

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	12135 Grovewood Avenue, Thonotosassa, FL 33592	Order ID	6643834	Property ID	28142866
Inspection Date	03/06/2020	Date of Report	03/07/2020		
Loan Number	40306	APN	U-10-20-24L-000000-00001.0		
Borrower Name	Catamount Properties 2018 LLC	County	Hillsborough		

Tracking IDs

Order Tracking ID	Citi_BPO_03.05.20	Tracking ID 1	Citi_BPO_03.05.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$3,129	The subject appears to be in average condition, there was no apparent damage noted, there is a Sold MLS sheet as of 02/28/2020 that show the interior to be in average condition, no updates noted and a possibility of some ceiling, (not a good photo) but nothing on the MLS sheet notes any roof or ceiling damage. The subject conforms to the neighborhood with no adverse conditions noted.	
Assessed Value	\$266,714		
Zoning Classification	ASC-1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Lock box present)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	The subject is located in an established neighborhood within a rural area. Neighboring homes are of varying ages /styles and conditions. There is no deed restrictions or HOA. The subject is within 5 miles of schools and shopping.	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$375,000		
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	12135 Grovewood Avenue	10233 Bloomfield Hills Dr	7118 Cove Pl	510 Running Horse Rd
City, State	Thonotosassa, FL	Seffner, FL	Tampa, FL	Seffner, FL
Zip Code	33592	33584	33617	33584
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.20 ¹	4.44 ¹	4.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$256,700	\$340,000
List Price \$	--	\$325,000	\$256,700	\$340,000
Original List Date		01/14/2020	03/04/2020	11/22/2019
DOM · Cumulative DOM	-- · --	53 · 53	3 · 3	56 · 106
Age (# of years)	20	15	65	33
Condition	Average	Average	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,054	2,488	1,920	2,529
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 3	4 · 3
Total Room #	7	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	2.28 acres	.83 acres	.48 acres	.32 acres
Other	Porch, patio	Porch, patio	Porch, patio	Porch, deck

* Listing 2 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 Larger GLA than the subject, similar age, more rooms and more baths, smaller lot, no pool. has a garage

Listing 2 Similar GLA as the subject, older home, same room count, more baths, smaller lot, no pool, no garage, renovated condition

Listing 3 Larger GLA than the subject, older home, more rooms and more baths, smaller lot, has a pool. upgraded kitchen and baths

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	12135 Grovewood Avenue	12318 Langshaw Dr	10541 Skewlee Rd	12212 Count Pl
City, State	Thonotosassa, FL	Thonotosassa, FL	Thonotosassa, FL	Thonotosassa, FL
Zip Code	33592	33592	33592	33592
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	1.03 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$243,000	\$319,000	\$295,000
List Price \$	--	\$243,000	\$319,000	\$277,500
Sale Price \$	--	\$243,000	\$319,000	\$277,500
Type of Financing	--	Conventional	Va	Va
Date of Sale	--	10/10/2019	10/30/2019	12/19/2019
DOM · Cumulative DOM	-- · --	127 · 331	68 · 88	59 · 91
Age (# of years)	20	31	25	26
Condition	Average	Average	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,054	1,882	2,126	2,051
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	4 · 2
Total Room #	7	7	7	8
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	2.28 acres	.44 acres	.94 acres	.43 acres
Other	Porch, patio	Porch, patio	Porch, patio	Porch, patio
Net Adjustment	--	+\$32,090	+\$3,210	+\$10,060
Adjusted Price	--	\$275,090	\$322,210	\$287,560

* Sold 3 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 Slightly smaller GLA than the subject, older home, more baths, smaller lot, no pool. Adjustments for comps \$ 20 per sq. foot GLA \$ 100 per sq. foot lot \$ 250 per year age \$ 2500 half bath \$ 5000 full bath \$ 10000 pool \$ 20000 renovated condition \$ 2500 per bay garage

Sold 2 Similar age and similar GLA as the subject, same bed and bath count, smaller lot, no pool. renovated condition

Sold 3 Similar age and similar GLA as the subject, same bath count, smaller lot, no pool, upgraded condition

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is a MLS sheet that shows the subject sold on 02/28/2020 for \$ 162,750 this information is no verified on the tax records yet,			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
01/07/2020	\$169,900	--	--	Sold	02/28/2020	\$162,750	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$285,000	\$285,000
Sales Price	\$280,000	\$280,000
30 Day Price	\$275,100	--
Comments Regarding Pricing Strategy		
<p>The market has improved with more buyer activity and most available similar comps being owner re-sells. The subject is located on over 2 acres in a rural area due to a lack of similar comps the mileage guidelines were exceeded and older homes and homes on smaller lots were used. I also has to use homes in renovated condition in order to try and stay as near to the subject as possible. The subject recently sold for significantly less than the comps show but the subject sold as a REO and no REO,s were used on the</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



