

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>	257 Aquarius Concourse, Orange Park, FL 32073	<b>Order ID</b>	6751334	<b>Property ID</b>	28487272
<b>Inspection Date</b>	06/25/2020	<b>Date of Report</b>	06/30/2020		
<b>Loan Number</b>	41030	<b>APN</b>	01042501175818600		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clay		

### Tracking IDs

<b>Order Tracking ID</b>	20200624_BPOs	<b>Tracking ID 1</b>	20200624_BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	WILLIAMS TIMOTHY MICHAEL &	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,294	Subject is assumed in average condition for area and age of structure. No physical, functional, or external inadequacies were noted. The subject has no obsolescence observed.	
<b>Assessed Value</b>	\$134,331		
<b>Zoning Classification</b>	RB		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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	Subject is located in area convenient to shopping, dining, doctors, hospital and schools. Although stabilizing now, market in the area is still influenced by foreclosures and short sales.	
<b>Sales Prices in this Neighborhood</b>	Low: \$81,100 High: \$205,000		
<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>	257 Aquarius Concourse	365 Gwinnett Rd	281 Aquarius Concourse	361 Canis Dr W
<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>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.28 <sup>1</sup>	0.13 <sup>1</sup>	0.04 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$138,000	\$159,900	\$189,000
<b>List Price \$</b>	--	\$149,900	\$159,900	\$179,000
<b>Original List Date</b>		04/03/2020	02/12/2020	03/04/2020
<b>DOM · Cumulative DOM</b>	-- · --	85 · 88	86 · 139	82 · 118
<b>Age (# of years)</b>	44	58	45	45
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Auction
<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>	1,279	1,382	1,199	1,340
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1 · 1	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	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	0.18 acres	0.23 acres	0.29 acres
<b>Other</b>	Deck, Wood, Screened	None listed	None listed	Porch , Screen;

\* 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** Similar to subject based on property type, lot, location. GLA superior. Fair market sale. "Investor Special - roof done in 2012 - HVAC replaced 2019. Additional Newer updates (2012) include Paint, Replumb, Shower, Bathroom, Vanities, Toilets, French Doors, Fence, Carpet, Tile, Appliances - Fridge & Stove, Garage Door, Additional Bedroom & Closet. Home is being sold AS-IS. Home needs light renovation/rehab. CASH or hard money only."
- Listing 2** Similar to subject based on property type, GLA, lot, location. Baths inferior. Pending fair market sale. "Buyers financing did not work out. Wdo and all work already completed. Adorable all brick ranch home, Lvp in Kitchen and Bathrooms, Carpet in other areas. Large open back porch. Come take a look it will not last long."
- Listing 3** Similar to subject based on property type, GLA, lot, location. Garage superior. Pending fair market sale. "3 bedroom 2 full bath home on a spacious corner lot. Large 2 car garage and double driveway. Large screened in back patio overlooking a rolling backyard. Made of brick and concrete block makes for easy upkeep. this home has all new flooring it is close to schools, shopping, NAS. Home warranty included. Master bath has been totally remodeled. Most of the inside has been freshly painted."

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	257 Aquarius Concourse	409 Aquarius Concourse	353 Aries Dr	125 Capella Rd
<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>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.62 <sup>1</sup>	0.77 <sup>1</sup>	0.44 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$60,000	\$94,000	\$98,500
<b>List Price \$</b>	--	\$60,000	\$94,000	\$98,500
<b>Sale Price \$</b>	--	\$81,100	\$90,000	\$115,000
<b>Type of Financing</b>	--	Cash	Cash	Other
<b>Date of Sale</b>	--	04/23/2020	04/10/2020	04/11/2020
<b>DOM · Cumulative DOM</b>	-- · --	26 · 57	19 · 22	4 · 57
<b>Age (# of years)</b>	44	42	48	51
<b>Condition</b>	Average	Fair	Fair	Average
<b>Sales Type</b>	--	REO	Fair Market Value	REO
<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>	1,279	1,268	1,026	1,372
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1 · 1	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Carport 1 Car
<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	0.22 acres	0.18 acres	0.21 acres
<b>Other</b>	Deck, Wood, Screened	None listed	None listed	None listed
<b>Net Adjustment</b>	--	+\$10,000	+\$18,325	-\$7,650
<b>Adjusted Price</b>	--	\$91,100	\$108,325	\$107,350

