

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>	2031 Sussex Drive, Orange Park, FL 32073	<b>Order ID</b>	6667882	<b>Property ID</b>	28226750
<b>Inspection Date</b>	03/20/2020	<b>Date of Report</b>	03/21/2020		
<b>Loan Number</b>	40474	<b>APN</b>	18-04-26-013086-047-00		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Clay		

### Tracking IDs

<b>Order Tracking ID</b>	CS_BPO_Request_03.20.20	<b>Tracking ID 1</b>	CS_BPO_Request_03.20.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Colvin Lucille	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,628	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
<b>Assessed Value</b>	\$156,081		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Subject is vacant but it's secured.)			
<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	The subject is located in suburban location that have close proximity to schools, shops and major highways. The market conditions are currently stable. The average marketing time for similar properties in the subject area is 120 days.	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$400,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2031 Sussex Drive	2422 Cypress Springs Rd	2508 Shalimar Ln	2613 Whipple Ave
City, State	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
Zip Code	32073	32073	32073	32073
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.06 <sup>1</sup>	1.06 <sup>1</sup>	0.18 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,995	\$273,900	\$234,000
List Price \$	--	\$249,995	\$273,900	\$234,000
Original List Date		03/13/2020	03/18/2020	03/04/2020
DOM · Cumulative DOM	-- · --	6 · 8	2 · 3	16 · 17
Age (# of years)	40	38	43	47
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 Ranch	1.5 Stories Cape	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,897	2,319	2,471	1,524
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	8	9	9	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	Pool - Yes	Pool - Yes
Lot Size	0.24 acres	0.11 acres	0.50 acres	0.27 acres
Other	Patio , Porch ,Fireplace , Deck	Fireplace , Patio	Fireplace , Fence , Patio ,	Patio , Porch

\* Listing 2 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.

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

**Listing 1** This home a large open living space downstairs with a living room, dining room, family room, kitchen and half bath. The bedrooms and the laundry room are all located on the second floor.

**Listing 2** The home offers 4 Bedrooms, 3 and a half Baths, Living Room, Kitchen dining, a separate formal Dining Room, a Bonus Room, Laundry/Mud Room and a screened Patio.

**Listing 3** This spacious kitchen makes has plenty of island space to making cooking easier. The brand french doors allow entry into the backyard from both the master bedroom and the living room.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2031 Sussex Drive	2003 Sussex Dr E	643 Gulfstream Trl S	2711 Birchwood Dr
<b>City, State</b>	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
<b>Zip Code</b>	32073	32073	32073	32073
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.23 <sup>1</sup>	0.26 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$239,000	\$265,900	\$229,900
<b>List Price \$</b>	--	\$239,000	\$265,900	\$229,900
<b>Sale Price \$</b>	--	\$236,500	\$254,000	\$222,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	01/06/2020	03/09/2020	12/16/2019
<b>DOM · Cumulative DOM</b>	-- · --	74 · 21	11 · 24	95 · 7
<b>Age (# of years)</b>	40	41	42	53
<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>	1 Story Ranch	1.5 Stories Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,897	1,935	2,307	1,810
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2 · 1	4 · 3	3 · 2
<b>Total Room #</b>	8	9	9	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>	0.24 acres	0.29 acres	0.37 acres	0.30 acres
<b>Other</b>	Patio , Porch ,Fireplace , Deck	Fireplace , Fence , Patio , Porch ,	Fireplace , Fence ,	Fireplace , Patio
<b>Net Adjustment</b>	--	-\$2,350	-\$16,200	+\$7,175
<b>Adjusted Price</b>	--	\$234,150	\$237,800	\$229,175

\* Sold 1 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** Fully fenced in with a Back yard tool shed equipped with power and the Family Room fireplace is a cozy place to watch the game. Adjustment : -1250/bath, -950/gla, -250/lot, 100/age
- Sold 2** The kitchen, bedroom and full bathroom off kitchen. Enormous living room, Screened patio, 2 car side entry garage and Wet bar in living room. Brick fireplace. Adjustment : -2500/bath, -10250/gla, -650/lot, 200/age, 2000/Amenities, -5000/Pool
- Sold 3** Kitchen with granite counter-tops, tiled back splash and stainless steel appliances. The baths and flooring throughout the home. Exterior amenities include a fenced backyard with a screened lanai and installed paved patio. Adjustment : 2000/Bed, 2175/gla, -300/lot, 1300/age, 2000/Amenities

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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>	\$249,000	\$249,000
<b>Sales Price</b>	\$237,000	\$237,000
<b>30 Day Price</b>	\$225,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject should be sold in as-is condition. The market conditions are currently stable. List 2 Comp were weighted the most and similar in style, year built lot size and close proximity. Sold 1 comp was weighted the heaviest due to GLA style and close proximity. Due to suburban density and the lack of more suitable comparisons, it was necessary to exceed over 1 mile from the subject, within 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. Subject is currently vacant it's verified through exterior inspection.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.06 miles and the sold comps  
**Notes** closed within the last 3 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

