

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>	5168 Clarendon Road, Jacksonville, FL 32205	<b>Order ID</b>	7024603	<b>Property ID</b>	29293790
<b>Inspection Date</b>	01/06/2021	<b>Date of Report</b>	01/06/2021		
<b>Loan Number</b>	42884	<b>APN</b>	0674100000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Duval		

Tracking IDs					
<b>Order Tracking ID</b>	0104BPOsA	<b>Tracking ID 1</b>	0104BPOsA		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Catamount Properties 2018 LLC	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.
<b>R. E. Taxes</b>	\$787	
<b>Assessed Value</b>	\$124,782	
<b>Zoning Classification</b>	RLD-60	
<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		Neighborhood Comments
<b>Location Type</b>	Suburban	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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$105,000 High: \$295,000	
<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>	5168 Clarendon Road	2106 Bills Dr	5433 Allamanda Dr	5216 Marlene Ave
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32205	32210	32210	32210
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.41 <sup>1</sup>	0.43 <sup>1</sup>	0.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$145,000	\$185,000	\$165,000
<b>List Price \$</b>	--	\$154,900	\$178,900	\$165,000
<b>Original List Date</b>		01/01/2021	09/01/2020	10/08/2020
<b>DOM · Cumulative DOM</b>	-- · --	5 · 5	127 · 127	55 · 90
<b>Age (# of years)</b>	50	62	61	69
<b>Condition</b>	Average	Average	Average	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>	1,766	1,413	1,828	1,501
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	7	6	7	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	Carport 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>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.18 acres	0.22 acres	0.19 acres
<b>Other</b>	Porch, Patio, FP	Porch, Patio	Porch, Patio, FP	Porch, Patio

\* 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** Come see this concrete block home with combo living and dining rooms, large kitchen with eat in area, open patio and fenced rear yard.
- Listing 2** Big yard so plenty of room to roam. Relax in the glassed in florida room . Enjoy the cozy fireplace. Light and bright throughout. No Hoa fees. Great workshop in back yard.Bring your boat or RV.
- Listing 3** ou will love this Charming Lakeshore Home with recent updates to include New Roof, Fresh Paint, Laminate Flooring, New Water Heater plus it has been replumbed. The living spaces have a very modern feel with an open floor plan that features a spacious family room adjacent to the kitchen and dining areas. Lovely front porch area with lush landscaping on a quiet street. Back yard is fenced with patio that opens from family room. Prior updates in 2012 made to this home included 42" kitchen cabinetry and countertops, tile in kitchen and bathroom, duct work was replaced and insulation in attic. HVAC is 10 years old. All appliances convey and some furniture.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5168 Clarendon Road	5132 Camille Ave	5303 Yerkes St	5447 Waterside Dr
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32205	32210	32205	32210
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.60 <sup>1</sup>	0.17 <sup>1</sup>	0.47 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$135,000	\$144,850	\$149,900
<b>List Price \$</b>	--	\$135,000	\$144,850	\$149,900
<b>Sale Price \$</b>	--	\$110,000	\$135,000	\$146,000
<b>Type of Financing</b>	--	Cash	Cash	Fha
<b>Date of Sale</b>	--	08/14/2020	08/07/2020	09/10/2020
<b>DOM · Cumulative DOM</b>	-- · --	14 · 35	3 · 22	10 · 36
<b>Age (# of years)</b>	50	70	60	68
<b>Condition</b>	Average	Average	Average	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>	1,766	1,608	1,612	1,940
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	2 · 2	3 · 2	3 · 1
<b>Total Room #</b>	7	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 1 Car	None	None
<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>	0.24 acres	0.18 acres	0.19 acres	0.30 acres
<b>Other</b>	Porch, Patio, FP	Porch, Patio	Porch, Patio	Porch, Patio, FP
<b>Net Adjustment</b>	--	+\$10,080	+\$7,540	-\$3,740
<b>Adjusted Price</b>	--	\$120,080	\$142,540	\$142,260

