

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	3349 Coquina Key Drive Se, Saint Petersburg, FL 33705	Order ID	7031385	Property ID	29311423
Inspection Date	01/08/2021	Date of Report	01/09/2021		
Loan Number	43005	APN	32-31-17-18054-044-0260		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	0107BPOs	Tracking ID 1	43005		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Coquina Key Sec 1 Add	Subject property is a block construction property built in 1978. Newer in age than average for neighborhood. Average year built for this immediate area is 1955. There are no external influences affecting the marketing of this property Property appears to be in average condition with no visible sign of needed repairs. Located in a a neighborhood of waterfront and non waterfront properties. Subject is a non waterfront property.
R. E. Taxes	\$1,108	
Assessed Value	\$209,188	
Zoning Classification	Residential	
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		Neighborhood Comments
Location Type	Suburban	Neighborhood within 2 miles of local schools, parks, shopping, restaurants, and other amenities. There are no commercial or industrial influences affecting the marketing of this neighborhood. REO and pre foreclosure activity in area, there are no boarded up properties in this immediate area. Limited inventory, demand high, with DOM below normal marketing period. ***Economy currently slow due to COVID 19.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$145,000 High: \$975,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3349 Coquina Key Drive Se	4020 Miramar Way S	3998 Marlin Dr Se	717 Alamanda Way S
City, State	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
Zip Code	33705	33705	33705	33705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.82 ¹	0.60 ¹	1.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$199,900	\$244,500	\$255,000
List Price \$	--	\$199,900	\$235,000	\$255,000
Original List Date		12/12/2020	10/02/2020	12/11/2020
DOM · Cumulative DOM	-- · --	17 · 28	58 · 99	28 · 29
Age (# of years)	43	74	66	69
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	1,204	1,258	1,070	1,126
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 1	3 · 1 · 1
Total Room #	7	5	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.21 acres	0.14 acres	0.18 acres	0.13 acres
Other	None	2 car carport	None	None

* Listing 3 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** Listing #1 is located close in proximity to subject with one less bed and bath. Similar square footage. Detached two car garage and a two car caport. Older in age than subject property. Average condition, no updates. No pool. Fair market Property. Inferior due to one less bed, baths, age and no pool.
- Listing 2** Listing #2 is located close in proximity to subject with same number of beds and one less bath. One car carport. No pool. Older in age, this property has been completely updated with granite counter tops, new cabinets, S/S appliances, new flooring and fixtures. Fair Market Property. Similar to subject after adjustments, yet inferior due to square footage.
- Listing 3** Listing #3 is located close in proximity with similar beds, baths, and square footage. Older in age this property has been completely renovated and updated. Granite counter tops, new cabinets, S/S appliances, hardware, flooring, and new roof. Fair Market Property. Similar in value after adjustments for differences.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3349 Coquina Key Drive Se	270 38th Ave Se	4389 Beach Dr Se	4372 Elkcam Blvd Se
City, State	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
Zip Code	33705	33705	33705	33705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.77 ¹	0.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,900	\$230,000	\$250,000
List Price \$	--	\$239,900	\$230,000	\$250,000
Sale Price \$	--	\$215,000	\$230,000	\$250,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	09/28/2020	05/22/2020	09/02/2020
DOM · Cumulative DOM	-- · --	7 · 30	8 · 52	14 · 64
Age (# of years)	43	63	46	37
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	1,204	1,225	1,084	1,200
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.21 acres	0.17 acres	0.20 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	+\$25,500	+\$8,300	-\$8,000
Adjusted Price	--	\$240,500	\$238,300	\$242,000

* 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** Sold #1 is located close in proximity to subject with same number of beds, baths, and square footage. No covered parking and no pool. Older in age, this property is in average condition, with no updates. Fair Market Property. Inferior due to no pool, age, and no covered parking. Adjusted for no pool (+\$20,000), age (+\$2500), and no covered parking (+\$3000) .
- Sold 2** Sold #2 is located close in proximity to subject with one less bed and same number of baths. Similar, yet less square footage. One car garage. No pool. Standard grade updates to kitchen and one bath with newer cabinets, counter tops, S/S appliances and plank tile flooring through out. Fair Market Property. Adjusted for square footage (+\$4800), one less bedroom (+\$2500), garage difference (+\$1000), no pool (+\$20,000), seller concessions (-\$5000) and standard updates to kitchen (-\$10,000) and bath (-\$5000). Inferior due to square footage and one less bedroom.
- Sold 3** Sold #3 is located close in proximity to subject with same number of beds, baths, and square footage. Similar in age. One car carport. No pool. Completely updated and renovated. Granite counter tops, new cabinets, fixtures, hardware, and S/S appliances. New wood plank tile flooring, windows, and roof. One car carport. Fair Market Property. Adjusted for carport difference (+\$2000), no pool (+\$20,000) and condition differences (-\$30,000). Superior due to condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No MLS History. Per tax records sold on 07/28/2010 for \$119,000, on 04/10/2004 for \$35,000 (Quit Claim), on 10/12/1999 for \$94,000 and on 01/01/1978 for \$40,000			
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	\$247,000	\$247,000
Sales Price	\$242,000	\$242,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
Searched subdivision and zip code for properties similar to subject in age, condition, beds, baths, and square footage. Keeping proximity heavily weighted criteria. Based value on subject in average condition as a fair market property to sell in a normal marketing period. As Is with no seller concessions. Based value on active and solds and adjusted for differences. Took active and solds into consideration for final value conclusion. Majority of properties in this immediate area have been updated and superior in condition. Due to the limited inventory similar to subject in age and condition parameters were expanded. Expanded age for AC1, AC2, AC3, and SC1. Expanded distance to 1.2. miles for AC3. Expanded back DOM 9 months for SC2. Put more weight on sold #1 due to same subdivision, similar in condition, beds, baths, and square footage. These are currently the best comps available for subject and the closest in proximity. The adjustments are sufficient to account for differences between subject and comp.		

