

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	614 Charles Carrol Street, Orange Park, FL 32073	Order ID	6703048	Property ID	28348083
Inspection Date	04/28/2020	Date of Report	04/30/2020		
Loan Number	40674	APN	13042502030416700		
Borrower Name	Catamount Properties 2018 LLC	County	Clay		

Tracking IDs					
Order Tracking ID	CitiBOTW_BPO_04.27.20	Tracking ID 1	CitiBOTW_BPO_04.27.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	RAHN PATRICIA E HEIRS	Condition Comments
R. E. Taxes	\$2,238	Subject is assumed in average condition for area and age of structure. Some fence damage was observed at the right side of house. Landscaping is in neglected condition.
Assessed Value	\$130,698	
Zoning Classification	RB	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (locked)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$2,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	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.
Sales Prices in this Neighborhood	Low: \$140,000 High: \$245,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	614 Charles Carrol Street	601 William Ellery St	592 Charles Pinckney St	600 William Hooper St
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.	--	0.26 ¹	0.52 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$219,900	\$229,900	\$240,000
List Price \$	--	\$219,900	\$235,000	\$240,000
Original List Date		01/30/2020	02/19/2020	03/06/2020
DOM · Cumulative DOM	-- · --	88 · 91	55 · 71	18 · 55
Age (# of years)	39	43	28	42
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	1,547	1,802	1,655	1,713
Bdrm · Bths · ½ Bths	4 · 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	Pool - Yes	--
Lot Size	0.21 acres	0.42 acres	0.54 acres	0.43 acres
Other	None listed	Patio , Open; Detached Shed	Lanai , Screened	None listed

* 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, location. GLA, lot, pool superior. Contingent fair market sale. "ALL BRICK Pool Home!One-story, 4 BR/2BA home w/ HUGE inground pool on a spacious .34 acre lot. Home is nicely updated & refreshed.Newer AC system (2016), Architectural Roof (2012).Brand New carpet in Owners Suite! Freshly painted interior! Kitchen & Bathrms remodeled in 2008,Windows replaced in 2008.Wood laminate flooring in LR/DR/GR.Tile in wet areas. Charming 2-way Brick Fireplace w/ mantles serves Living Rm & Great Rm. Generously-sized Laundry Rm w/ 2019 Samsung W&D! Large Fenced Back Yard w/ Shed.Pool Area has an additional 6-ft privacy fence. Pool is 12-ft deep & conveys w/ Polaris vac/sweep! Long driveway w/ lots of room for parking & room for Boat or RV in Side Yard. Convenient location in Orange Park minutes to OPMC, OP Mall and NAS JA"
- Listing 2** Similar to subject based on property type, location. GLA, lot, pool, condition superior. Pending fair market sale. " Amazing 3 bedroom 2 bath POOL home located on one of the largest preserve lots in the community. Kitchen includes nice cabinetry, stainless steel appliances & tile back splash which opens to the large great room complete with a fireplace. Very large screened lanai. All overlooking a lushly landscaped backyard and POOL. Perfect for entertaining. Large master bedroom. An amazing designer master bath room with two separate vanities. Separate Dining and living/office areas. Beautiful Bamboo wood flooring, knock down ceilings & walk in closets. Newer A/C."
- Listing 3** Similar to subject based on property type, location. GLA, lot, condition superior. Pending fair market sale. "Fantastic Norwegian all brick home that has been completed updated!! New roof with a 10 year warranty and brand new HVAC system. This home features new stainless steel appliances in this adorable kitchen, separate dining room, a large family room with a wood fireplace. Some of the bedrooms have crown moulding, both bathrooms have been completed remodeled. The view from the master bedroom and Florida room is amazing looking out on the largest lot in Heritage Hills. Plenty of room to add a detached workshop and swimming pool. Extra concrete for entertaining guest or RV/Boat/Jet ski Storage. Established community in the middle of Orange Park, close to shopping, restaurants, banking, major highways and schools."

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	614 Charles Carrol Street	600 William Hooper St	2176 Carter Braxton Rd	626 Robert Livingston St
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.	--	0.09 ¹	0.21 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$178,100	\$169,900	\$205,000
List Price \$	--	\$167,600	\$169,900	\$205,000
Sale Price \$	--	\$140,000	\$165,000	\$189,300
Type of Financing	--	Conv	Cash	Cash
Date of Sale	--	11/18/2019	12/30/2019	03/31/2020
DOM · Cumulative DOM	-- · --	39 · 103	18 · 84	15 · 40
Age (# of years)	39	42	40	32
Condition	Average	Fair	Average	Average
Sales Type	--	REO	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	1,547	1,473	1,621	1,589
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2 · 1
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	--	--	--	--
Lot Size	0.21 acres	0.43 acres	0.19 acres	0.3 acres
Other	None listed	None listed	Patio , Open	None listed
Net Adjustment	--	+\$5,000	\$0	-\$2,000
Adjusted Price	--	\$145,000	\$165,000	\$187,300

* 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.