L1 2422 Cypress Springs Rd  
Orange Park, FL 32073



Front

L2 2508 Shalimar Ln  
Orange Park, FL 32073



Front

L3 2613 Whipple Ave  
Orange Park, FL 32073



Front

## Sales Photos

**S1** 2003 Sussex Dr E  
Orange Park, FL 32073



Front

**S2** 643 Gulfstream Trl S  
Orange Park, FL 32073



Front

**S3** 2711 Birchwood Dr  
Orange Park, FL 32073



Front

## ClearMaps Addendum

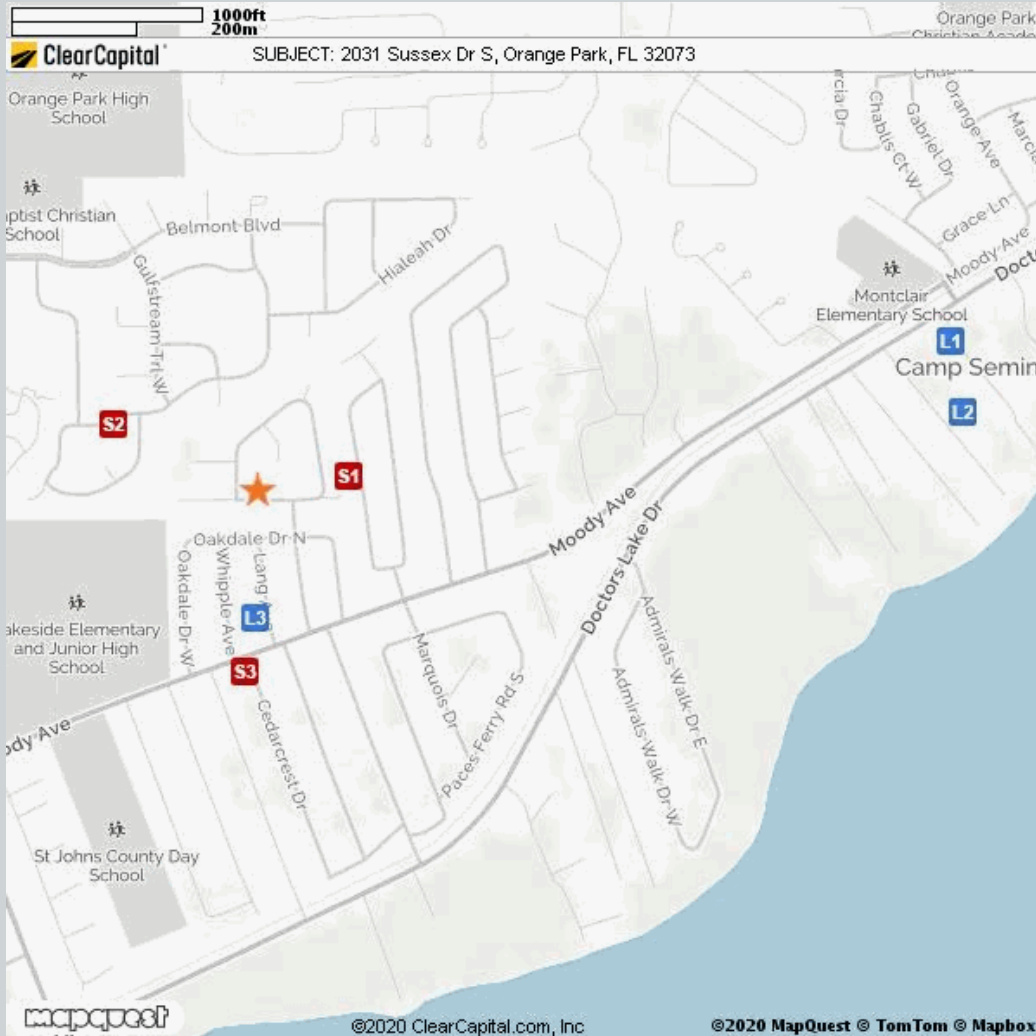
**Address** ★ 2031 Sussex Drive, Orange Park, FL 32073

**Loan Number** 40474

**Suggested List** \$249,000

**Suggested Repaired** \$249,000

**Sale** \$237,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2031 Sussex Dr S, Orange Park, FL	--	Parcel Match
L1 Listing 1	2422 Cypress Springs Rd, Orange Park, FL	1.06 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2508 Shalimar Ln, Orange Park, FL	1.06 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2613 Whipple Ave, Orange Park, FL	0.18 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2003 Sussex Dr E, Orange Park, FL	0.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	643 Gulfstream Trl S, Orange Park, FL	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2711 Birchwood Dr, Orange Park, FL	0.26 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>	Frederick Martin	<b>Company/Brokerage</b>	FM Realty
<b>License No</b>	BK3194325	<b>Address</b>	905 N Pine Ave Green Cove Springs FL 32043
<b>License Expiration</b>	09/30/2020	<b>License State</b>	FL
<b>Phone</b>	9045471307	<b>Email</b>	Fredbpo522@gmail.com
<b>Broker Distance to Subject</b>	10.74 miles	<b>Date Signed</b>	03/20/2020

*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:

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