

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	5335 Noble Circle, Jacksonville, FL 32211	Order ID	6754179	Property ID	28495356
Inspection Date	06/29/2020	Date of Report	07/02/2020		
Loan Number	41077	APN	1287830000		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs

Order Tracking ID	20200627_BPOs	Tracking ID 1	20200627_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,499	Subject is a brick exterior home in average condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.	
Assessed Value	\$164,503		
Zoning Classification	RLD-90		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. Comps were chosen because of value opinion and condition. There are 0 REO's and 0 Short Sales for Active comps. There are 0 REO's and 0 Short Sales for Sold comps. I conducted 1.0 mile (radius) search for both Active/Sold comps. All comps should be considered similar to subject in condition. Within 1 mile of shopping, schools, restaurants and major roadways. Typically, \$3000 is being offered for seller concessions.	
Sales Prices in this Neighborhood	Low: \$139,125 High: \$750,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5335 Noble Circle	1433 Harbor Oaks Rd	408 Garrison Ave	1301 Glengarry Rd N
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32211	32207	32211	32207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.34 ¹	0.15 ¹	0.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,900	\$249,900	\$298,500
List Price \$	--	\$279,900	\$249,900	\$294,000
Original List Date		05/29/2020	06/26/2020	03/27/2020
DOM · Cumulative DOM	-- · --	33 · 34	5 · 6	92 · 97
Age (# of years)	66	69	58	65
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	2,268	1,825	2,185	2,529
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2 · 1	3 · 3
Total Room #	6	6	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.27 acres	0.27 acres	0.21 acres	0.24 acres
Other	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio

* 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.

Current Listings - Cont.

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

- Listing 1** Lovely brick home with office, a screened back porch and attached two car garage including a work bench and electric, large fenced back yard in a wonderful neighborhood convenient to Episcopal, Bishop Kenny and Assumption schools, San Marco and downtown, a must see!
- Listing 2** This FOUR BED/2.5 BATH home features separate family room (with fireplace!) and living room (with picturesque bay window), dining room, large all-seasons room, and inside laundry w/ soaking sink! Spacious (and updated!) kitchen features 42" cabinets galore, granite counters, and stainless-steel appliances, Private fenced backyard! Wood and tile floors in main living spaces, full irrigation, security system, ceiling fans, newer water heater, water softener, all appliances conveying.
- Listing 3** Remarks: Mid-Century Modern Beauty, gorgeous architecture in the tradition of Frank Lloyd Wright! This stunning, stylish and meticulously constructed home made of brick and insect-resistant clear heart redwood is a lovely setting for relaxation, entertainment, and raising a family. Fabulous line of clerestory windows run from living room through to kitchen, letting in natural light and showing beautiful view of surrounding foliage. Rosewood hardwood floors and travertine tile throughout home.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5335 Noble Circle	523 Clifton Bluff Ln	5542 Galewind Ln	231 Janelle Ln
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32211	32211	32211	32211
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.35 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$230,000	\$274,900
List Price \$	--	\$249,900	\$219,000	\$274,900
Sale Price \$	--	\$247,500	\$200,000	\$275,000
Type of Financing	--	Fha	Cash	Fha
Date of Sale	--	02/14/2020	12/30/2019	06/12/2020
DOM · Cumulative DOM	-- · --	46 · 59	165 · 175	43 · 54
Age (# of years)	66	49	48	70
Condition	Average	Average	Average	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	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,268	2,193	2,293	2,627
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3
Total Room #	6	6	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 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	0.27 acres	0.68 acres	0.34 acres	0.28 acres
Other	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP
Net Adjustment	--	-\$8,250	-\$250	-\$27,590
Adjusted Price	--	\$239,250	\$199,750	\$247,410