\* Sold 2 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** You don't want to miss out on this gem. With a little TLC and your personal touches, you can be saying "Welcome Home" in no time! This single-family home includes 2 bedrooms, 2 bathrooms, family room with fireplace, large room off of the family room that can easily be converted into another bedroom or entertainment room, dining room with sky light. 1-car carport, inside laundry room, shallow well and storage sheds in backyard. The property is being sold in As-IS condition. Adjustment made for Age (\$2000), GLA (\$1580), Bedroom Count (\$4000), Parking (\$500) and FP (\$2000).
- Sold 2** Front door leads to large living room, then into spacious dining room and the kitchen overlooking the fenced back yard. Three large bedrooms with hardwood floors throughout, master bathroom with shower and hall bath with shower and tub. Outside is a large carport with storage. This home has only had two owners, and is ready for the next! Adjustment made for Age (\$1000), GLA (\$1540), Bedroom Count (\$2000), Parking (\$2000) and FP (\$2000).
- Sold 3** Lovely block 3-BR home, +1900 square ft living space to enjoy w/ family and friends. This home checks off all the amenities at an unbeatable price and 2-yr old roof! This spacious dwelling has a very large kitchen with countertop prep space over 12-ft, stainless steel appliances, and an island. Designated living areas with a separate dining room, sizable laundry room discreetly located away from BRs & communal areas, huge Den w/ wood-burning fireplace leads to covered patio & completely fenced yard. Enjoy a private backyard, shaded galley area for plants or an herb garden, greenspace for play, exercise and pleasure. So many options to choose here like converting home to a 4-BR or adding size for a growing family. Adjustment made for Age (\$2000), Condition (-\$10,000), GLA (-\$1740), Bedroom/Bath Count (\$4000) and Parking (\$2000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no listing history available for subject for the past 12 months. Information was researched in MLS.			
<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>	\$152,000	\$152,000
<b>Sales Price</b>	\$142,000	\$142,000
<b>30 Day Price</b>	\$130,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is located close to a high traffic roadway, power lines and commercial property. This may have a negative affect on marketability. It was necessary to expand beyond AGE, 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 investor 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.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.41 miles and the sold comps closed within the last 5 months. The market is reported as having increased 3% in the last 6 months. The price conclusion is deemed supported. 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.

