

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>	1748 Southcreek Drive, Saint Johns, FL 32259	<b>Order ID</b>	6820334	<b>Property ID</b>	28742752
<b>Inspection Date</b>	08/29/2020	<b>Date of Report</b>	08/31/2020		
<b>Loan Number</b>	41724	<b>APN</b>	0035710180		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	St. Johns		

### Tracking IDs

<b>Order Tracking ID</b>	0828_BPOs	<b>Tracking ID 1</b>	0828_BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Smith Patricia A,Tod R	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,500	Subject is in an average condition conforming to the neighborhood with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appears average.	
<b>Assessed Value</b>	\$321,893		
<b>Zoning Classification</b>	Residential		
<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>	SOUTHCREEK 904-287-0657		
<b>Association Fees</b>	\$300 / Year (Insurance)		
<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	Neighborhood conforms to subject and is located near shopping, schools, restaurants, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no boarded up homes or major construction noted near the subject.	
<b>Sales Prices in this Neighborhood</b>	Low: \$268,000 High: \$440,000		
<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	1748 Southcreek Drive	432 Sarah Towers Ln	2040 Grove Bkuff Rd	820 Lapoma Way
City, State	Saint Johns, FL	Saint Johns, FL	Saint Johns, FL	Saint Johns, FL
Zip Code	32259	32259	32259	32259
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 <sup>1</sup>	1.75 <sup>1</sup>	1.03 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,000	\$430,000	\$379,991
List Price \$	--	\$363,000	\$419,900	\$379,991
Original List Date		05/29/2020	06/16/2020	08/05/2020
DOM · Cumulative DOM	-- · --	93 · 94	71 · 76	25 · 26
Age (# of years)	28	16	32	20
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 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,340	2,390	2,400	2,306
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 2 · 1	4 · 2
Total Room #	8	8	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	1.08 acres	.41 acres	.68 acres	.28 acres
Other	None	None	None	None

\* 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** Slightly superior to the subject in GLA. Similar to the subject in bedroom count. Superior to the subject in bathroom count. Inferior to the subject in the amount of car storage. Superior to the subject in age.

**Listing 2** Superior to the subject in GLA. Similar to the subject in bedroom count. Similar to the subject in bathroom count. Inferior to the subject in the amount of car storage. Similar to the subject in age.

**Listing 3** Similar to the subject in GLA. Similar to the subject in bedroom count. Inferior to the subject in bathroom count. Similar to the subject in the amount of car storage. Superior to the subject in age.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1748 Southcreek Drive	1741 Greenridge Cir	1516 Mallard Lake Ave	164 Ivy Lakes Dr
City, State	Saint Johns, FL	Saint Johns, FL	Saint Johns, FL	Saint Johns, FL
Zip Code	32259	32259	32259	32259
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 <sup>1</sup>	1.09 <sup>1</sup>	0.58 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,000	\$420,000	\$339,900
List Price \$	--	\$349,000	\$419,900	\$339,900
Sale Price \$	--	\$340,000	\$415,000	\$339,900
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/27/2020	03/25/2020	07/13/2020
DOM · Cumulative DOM	-- · --	44 · 81	28 · 82	3 · 52
Age (# of years)	28	26	27	23
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 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,340	2,510	2,129	2,265
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2	4 · 3
Total Room #	8	9	8	8
Garage (Style/Stalls)	Attached 3 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	--
Lot Size	1.08 acres	.46 acres	1.1 acres	.51 acres
Other	None	None	None	None
Net Adjustment	--	+\$35,100	-\$16,500	+\$31,700
Adjusted Price	--	\$375,100	\$398,500	\$371,600

\* 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** Superior to the subject in GLA. Similar to the subject in bedroom count. Inferior to the subject in bathroom count. Inferior to the subject in the amount of car storage. Adjusted -\$3000 for car storage.
- Sold 2** Inferior to the subject in GLA. Slightly inferior to the subject in acreage. Similar to the subject in bedroom count. Inferior to the subject in bathroom count. Adjusted -\$30,000 for pool.
- Sold 3** Inferior to the subject in GLA. Similar to the subject in bedroom count. Superior to the subject in bathroom count. Inferior to the subject in the amount of car storage. Adjusted -\$3000 for car storage.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No recent MLS history.					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$399,900	\$399,900
<b>Sales Price</b>	\$385,000	\$385,000
<b>30 Day Price</b>	\$375,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject property is in average condition and conforms to the neighborhood. The subject property is a 1 story ranch with 2340 sq. ft. with 3 bedroom and 2.5 bath. The subject area is developed with average to good, detached housing with varying degrees of property maintenance. A search was conducted staying within 1 mile, +/- 20% GLA and staying within 6 months. Within 6 months, there were 32 sales and currently 9 active listings. Expanding to 12 months yields 62 sales. Market prices are stabilizing after a prolonged period of rising prices. Market is considered to be stable at the moment. Average marketing time is 90 days. Adjusted \$50 per sq ft, \$5000 per bedroom, \$4000 per bathroom, \$3000 per half bathroom, and \$200 per year built. No sales or listings with similar acreage to the subject. Search was expanded to 2 miles and +/- 30% GLA. Ancillary sale located at 1729 SOUTHCREEK DR was considered due to its close proximity and lot size but was completely renovated and was deemed to be superior to the subject. Ancillary sale located at 1701 SOUTHCREEK DR was also considered but also has been renovated, has an in-ground pool and is superior in appeal. No active listings to support a value conclusion in line with these two sales. Each comparable was adjusted 30K for lot size. Sale 2 is just outside of a mile and has an in-ground pool but was utilized as it is most similar in acreage. No active listings within 2 miles to bracket lost size</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