* 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** The property offers a large private back yard and features a brand new fence. Overlook your lush back yard and numerous fruit trees Courtyard entry two car garage. The Dining and family rooms are both very spacious for you to enjoy. Adjustments made in CONCESSIONS = \$-5000, GLA = \$750 and LOT SIZE = \$-4000.
- Sold 2** A charming entry way welcomes you into a large foyer and family room with cathedral ceilings and a wood burning fireplace, split bedroom plan, Separate dining room and an eat in kitchen overlooking a serene backyard with bountiful plants and citrus trees. Adjustments made in GLA = \$-250.
- Sold 3** Incredible opportunity to own an updated pool home on a large corner lot. This home has a brand new roof, 2 year old AC, updated kitchen and bathrooms. 4 spacious bedrooms, 2 master suites, wood flooring, granite counter tops, fireplace, Florida room,, sparkling inground pool with fountain and new pool pump, white vinyl fenced yard. Adjustments made in CONDITION = \$-10000, GLA = \$-3590, BED COUNT = \$-2000, BATH COUNT = \$-2000 and POOL = \$-10000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No additional history comments.			
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
04/13/2020	\$189,900	--	--	Sold	06/26/2020	\$139,125	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$249,000	\$249,000
Sales Price	\$239,000	\$239,000
30 Day Price	\$219,880	--
Comments Regarding Pricing Strategy		
<p>Subject is in the vicinity of water but this doesn't have any effect on subject's marketability. Subject is in the vicinity of power lines. This could have a negative effect on subject's marketability. I gave most weight to CL2 and CS1 which is similar to subject in overall appeal and condition. The Anticipated Sales Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market value. It was necessary to expand beyond DISTANCE and CONDITION guidelines due to limited comps in subject's immediate neighborhood. Please note that I was forced to use Good condition comps due to proximity. The comps used are the best possible currently available comps within 1.50 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</p>		

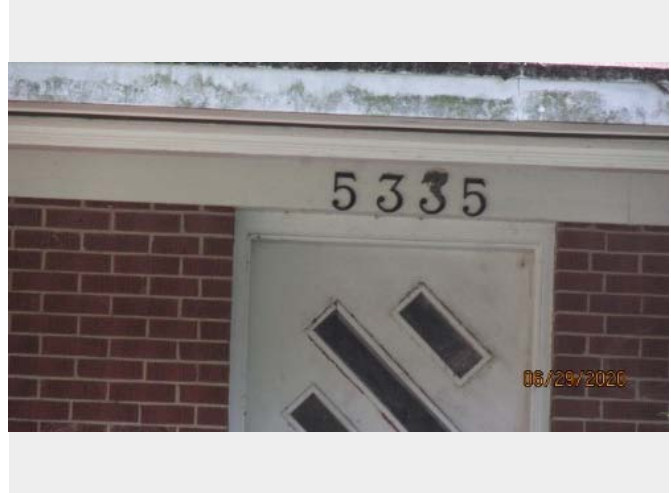
Clear Capital Quality Assurance Comments Addendum

