

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	3750 Via De La Reina, Jacksonville, FL 32217	Order ID	7793381	Property ID	31743780
Inspection Date	12/06/2021	Date of Report	12/07/2021		
Loan Number	42837	APN	1504200000		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	1203BPO_update	Tracking ID 1	1203BPO_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$3,934	Subject is a brick front 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	\$207,339		
Zoning Classification	Residential RLD-70		
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	Stable	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 1 REO's and 1 Short Sales for Active comps. There are 2 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: \$169950 High: \$350250		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3750 Via De La Reina	7847 San Jose Blvd	2439 Jose Cir N	2838 Madrid Ave
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32217	32217	32217	32217
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.59 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$330,000	\$299,000
List Price \$	--	\$290,000	\$330,000	\$299,000
Original List Date		11/12/2021	11/05/2021	11/16/2021
DOM · Cumulative DOM	-- · --	25 · 25	32 · 32	13 · 21
Age (# of years)	64	65	64	63
Condition	Average	Average	Good	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 Traditional	1 Story Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,152	2,142	1,821	2,220
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 3	4 · 3 · 1
Total Room #	7	6	9	10
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	0.35 acres	0.32 acres	0.46 acres	0.26 acres
Other	Porch, Patio	Porch, Patio	Porch, Patio	Porch, Patio

* 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** This adorable 3-bedroom 2-bathroom home offers over 2,100 sqft of living space. Spacious kitchen, open floor plan with large family room, freshly painted, 2 car garage with extra storage space, and additional family room with kitchen and bedroom with bathroom. The roof was replaced in 2019. Convenient to San Marco, Mandarin and shopping. NO HOA or CDD fee! This home will not last long.
- Listing 2** What a great place to call home in desirable area of San Jose. This home features 4 bedrooms, 3 baths with Master as well as 4th bedroom suite. Large updated, eat-in kitchen, separate dining room adjacent. Real hardwood floors throughout. Extra closets, huge garage and backyard, plenty of room to spread out! The Roof was replaced in 2017, and the HVAC replaced in 2016.
- Listing 3** This classic San Jose split level is ready for you to customize to your taste. Situated on approx 1/4 acre lot, this home is in a highly desirable location just minutes from San Marco and downtown. The home features 4 BRs (3 Upstairs including the primary) 2 full baths upstairs and 1-1/2 down. (1/2 bath in the garage.) The den downstairs could be converted to a downstairs primary BR. Hardwood throughout (& under carpet), large garage with space for a workshop or mancave and plenty of room for a pool.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3750 Via De La Reina	4053 Conga St	3972 Marianna Rd	4063 Ponce De Leon Ave
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32217	32217	32217	32217
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	0.34 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$240,000	\$275,000	\$315,000
List Price \$	--	\$240,000	\$265,000	\$320,000
Sale Price \$	--	\$243,000	\$260,000	\$322,500
Type of Financing	--	Cash	Conv	Va
Date of Sale	--	07/19/2021	11/19/2021	07/30/2021
DOM · Cumulative DOM	-- · --	13 · 47	131 · 161	42 · 56
Age (# of years)	64	64	65	65
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,152	1,730	1,728	2,176
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 3
Total Room #	7	6	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.35 acres	0.26 acres	0.20 acres	0.23 acres
Other	Porch, Patio	Porch, Patio	Porch, Patio	Porch, Patio
Net Adjustment	--	+\$10,220	+\$9,740	-\$11,000
Adjusted Price	--	\$253,220	\$269,740	\$311,500