Other



## Listing Photos

**L1** 432 Sarah Towers Ln  
Saint Johns, FL 32259



Front

**L2** 2040 Grove Bkuff Rd  
Saint Johns, FL 32259



Front

**L3** 820 Lapoma Way  
Saint Johns, FL 32259



Front

## Sales Photos

**S1** 1741 Greenridge Cir  
Saint Johns, FL 32259



Front

**S2** 1516 Mallard Lake Ave  
Saint Johns, FL 32259



Front

**S3** 164 Ivy Lakes Dr  
Saint Johns, FL 32259



Front

## ClearMaps Addendum

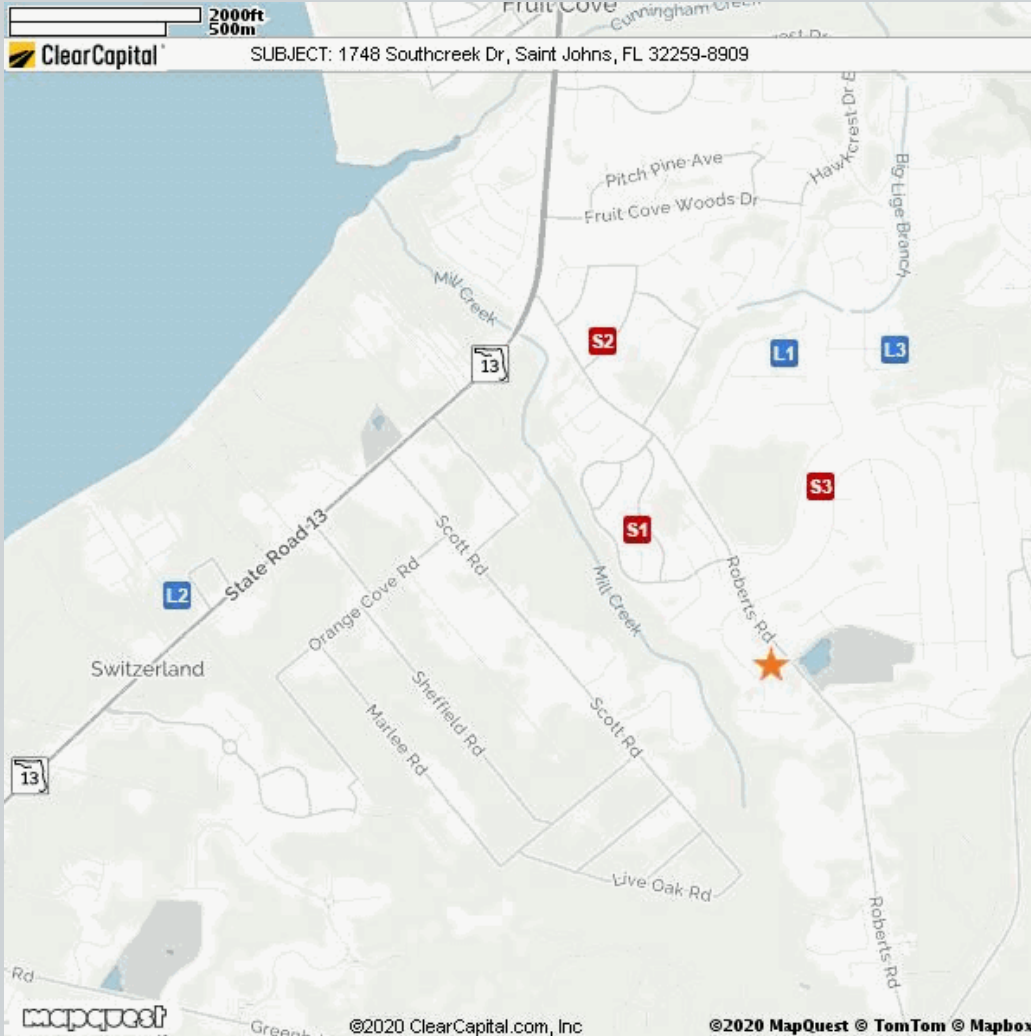
**Address** ★ 1748 Southcreek Drive, Saint Johns, FL 32259

**Loan Number** 41724

**Suggested List** \$399,900

**Suggested Repaired** \$399,900

**Sale** \$385,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1748 Southcreek Dr, Saint Johns, FL	--	Parcel Match
L1 Listing 1	432 Sarah Towers Ln, Saint Johns, FL	0.95 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2040 Grove Bkuff Rd, Saint Johns, FL	1.75 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	820 Lapoma Way, Saint Johns, FL	1.03 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1741 Greenridge Cir, Saint Johns, FL	0.56 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1516 Mallard Lake Ave, Saint Johns, FL	1.09 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	164 Ivy Lakes Dr, Saint Johns, FL	0.58 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>	Matthew Duryea	<b>Company/Brokerage</b>	Yellowfin Realty
<b>License No</b>	SL3245371	<b>Address</b>	11145 Castlemain Cir S Jacksonville FL 32256
<b>License Expiration</b>	03/31/2021	<b>License State</b>	FL
<b>Phone</b>	9043273239	<b>Email</b>	mduryea@allpending.com
<b>Broker Distance to Subject</b>	12.90 miles	<b>Date Signed</b>	08/30/2020

*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.**