

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>	135 Hattaway Drive, Altamonte Springs, FL 32701	<b>Order ID</b>	6942214	<b>Property ID</b>	29116158
<b>Inspection Date</b>	11/17/2020	<b>Date of Report</b>	11/17/2020		
<b>Loan Number</b>	40803	<b>APN</b>	14 21 29 5BF 0000 0290		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Seminole		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1116BPO_Update	<b>Tracking ID 1</b>	1116BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	Subject is a 1 story house, with a comparable style to others in neighborhood and with features that include a garage and a pool. The property is listed and listing states property has been completely remodeled.
<b>R. E. Taxes</b>	\$3,004	
<b>Assessed Value</b>	\$206,919	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(windows and doors secure)	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Established neighborhood with homes of comparable styles and ranging in size, age and condition. Neighborhood sits on Lake Orienta. The location is within 1-2 miles to grocery, retailers and area businesses. Market stats show a decline in inventory, with demand and values stable. Short sales and REO were 3% of zip code. Unemployment has recently increased.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$175,000 High: \$670,000	
<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 *
<b>Street Address</b>	135 Hattaway Drive	363 Banyan Dr	408 Hermitage Dr	639 Woodley Rd
<b>City, State</b>	Altamonte Springs, FL	Maitland, FL	Altamonte Springs, FL	Maitland, FL
<b>Zip Code</b>	32701	32751	32701	32751
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.77 <sup>1</sup>	0.72 <sup>1</sup>	1.00 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$369,900	\$390,000	\$430,000
<b>List Price \$</b>	--	\$369,900	\$375,000	\$430,000
<b>Original List Date</b>		11/09/2020	09/16/2020	09/22/2020
<b>DOM · Cumulative DOM</b>	-- · --	4 · 8	35 · 62	3 · 56
<b>Age (# of years)</b>	64	38	53	52
<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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,530	2,157	2,448	2,252
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 2	4 · 2 · 1	4 · 3
<b>Total Room #</b>	8	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	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	Pool - Yes	Pool - Yes	--
<b>Lot Size</b>	.34 acres	0.26 acres	0.26 acres	0.24 acres
<b>Other</b>	porch	porch	porch	porch

\* Listing 3 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** Standard sale, inferior size and bath counts, updated interior, tile flooring, Quartz counters, stone fireplace.

**Listing 2** Standard sale, comparable size and features, new roof and AC, crown molding, updated baths, new front door.

**Listing 3** Standard sale, sale pending, inferior size, lacks a pool, renovated, laminate and tile flooring, In law suite.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	135 Hattaway Drive	501 Tivoli Ct	1070 Druid Dr	632 Mariner Way
<b>City, State</b>	Altamonte Springs, FL	Altamonte Springs, FL	Maitland, FL	Altamonte Springs, FL
<b>Zip Code</b>	32701	32701	32751	32701
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.67 <sup>1</sup>	0.97 <sup>1</sup>	0.69 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$375,000	\$425,000	\$465,000
<b>List Price \$</b>	--	\$365,000	\$425,000	\$449,900
<b>Sale Price \$</b>	--	\$365,000	\$412,500	\$427,000
<b>Type of Financing</b>	--	Va	Conventional	Conventional
<b>Date of Sale</b>	--	09/11/2020	04/15/2020	08/04/2020
<b>DOM · Cumulative DOM</b>	-- · --	23 · 82	29 · 89	91 · 175
<b>Age (# of years)</b>	64	50	52	49
<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	Beneficial ; Water
<b>Style/Design</b>	1 Story ranch	1 Story Ranch	1 Story Traditional	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,530	2,856	2,640	2,584
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 3	4 · 3	4 · 3
<b>Total Room #</b>	8	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>	Pool - Yes	--	Pool - Yes	Pool - Yes
<b>Lot Size</b>	.34 acres	0.38 acres	0.27 acres	0.27 acres
<b>Other</b>	porch	porch	porch	porch
<b>Net Adjustment</b>	--	-\$8,480	-\$2,200	-\$20,000
<b>Adjusted Price</b>	--	\$356,520	\$410,300	\$407,000

\* Sold 3 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** Standard sale, superior size, comparable features, lacks a pool, updated kitchen, lighting, carpet and tile flooring. +25000 pool, -6520 SF, -10000 concessions
- Sold 2** Standard sale, superior size, comparable features, updated kitchen, newer roof and windows, carpet, tile and wood flooring. -2200 SF
- Sold 3** Standard sale, comparable size and features, completely remodeled, Quartz counters, tile flooring, fenced. -5000 concessions, -15000 view

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	GRANDE REALTY GROUP LLC	Currently a pending listing					
<b>Listing Agent Name</b>	Patricia Visconti						
<b>Listing Agent Phone</b>	407-234-8426						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<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>
--	--	--	--	Sold	05/20/2020	\$190,000	Tax Records
11/12/2020	\$399,900	--	--	Pending/Contract	11/17/2020	\$399,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$410,000	\$410,000
<b>Sales Price</b>	\$407,000	\$407,000
<b>30 Day Price</b>	\$397,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Comparables used were taken from within a 1 mile radius and within last 12 months, and searched with a 400 SF variance. Sale 2 weighed heaviest when adjusted as fully remodeled, like subject and comparable features. Priced slightly higher than current list price, which went pending 5 days after being listed suggesting a quick sale value. Subject is a flipped property as was fully remodeled since purchasing in May.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The value variance is due to the subject being purchased in May 2020 and undergoing full renovations in order to sell for profit. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Address Verification