* Sold 2 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** All Brick Move-in ready 3 Bed Room, 2 Bath Home located in a well established San Jose neighborhood bordering on the beautiful San Jose Country Club. Original refinished hardwood floors. Fully enclosed Florida Room overlooking the private back yard has tiled floors and Energy Efficient windows. 2017 Roof & Water Heater, updated Electric Wiring & Ductwork, HVAC is 2009. All Appliances, including washer & dryer convey. Ideal location: Close to downtown and major highways. Room to grow! Open House Sat, 6/5 11-1. Adjustment made for GLA (\$4220), Bedroom Count (\$4000) and Parking (\$2000).
- Sold 2** Come see this recently updated home. New floors except for original hardwood in living and dining rooms. Freshly painted with new doors, new fans, new a/c. Screened in back porch with a large backyard, perfect for kids and pets. Added brand new bathroom, making this a 4/2. New driveway, and termite bond Buyer to verify square footage House being sold as is. Adjustment made for GLA (\$4240), Parking (\$4000) and Lot size (\$1500).
- Sold 3** If you are looking for a great 4/3 home LOCATED in the popular San Jose area, just around the corner from The Bolles School, then you want to see this home. You'll love the vintage charm like refinished wood floors & lots of windows PLUS great updates! Large back yard with deck to enjoy the Florida Sunshine. Bright, spacious and open floor plan with front room and dining area all open onto the kitchen and back Family Room. The kitchen has rich wood cabinets (and lots of them), GRANITE counters, FARMHOUSE sink & tile backsplash. Family Room with great space for an office. But the showstopper is the huge Master Bedroom suite w/ double walk-in closets, luxurious jetted tub, raised counters and walk-in shower. 4th Ensuite bedroom. Solid block construction. Freshly painted exterior & more. Adjustment made for Condition (-\$10,000), Bath Count (-\$4000), Parking (\$2000) and Lot size (\$1000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no listing history available for subject for the past 12 months. Information was researched in MLS.			
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	\$272,000	\$272,000
Sales Price	\$262,000	\$262,000
30 Day Price	\$241,000	--
Comments Regarding Pricing Strategy		
House verification number wasn't affixed to subject. Verification made through Google Earth. Subject is located close to a high traffic roadway, power lines, schools and commercial property. This may have a negative affect on marketability. Subject is located close to the St Johns River but this has no positive affect towards marketability. It was necessary to expand beyond Distance and Wide Comp Value Range guidelines due to limited comps in the area. Please note that I was forced to use good condition comps due to proximity. Also, subject neighborhood is an neighborhood where most comps have been renovated/updated. I gave most weight to CL1 and CS2 which is similar to subject in overall appeal and condition. The Anticipated Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market 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



