



## Listing Photos

**L1** 12326 AMANDA COVE TRL  
Jacksonville, FL 32225



Front

**L2** 12391 CASHEROS COVE DR S  
Jacksonville, FL 32225



Front

**L3** 12372 CASHEROS COVE DR  
Jacksonville, FL 32225



Front

## Sales Photos

**S1** 432 BRODY COVE TRL  
Jacksonville, FL 32225



Front

**S2** 12530 DRAGONFLY LN  
Jacksonville, FL 32225



Front

**S3** 12323 HARBOR WINDS DR N  
Jacksonville, FL 32225



Front

### ClearMaps Addendum

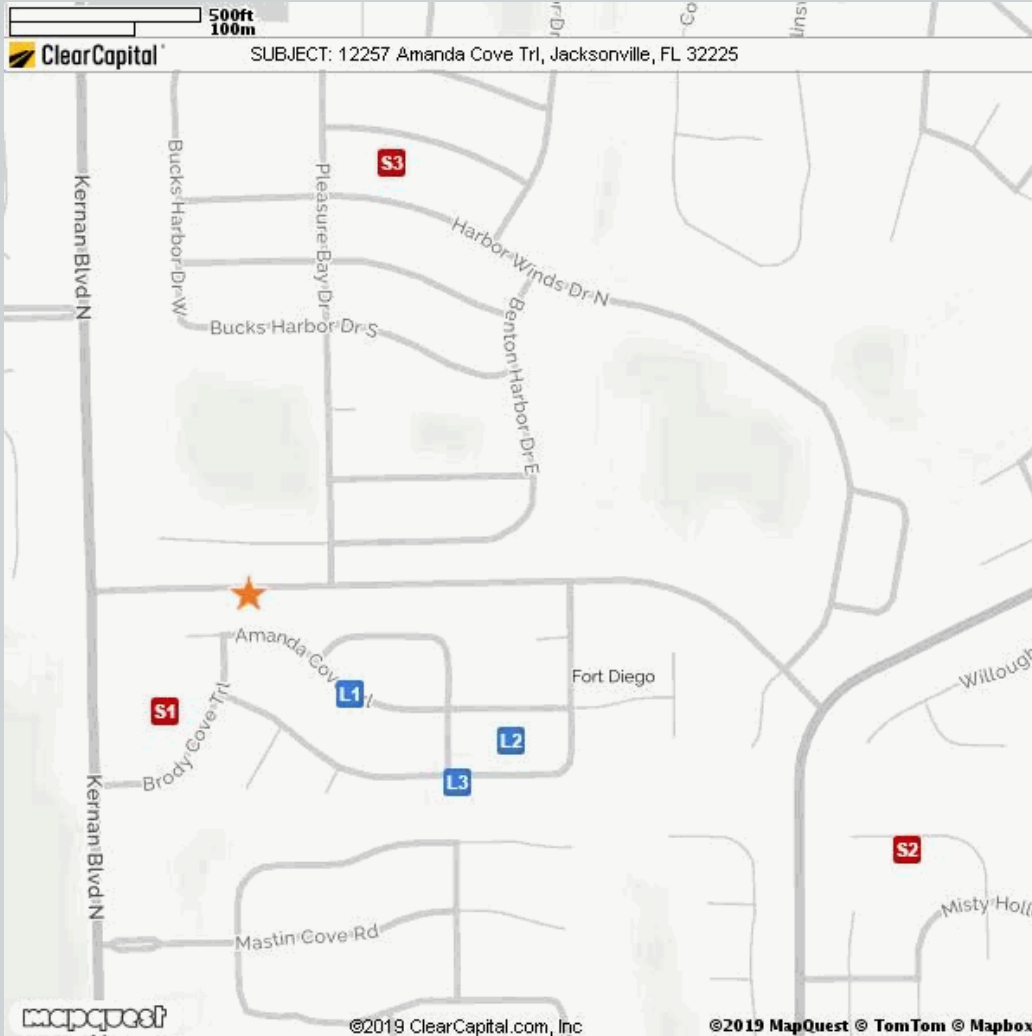
**Address** ★ 12257 Amanda Cove Trail, Jacksonville, FL 32225

**Loan Number** 38393

**Suggested List** \$255,000

**Suggested Repaired** \$255,000

**Sale** \$245,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12257 Amanda Cove Trl, Jacksonville, FL	--	Parcel Match
L1 Listing 1	12326 Amanda Cove Trl, Jacksonville, FL	0.11 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	12391 Casheros Cove Dr S, Jacksonville, FL	0.22 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	12372 Casheros Cove Dr, Jacksonville, FL	0.21 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	432 Brody Cove Trl, Jacksonville, FL	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	12530 Dragonfly Ln, Jacksonville, FL	0.53 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	12323 Harbor Winds Dr N, Jacksonville, FL	0.34 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>	James Morgan	<b>Company/Brokerage</b>	James Morgan
<b>License No</b>	SL3153800	<b>Address</b>	1450 Holly Oaks Lake Rd W Jacksonville FL 32225
<b>License Expiration</b>	09/30/2021	<b>License State</b>	FL
<b>Phone</b>	9045367867	<b>Email</b>	jmdaryl50@gmail.com
<b>Broker Distance to Subject</b>	2.86 miles	<b>Date Signed</b>	08/25/2019

*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.**