Street



Street

Listing Photos

L1 10233 Bloomfield Hills dr
Seffner, FL 33584



Front

L2 7118 Cove pl
Tampa, FL 33617



Front

L3 510 Running Horse rd
Seffner, FL 33584



Front

Sales Photos

S1 12318 Langshaw dr
Thonotosassa, FL 33592



Front

S2 10541 Skewlee rd
Thonotosassa, FL 33592



Front

S3 12212 Count pl
Thonotosassa, FL 33592



Front

ClearMaps Addendum

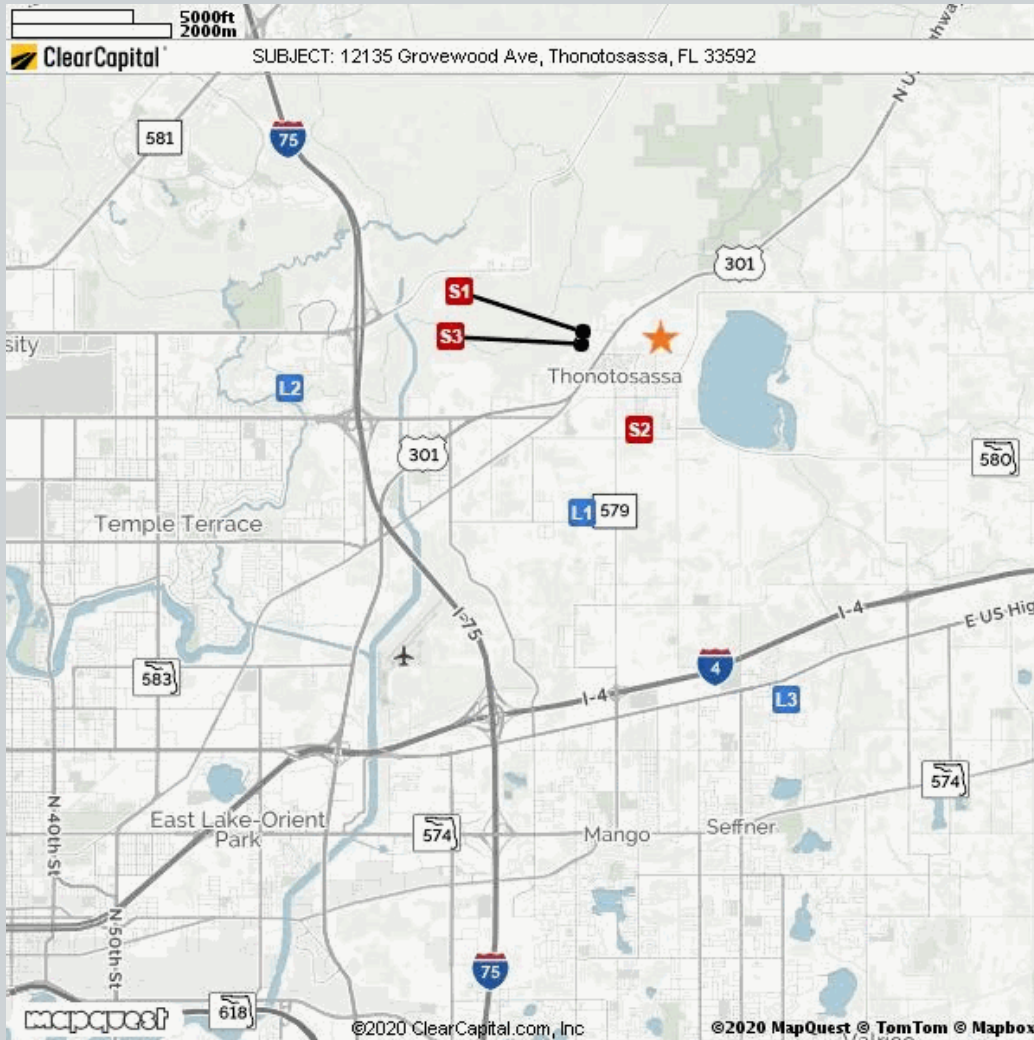
Address ★ 12135 Grovewood Avenue, Thonotosassa, FL 33592

Loan Number 40306

Suggested List \$285,000

Suggested Repaired \$285,000

Sale \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12135 Grovewood Ave, Thonotosassa, FL	--	Parcel Match
L1 Listing 1	10233 Bloomfield Hills Dr, Seffner, FL	2.20 Miles ¹	Parcel Match
L2 Listing 2	7118 Cove Pl, Tampa, FL	4.44 Miles ¹	Parcel Match
L3 Listing 3	510 Running Horse Rd, Seffner, FL	4.58 Miles ¹	Parcel Match
S1 Sold 1	12318 Langshaw Dr, Thonotosassa, FL	0.77 Miles ¹	Parcel Match
S2 Sold 2	10541 Skewlee Rd, Thonotosassa, FL	1.03 Miles ¹	Parcel Match
S3 Sold 3	12212 Count Pl, Thonotosassa, FL	0.74 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.

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

Broker Name	Karen Stafford	Company/Brokerage	Charles Rutenberg Realty
License No	SL3094072	Address	1829 Ranchette rd Zephyrhills FL 33543
License Expiration	03/31/2020	License State	FL
Phone	8137149498	Email	klstafford62@gmail.com
Broker Distance to Subject	8.43 miles	Date Signed	03/07/2020

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.