Street



Street

Listing Photos

L1 7847 SAN JOSE BLVD
Jacksonville, FL 32217



Front

L2 2439 JOSE CIR N
Jacksonville, FL 32217



Front

L3 2838 MADRID AVE
Jacksonville, FL 32217



Front

Sales Photos

S1 4053 CONGA ST
Jacksonville, FL 32217



Front

S2 3972 MARIANNA RD
Jacksonville, FL 32217



Front

S3 4063 PONCE DE LEON AVE
Jacksonville, FL 32217



Front

ClearMaps Addendum

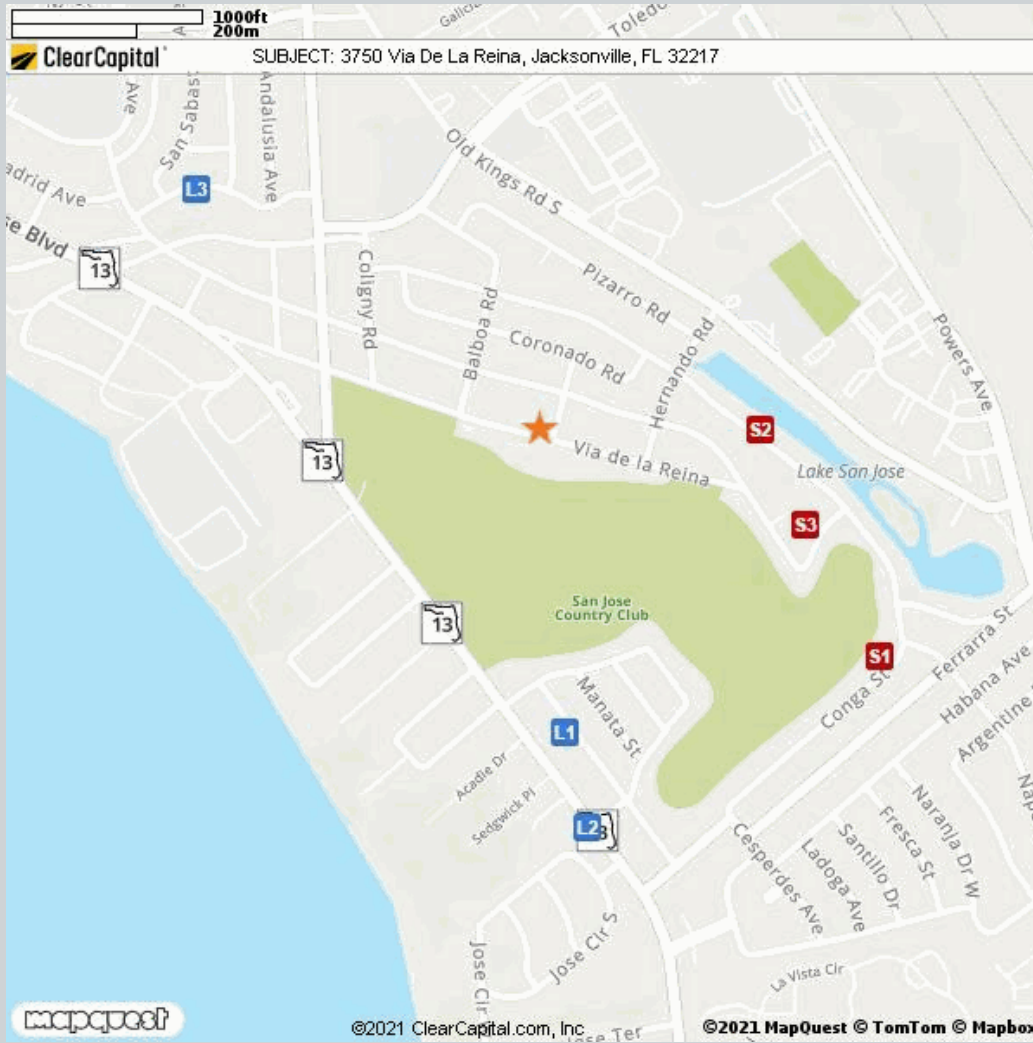
Address ★ 3750 Via De La Reina, Jacksonville, FL 32217

Loan Number 42837

Suggested List \$272,000

Suggested Repaired \$272,000

Sale \$262,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3750 Via De La Reina, Jacksonville, FL 32217	--	Parcel Match
L1 Listing 1	7847 San Jose Blvd, Jacksonville, FL 32217	0.44 Miles ¹	Parcel Match
L2 Listing 2	2439 Jose Cir N, Jacksonville, FL 32217	0.59 Miles ¹	Parcel Match
L3 Listing 3	2838 Madrid Ave, Jacksonville, FL 32217	0.62 Miles ¹	Parcel Match
S1 Sold 1	4053 Conga St, Jacksonville, FL 32217	0.61 Miles ¹	Parcel Match
S2 Sold 2	3972 Marianna Rd, Jacksonville, FL 32217	0.34 Miles ¹	Parcel Match
S3 Sold 3	4063 Ponce De Leon Ave, Jacksonville, FL 32217	0.43 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	James Morgan	Company/Brokerage	James Morgan
License No	SL3153800	Address	1450 Holly Oaks Lake Rd W Jacksonville FL 32225
License Expiration	09/30/2023	License State	FL
Phone	9045367867	Email	jmdaryl50@gmail.com
Broker Distance to Subject	8.73 miles	Date Signed	12/07/2021

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.