

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	12376 Monarch Circle, Seminole, FLORIDA 33772	Order ID	7452859	Property ID	30696021
Inspection Date	07/26/2021	Date of Report	07/29/2021		
Loan Number	43169	APN	30-15-28-09722-001-0080		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	BPO_Updates	Tracking ID 1	BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Catamount Properties 2018 LLC	There were no deferred maintenance issues noted from the exterior of the subject at time of inspection. Note: The subject property has been deemed in "good" condition based on the current listing photos and description.
R. E. Taxes	\$2,126	
Assessed Value	\$146,347	
Zoning Classification	Res.	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Subject is vacant as per the MLS listing.)		
Ownership Type	Fee Simple	
Property Condition	Good	
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	The subject neighborhood values appear to be very stable with minimal if any influence from short sale and REO properties in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$214,000 High: \$527,000	
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	12376 Monarch Circle	12431 Monarch Cir	8067 123rd St	8633 Pinetree Dr W
City, State	Seminole, FLORIDA	Seminole, FL	Seminole, FL	Seminole, FL
Zip Code	33772	33772	33772	33772
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.14 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$354,900	\$449,900	\$474,900
List Price \$	--	\$354,900	\$449,900	\$474,900
Original List Date		07/20/2021	07/16/2021	07/21/2021
DOM · Cumulative DOM	-- · --	5 · 9	4 · 13	4 · 8
Age (# of years)	48	48	52	43
Condition	Good	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	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,678	1,630	1,525	1,969
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 2	3 · 2
Total Room #	10	9	9	8
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	Pool - Yes	--	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.21 acres	0.17 acres	0.15 acres	0.18 acres
Other	Porch, Patio, Fence	Porch, Patio, Fence	Porch, Patio, Fence	Screened Pool, Porch, Patio, Fence

* 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.

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

Listing 1 Very similar GLA well maintained property that has had updates as well located just a few doors from the subject and would be a directly competing property within the immediate neighborhood.

Listing 2 Slightly smaller GLA well maintained and updated pool home property located just a few blocks south of the subject and would also be a directly competing property in the neighborhood as well.

Listing 3 Larger GLA updated and remodeled pool home property located just several blocks north of the subject and would also be a directly competing property in the immediate neighborhood as well.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	12376 Monarch Circle	12468 Empire Dr	8424 Monarch Cir	12338 83rd Ave
City, State	Seminole, FLORIDA	Seminole, FL	Seminole, FL	Seminole, FL
Zip Code	33772	33772	33772	33772
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.15 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$474,900	\$420,000
List Price \$	--	\$425,000	\$474,900	\$420,000
Sale Price \$	--	\$425,000	\$475,000	\$420,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/16/2021	04/30/2021	05/24/2021
DOM · Cumulative DOM	-- · --	24 · 56	5 · 36	1 · 23
Age (# of years)	48	44	43	51
Condition	Good	Good	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	2 Stories Conventional	2 Stories Conventional	1 Story Ranch	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,678	1,648	1,968	2,102
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	3 · 2	4 · 2
Total Room #	10	9	8	9
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	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes	Pool - Yes
Lot Size	0.21 acres	0.19 acres	0.18 acres	0.16 acres
Other	Porch, Patio, Fence	Screen Porch, Patio, Fence	Screen Porch, Patio, Fence	Porch, Patio, Fence
Net Adjustment	--	+\$11,748	-\$9,395	+\$20,298
Adjusted Price	--	\$436,748	\$465,605	\$440,298

* 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** Very similar GLA updated and remodeled property located just around the corner from the subject and is a very recent sale in the immediate neighborhood. Adjustments: +\$1748 for GLA, +\$2500 for BR, +\$2500 for bath, +\$15000 for Pool, -\$10000 for sales concessions.
- Sold 2** Larger GLA well maintained and updated pool home located on the subject street and is a fairly recent sale in the immediate neighborhood as well. Adjustments: -\$ 16895 for GLA, +\$2500 for BR, +\$5000 for bath.
- Sold 3** Larger GLA well maintained pool home property that has had updates located just several blocks south of the subject and is also a fairly recent sale in the neighborhood as well. Adjustments: -\$24702 for GLA, +\$5000 for bath, +\$40000 for updates.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	CHARLES RUTENBERG REALTY INC	The subject transferred ownership on 2/5/2021 for \$282,000 as an MLS sale. There were no other previous MLS listings or deed transfers in the past 12 months. The previous sale and listing information as well as the current listing information is below. A copy of the current listing has also been uploaded to this report.					
Listing Agent Name	Andrea Stoll						
Listing Agent Phone	727-490-9964						
# 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
01/15/2021	\$265,000	07/23/2021	\$499,900	Sold	02/05/2021	\$282,000	MLS
07/23/2021	\$499,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$449,900	\$449,900
Sales Price	\$445,000	\$445,000
30 Day Price	\$440,000	--
Comments Regarding Pricing Strategy		
The values have been weighted toward the adjusted sale prices of the sold comps all of which are the most proximate currently available and all appropriate adjustments have been made. Note: An interior inspection is recommended to confirm updates and extent.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The market change supports the variance. 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



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 12431 MONARCH CIR
Seminole, FL 33772



Front

L2 8067 123RD ST
Seminole, FL 33772



Front

L3 8633 PINETREE DR W
Seminole, FL 33772



Front

Sales Photos

S1 12468 EMPIRE DR
Seminole, FL 33772



Front

S2 8424 MONARCH CIR
Seminole, FL 33772



Front

S3 12338 83RD AVE
Seminole, FL 33772



Front

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	Robert Meyers	Company/Brokerage	Equity Realty
License No	BK305244	Address	6500 1st Avenue North St. Petersburg FL 33710
License Expiration	09/30/2021	License State	FL
Phone	7274608364	Email	rameyersjr@yahoo.com
Broker Distance to Subject	7.31 miles	Date Signed	07/26/2021

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.