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, GLA, location. Lot (-\$5000) superior; condition (+\$10,000) inferior. REO sale conventional financing no concessions. "Come check out this brick ranch in Orange Park. The home offers 3 bedrooms, 2 baths, great room with fireplace, spacious kitchen, screened patio and pool. Some repairs, TLC, paint and flooring is needed. Take a look today and submit your offer."
- Sold 2** Similar to subject based on property type, GLA, lot, location. Fair market cash sale no concessions. "MOVE IN READY 3 BEDROOM / 2 BATH HOME LOCATED CLOSE TO SCHOOLS AND SHOPPING. / EXTRA ROOM ADDED ON IN REAR AS WELL AS PATIO TO ENJOY COOK OUT . SHED IS INCLUDED"
- Sold 3** Similar to subject based on property type, GLA, lot, location. Baths (-\$2000) superior. Fair market cash sale no concessions. "Take a look at this well maintained 3 bedroom 2.5 bath home in the Heritage Hills community. Offering a spacious split bedroom floor plan this home is perfect for the growing family. Pride in ownership is displayed and shines throughout. There is plenty of space for the children and dogs to play in the fully fenced spacious backyard and the home is conveniently located near shopping and all of the amenities. Enjoy early mornings relaxing in your Florida room or taking walks in this great neighborhood. New paint, carpet and lots of detail. This home is move in ready. Don't hesitate to schedule your showing today"

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject last sold 4/25/1995 for \$68,000 and last transferred 3/8/2006 for \$100 per tax record.			
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	\$159,900	\$164,000
Sales Price	\$150,000	\$154,000
30 Day Price	\$138,000	--
Comments Regarding Pricing Strategy		
Subject placed toward the lower end of market range due to being REO property. 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



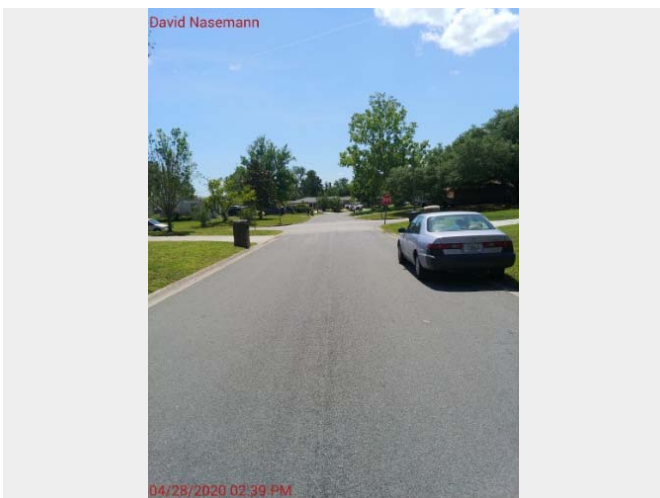
Address Verification



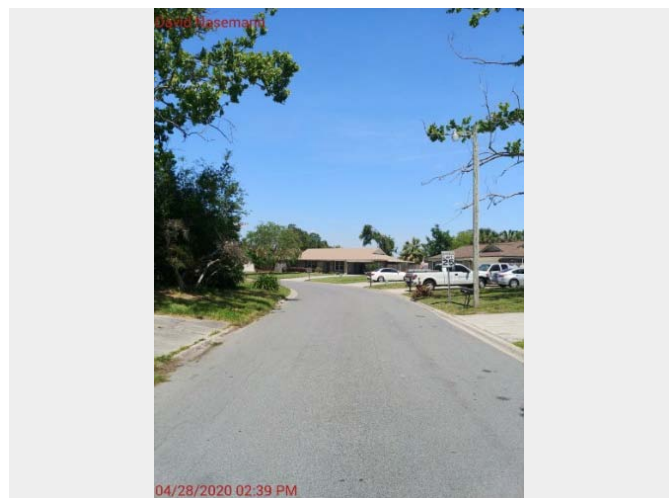
Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 601 WILLIAM ELLERY ST
Orange Park, FL 32073