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



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 4020 Miramar Way S
Saint Petersburg, FL 33705



Front

L2 3998 Marlin Dr Se
Saint Petersburg, FL 33705



Front

L3 717 Alamanda Way S
Saint Petersburg, FL 33705



Front

Sales Photos

S1 270 38th Ave Se
Saint Petersburg, FL 33705



Front

S2 4389 Beach Dr Se
Saint Petersburg, FL 33705



Front

S3 4372 Elkcarn Blvd Se
Saint Petersburg, FL 33705



Front

ClearMaps Addendum

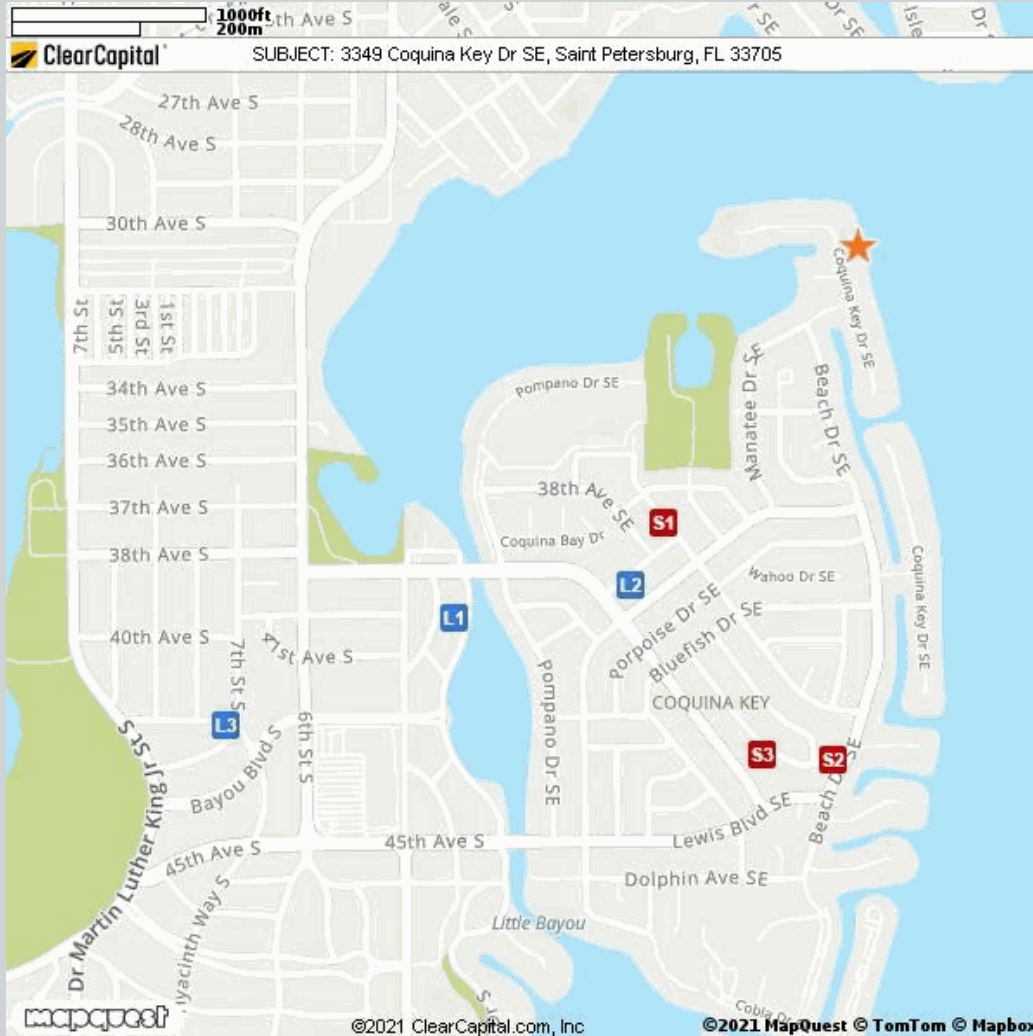
Address ★ 3349 Coquina Key Drive Se, Saint Petersburg, FL 33705

Loan Number 43005

Suggested List \$247,000

Suggested Repaired \$247,000

Sale \$242,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3349 Coquina Key Drive Se, Saint Petersburg, FL 33705	--	Parcel Match
L1	4020 Miramar Way S, Saint Petersburg, FL 33705	0.82 Miles ¹	Parcel Match
L2	3998 Marlin Dr Se, Saint Petersburg, FL 33705	0.60 Miles ¹	Parcel Match
L3	717 Alamanda Way S, Saint Petersburg, FL 33705	1.19 Miles ¹	Parcel Match
S1	270 38th Ave Se, Saint Petersburg, FL 33705	0.50 Miles ¹	Parcel Match
S2	4389 Beach Dr Se, Saint Petersburg, FL 33705	0.77 Miles ¹	Street Centerline Match
S3	4372 Elkcarn Blvd Se, Saint Petersburg, FL 33705	0.77 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	Carin Bowman	Company/Brokerage	Century 21 Real Estate Champions
License No	SL646550	Address	11140 8th St. E Treasure Island FL 33706
License Expiration	09/30/2022	License State	FL
Phone	8133634642	Email	carinbowman@aol.com
Broker Distance to Subject	8.53 miles	Date Signed	01/08/2021

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.