Side



Street



Other

## Listing Photos

**L1** 363 Banyan Dr  
Maitland, FL 32751



Front

**L2** 408 Hermitage Dr  
Altamonte Springs, FL 32701



Front

**L3** 639 Woodley Rd  
Maitland, FL 32751



Front



## Sales Photos

**S1** 501 Tivoli Ct  
Altamonte Springs, FL 32701



Front

**S2** 1070 Druid Dr  
Maitland, FL 32751



Front

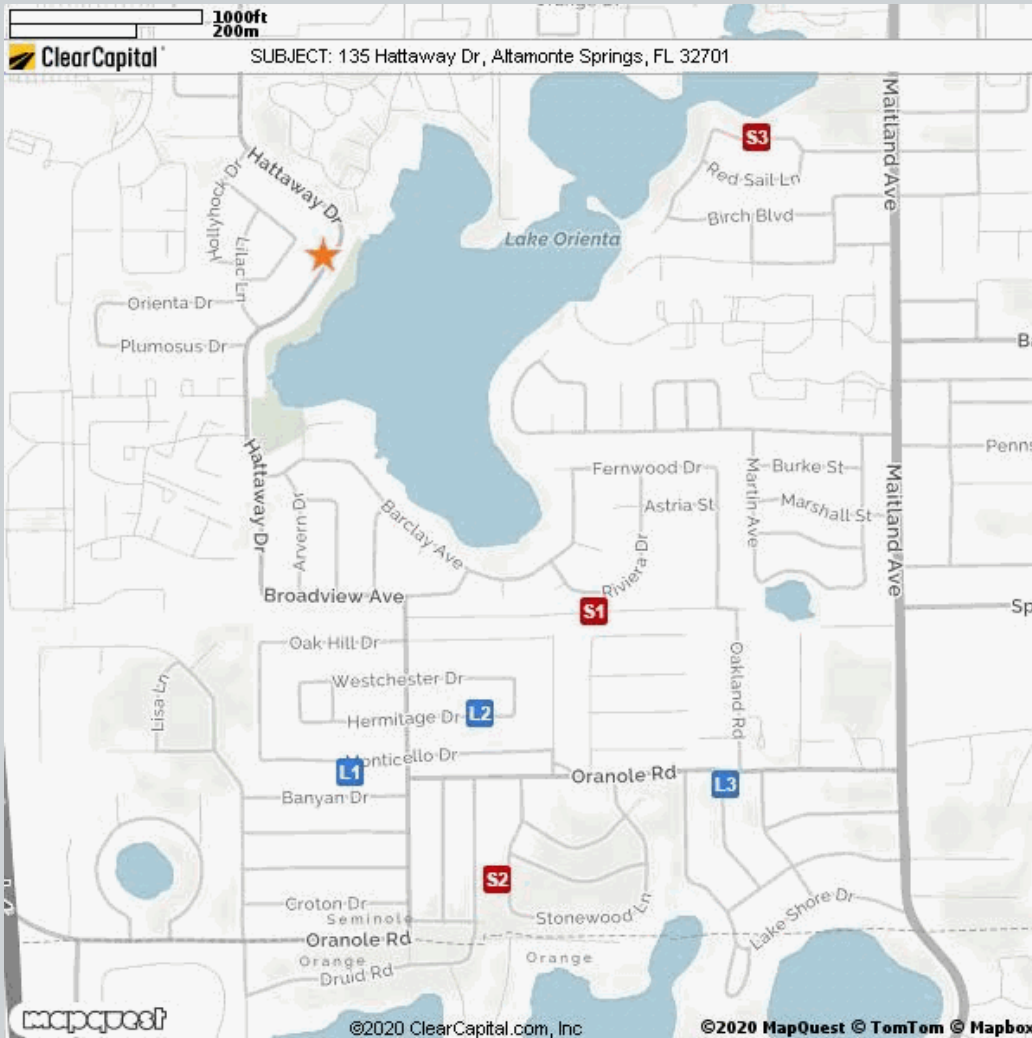
**S3** 632 Mariner Way  
Altamonte Springs, FL 32701



Front

## ClearMaps Addendum

**Address** ★ 135 Hattaway Drive, Altamonte Springs, FL 32701  
**Loan Number** 40803      **Suggested List** \$410,000      **Suggested Repaired** \$410,000      **Sale** \$407,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	135 Hattaway Drive, Altamonte Springs, FL 32701	--	Parcel Match
L1 Listing 1	363 Banyan Dr, Maitland, FL 32751	0.77 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	408 Hermitage Dr, Altamonte Springs, FL 32701	0.72 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	639 Woodley Rd, Maitland, FL 32751	1.00 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	501 Tivoli Ct, Altamonte Springs, FL 32701	0.67 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1070 Druid Dr, Maitland, FL 32751	0.97 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	632 Mariner Way, Altamonte Springs, FL 32701	0.69 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.

\*\*\* 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

<b>Broker Name</b>	Kim M. Minehart	<b>Company/Brokerage</b>	Minehart Real Estate LLC
<b>License No</b>	SL3119700	<b>Address</b>	542 Lancer Oak Drive Apopka FL 32712
<b>License Expiration</b>	03/31/2021	<b>License State</b>	FL
<b>Phone</b>	4079204510	<b>Email</b>	kimminehart@gmail.com
<b>Broker Distance to Subject</b>	8.86 miles	<b>Date Signed</b>	11/17/2020

*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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