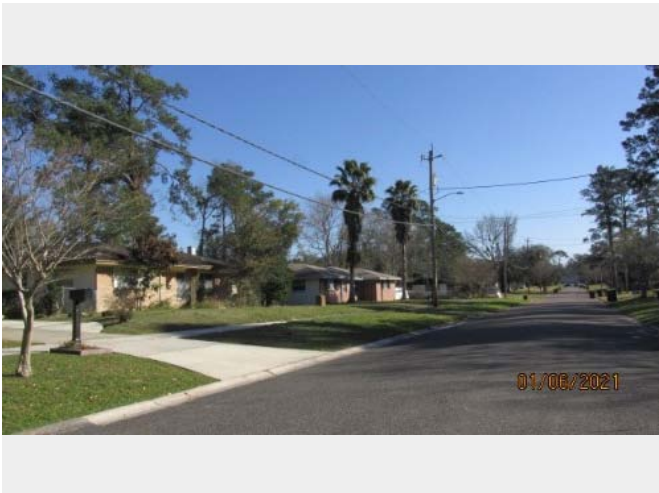
## Subject Photos



Front



Address Verification



Street



Street



## Listing Photos

**L1** 2106 BILLS DR  
Jacksonville, FL 32210



Front

**L2** 5433 ALLAMANDA DR  
Jacksonville, FL 32210



Front

**L3** 5216 MARLENE AVE  
Jacksonville, FL 32210



Front

## Sales Photos

**S1** 5132 CAMILLE AVE  
Jacksonville, FL 32210



Front

**S2** 5303 YERKES ST  
Jacksonville, FL 32205



Front

**S3** 5447 WATERSIDE DR  
Jacksonville, FL 32210



Front

### ClearMaps Addendum

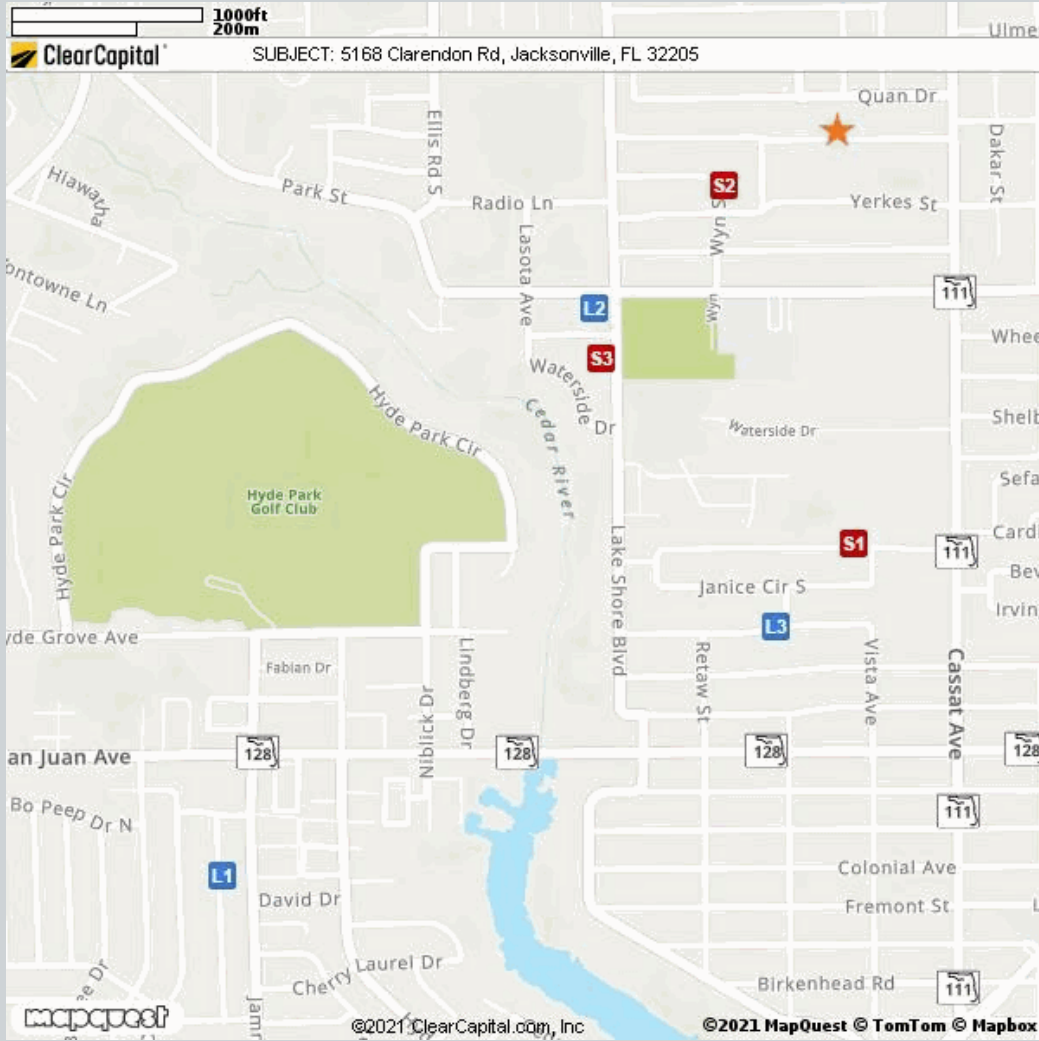
**Address** ★ 5168 Clarendon Road, Jacksonville, FL 32205

**Loan Number** 42884

**Suggested List** \$152,000

**Suggested Repaired** \$152,000

**Sale** \$142,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5168 Clarendon Road, Jacksonville, FL 32205	--	Parcel Match
L1 Listing 1	2106 Bills Dr, Jacksonville, FL 32210	1.41 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5433 Allamanda Dr, Jacksonville, FL 32210	0.43 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5216 Marlene Ave, Jacksonville, FL 32210	0.73 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5132 Camille Ave, Jacksonville, FL 32210	0.60 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5303 Yerkes St, Jacksonville, FL 32205	0.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5447 Waterside Dr, Jacksonville, FL 32210	0.47 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>	James Morgan	<b>Company/Brokerage</b>	James Morgan
<b>License No</b>	SL3153800	<b>Address</b>	1450 Holly Oaks Lake Rd W Jacksonville FL 32225
<b>License Expiration</b>	09/30/2021	<b>License State</b>	FL
<b>Phone</b>	9045367867	<b>Email</b>	jmdaryl50@gmail.com
<b>Broker Distance to Subject</b>	12.38 miles	<b>Date Signed</b>	01/06/2021

*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.**