\* 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** Similar to subject based on property type, GLA, lot, location. Condition (+\$10,000) inferior. REO cash sale no concessions. "The seller has received multiple offers on this property. Please submit highest and best offer by 3/22/2020 11 PM. Loaded with potential... what an opportunity to own this 3 bedroom 2 bathroom home in the desirable Meadowbrook community. It's a concrete block home featuring a large Family Room, a Breakfast Area, a large Master Bedroom and an all weather Lanai overlooking the nice size fenced in backyard with plenty of room for entertaining. The home is in a very quiet neighborhood that is within close proximity to shopping, restaurants and parks!"
- Sold 2** Similar to subject based on property type, lot, location. GLA (+\$6325), baths (+\$2000) condition (+\$10,000) inferior. Fair market cash sale no concessions. "Don't miss this amazing investment opportunity in the heart of Orange Park! This 3 bedroom 1.5 bath home will make for a perfect flip or addition to any rental portfolio. Market rents for renovated properties in the area are around \$1100 a month for a great yield! Property is in need of repair, CASH OR HARD MONEY ONLY. Schedule your showing today!"
- Sold 3** Similar to subject based on property type, GLA, lot, location. Carport (+\$3000) inferior; pool (-\$10,000) superior. REO sale other financing \$650 concessions. "Great opportunity for an affordable home in the heart of Orange Park with no HOA fees. This three bedroom, two bath home features an open floorplan, covered patio and an in ground pool. Fenced back yard. Close to Orange Park Mall, shopping, NAS Jax and more. Owned by the Veterans Administration and sold as is. Property was built prior to 1978 and lead based paint may potentially exist."

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject last listed 03/13/2017 for \$120,000 and sold 04/26/2017 for \$122,000 after 22 DOM.			
<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>	\$115,000	\$115,000
<b>Sales Price</b>	\$107,000	\$107,000
<b>30 Day Price</b>	\$98,440	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject was being trashed out at the time of inspection. REO field service stickers observed on windows and doors. Distressed comps were used as most similar to subject in condition, amenities and appeal. 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.</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