Front

L2 592 CHARLES PINCKNEY ST
Orange Park, FL 32073



Front

L3 600 WILLIAM HOOPER ST
Orange Park, FL 32073



Front

Sales Photos

S1 600 WILLIAM HOOPER ST
Orange Park, FL 32073



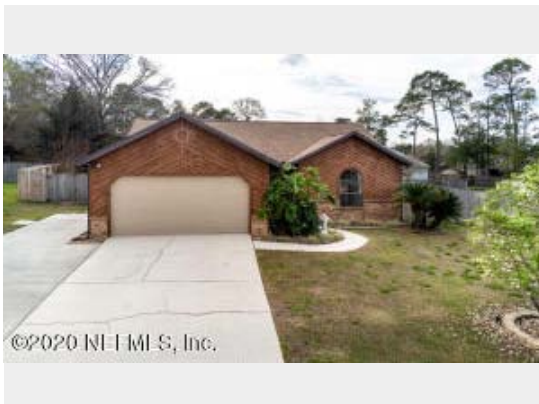
Front

S2 2176 CARTER BRAXTON RD
Orange Park, FL 32073



Front

S3 626 ROBERT LIVINGSTON ST
Orange Park, FL 32073



Front

ClearMaps Addendum

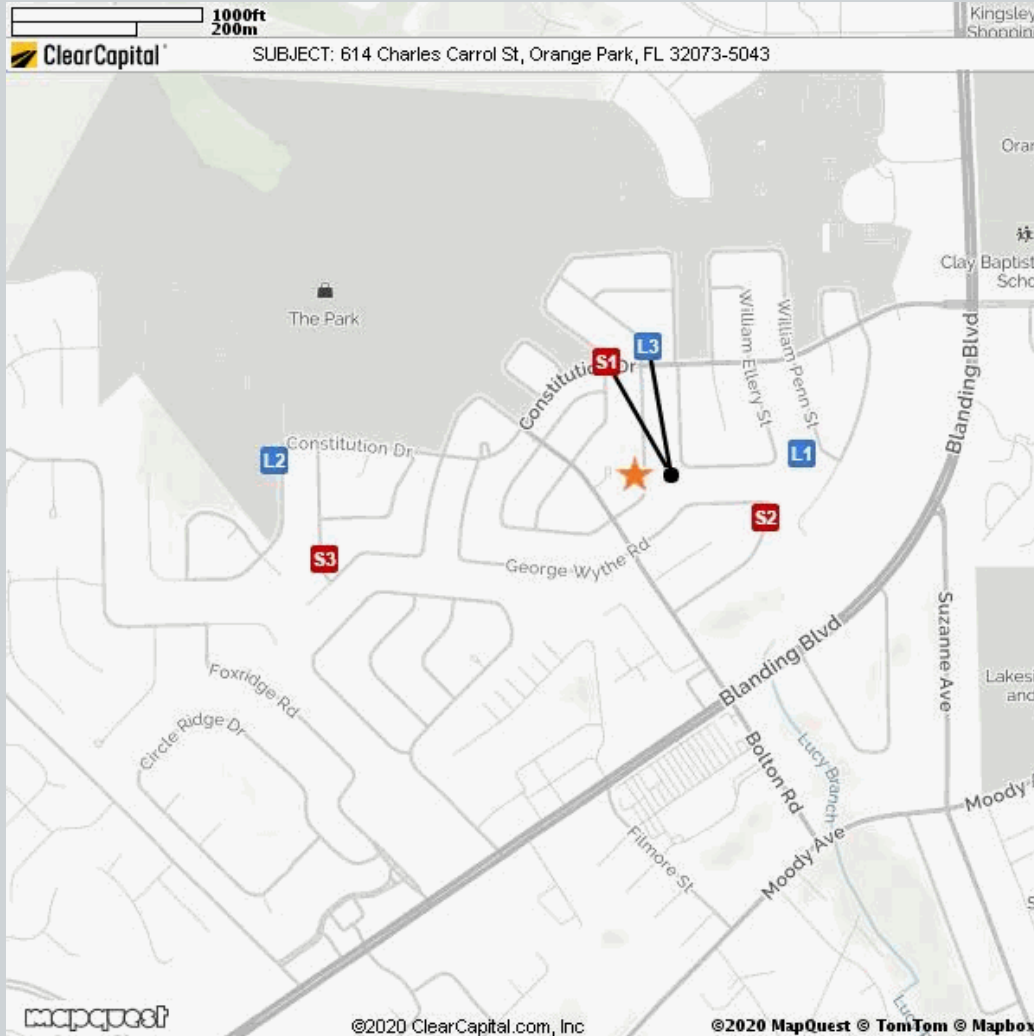
Address ★ 614 Charles Carrol Street, Orange Park, FL 32073

Loan Number 40674

Suggested List \$159,900

Suggested Repaired \$164,000

Sale \$150,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	614 Charles Carrol St, Orange Park, FL	--	Street Centerline Match
L1 Listing 1	601 William Ellery St, Orange Park, FL	0.26 Miles ¹	Parcel Match
L2 Listing 2	592 Charles Pinckney St, Orange Park, FL	0.52 Miles ¹	Parcel Match
L3 Listing 3	600 William Hooper St, Orange Park, FL	0.09 Miles ¹	Parcel Match
S1 Sold 1	600 William Hooper St, Orange Park, FL	0.09 Miles ¹	Parcel Match
S2 Sold 2	2176 Carter Braxton Rd, Orange Park, FL	0.21 Miles ¹	Parcel Match
S3 Sold 3	626 Robert Livingston St, Orange Park, FL	0.46 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	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	2.23 miles	Date Signed	04/29/2020

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.