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



Street



Street

Listing Photos

L1 1433 HARBOR OAKS RD
Jacksonville, FL 32207



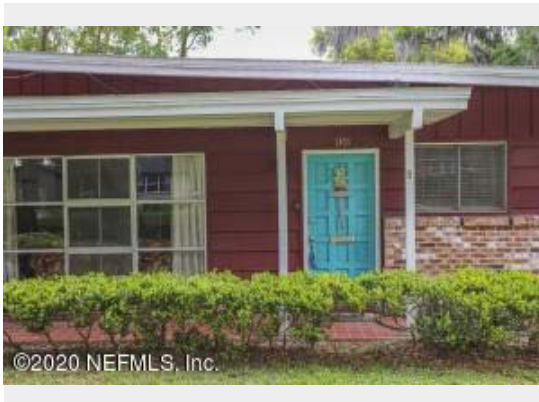
Front

L2 408 GARRISON AVE
Jacksonville, FL 32211



Front

L3 1301 GLENGARRY RD N
Jacksonville, FL 32207



Front

Sales Photos

S1 523 CLIFTON BLUFF LN
Jacksonville, FL 32211



Front

S2 5542 GALEWIND LN
Jacksonville, FL 32211



Front

S3 231 JANELLE LN
Jacksonville, FL 32211



Front

ClearMaps Addendum

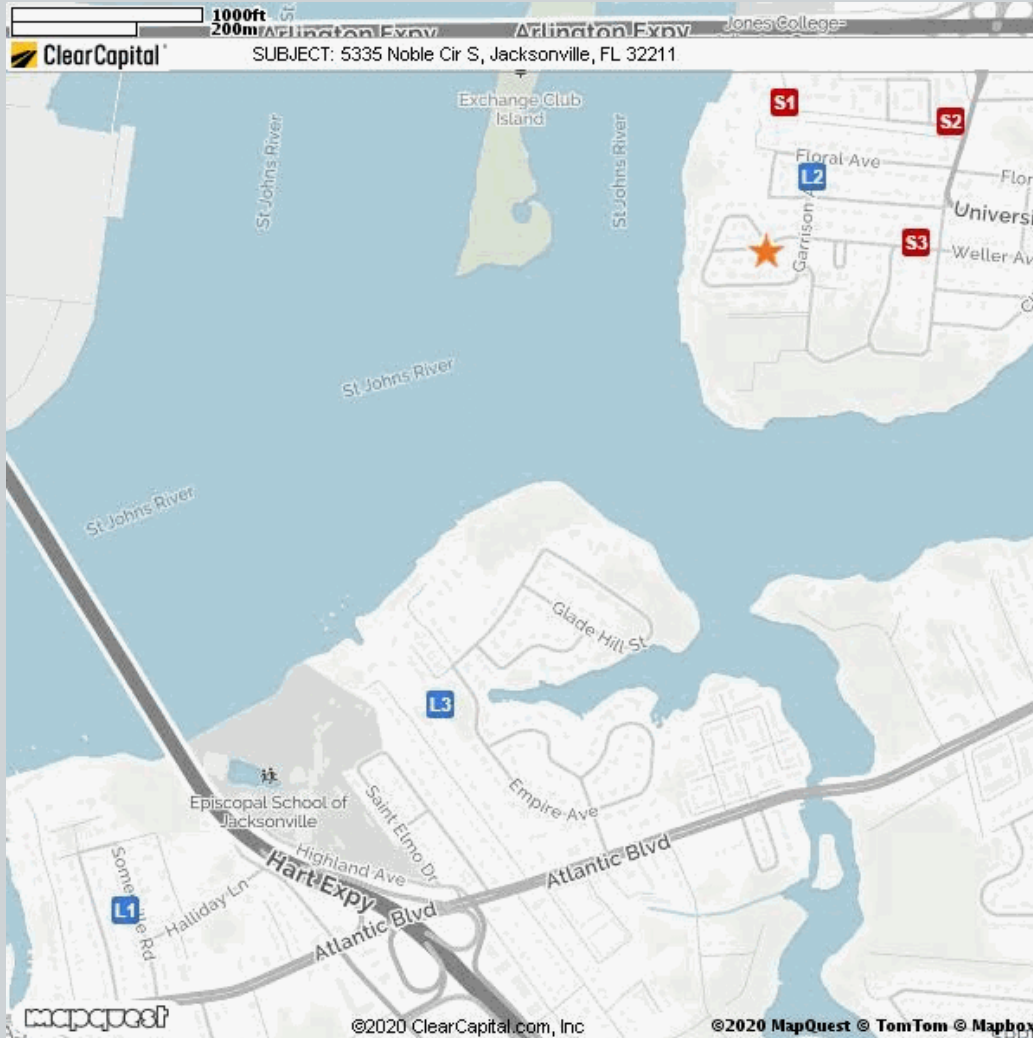
Address ★ 5335 Noble Circle, Jacksonville, FL 32211

Loan Number 41077

Suggested List \$249,000

Suggested Repaired \$249,000

Sale \$239,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5335 Noble Cir S, Jacksonville, FL	--	Parcel Match
L1 Listing 1	1433 Harbor Oaks Rd, Jacksonville, FL	1.34 Miles ¹	Parcel Match
L2 Listing 2	408 Garrison Ave, Jacksonville, FL	0.15 Miles ¹	Parcel Match
L3 Listing 3	1301 Glengarry Rd N, Jacksonville, FL	0.81 Miles ¹	Parcel Match
S1 Sold 1	523 Clifton Bluff Ln, Jacksonville, FL	0.23 Miles ¹	Parcel Match
S2 Sold 2	5542 Galewind Ln, Jacksonville, FL	0.35 Miles ¹	Parcel Match
S3 Sold 3	231 Janelle Ln, Jacksonville, FL	0.23 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	Michelle Morgan	Company/Brokerage	CCarter Realty Group
License No	SL3294209	Address	1450 Holly Oaks Lake Road West Jacksonville FL 32225
License Expiration	03/31/2022	License State	FL
Phone	9044349457	Email	aldraemorgan@gmail.com
Broker Distance to Subject	4.81 miles	Date Signed	07/01/2020

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.