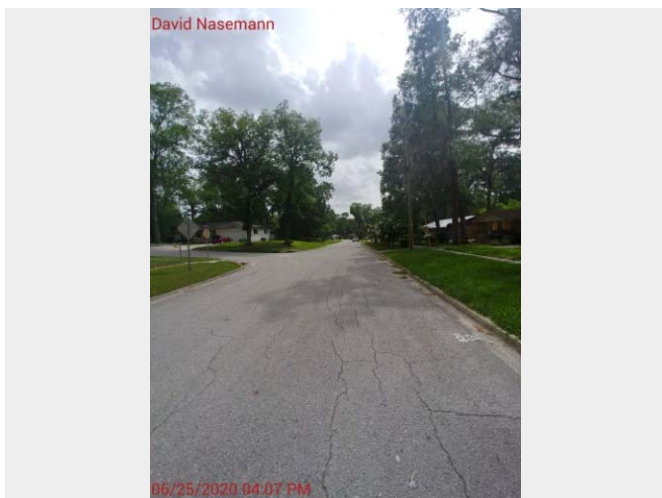
Address Verification



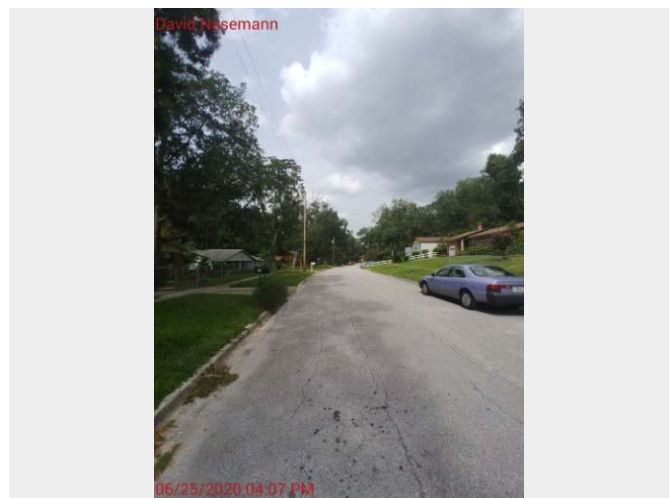
Side



Side



Street



Street



## Subject Photos



Other

## Listing Photos

**L1** 365 GWINNETT RD  
Orange Park, FL 32073



Front

**L2** 281 AQUARIUS CONCOURSE  
Orange Park, FL 32073



Front

**L3** 361 CANIS DR W  
Orange Park, FL 32073



Front

## Sales Photos

**S1** 409 AQUARIUS CONCOURSE  
Orange Park, FL 32073



Front

**S2** 353 ARIES DR  
Orange Park, FL 32073



Front

**S3** 125 CAPELLA RD  
Orange Park, FL 32073



Front

### ClearMaps Addendum

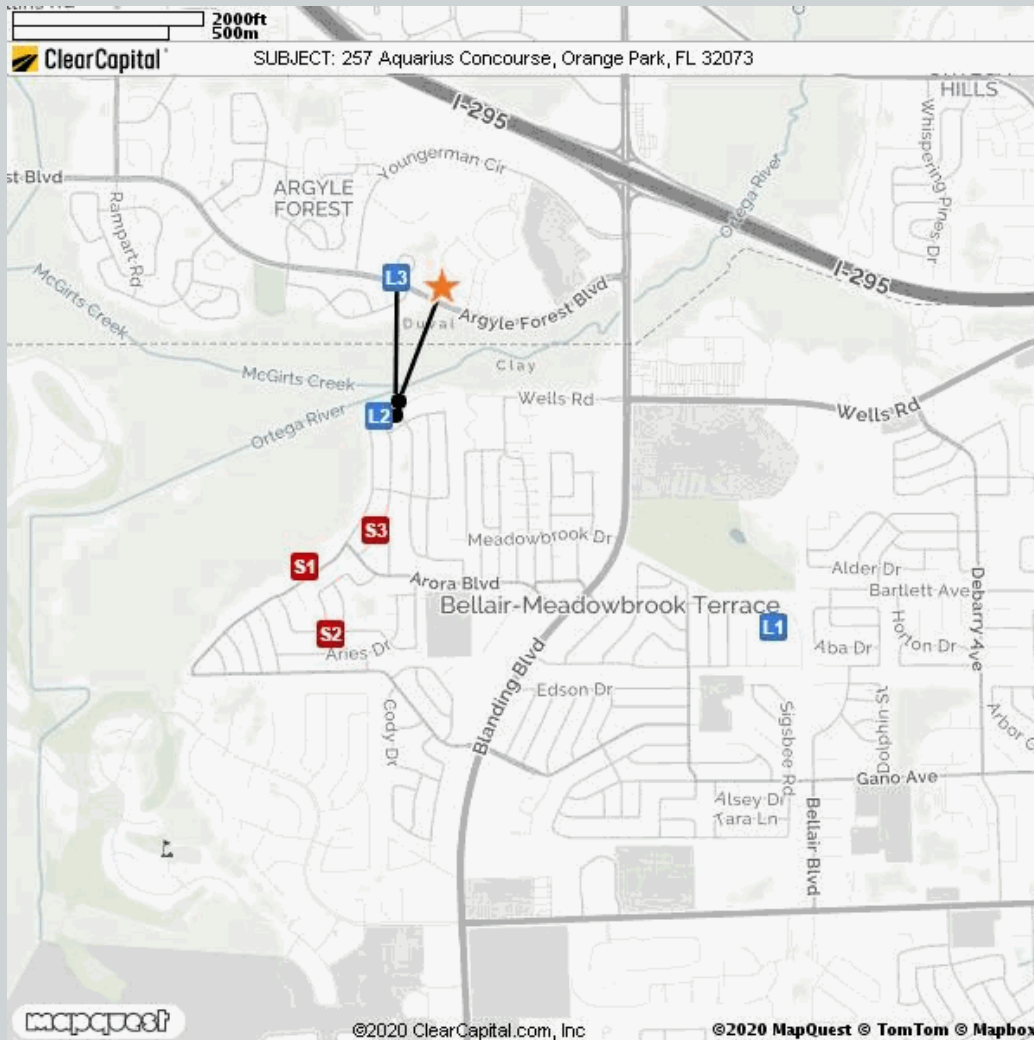
**Address** ★ 257 Aquarius Concourse, Orange Park, FL 32073

**Loan Number** 41030

**Suggested List** \$115,000

**Suggested Repaired** \$115,000

**Sale** \$107,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	257 Aquarius Concourse, Orange Park, FL	--	Parcel Match
L1 Listing 1	365 Gwinnett Rd, Orange Park, FL	1.28 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	281 Aquarius Concourse, Orange Park, FL	0.13 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	361 Canis Dr W, Orange Park, FL	0.04 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	409 Aquarius Concourse, Orange Park, FL	0.62 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	353 Aries Dr, Orange Park, FL	0.77 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	125 Capella Rd, Orange Park, FL	0.44 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>	David Nasemann	<b>Company/Brokerage</b>	FUTURE REALTY GROUP LLC
<b>License No</b>	SL3119564	<b>Address</b>	1404 Sapling Drive Orange Park FL 32073
<b>License Expiration</b>	03/31/2021	<b>License State</b>	FL
<b>Phone</b>	9043343116	<b>Email</b>	dnrealtor@gmail.com
<b>Broker Distance to Subject</b>	1.96 miles	<b>Date Signed</b>	06/27/2020

*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.**