

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	620 Cambridge Court, Longwood, FL 32750	Order ID	7570523	Property ID	31006903
Inspection Date	09/09/2021	Date of Report	09/09/2021		
Loan Number	43847	APN	36202950600000530		
Borrower Name	Catamount Properties 2018 LLC	County	Seminole		

Tracking IDs					
Order Tracking ID	0908BPO_Update	Tracking ID 1	0908BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Subject is located in a single-family neighborhood. Subject conforms to the neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good. Subject is an appropriate improvement for the neighborhood and has good marketability. From the exterior it appears to be in overall good condition. Based on current MLS listing agent's remarks and interior photos, subject is in good condition (See attached listing)
R. E. Taxes	\$3,523	
Assessed Value	\$213,049	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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	This is a well-established community that mostly features midsize homes built from 1972 to 1975. Homes in Devonshire are on the market for an average of 20 days and are typically purchased at close to asking price. Property taxes hover around \$2,011 per year. On average, homes here are \$208 per square foot and typically list for around \$350,000. REO properties are currently uncommon. There is not a balance between supply and demand in this neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$292,000 High: \$449,900	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	620 Cambridge Court	1312 N Marcy Dr	155 Sheridan Ave	1511 Pearl St
City, State	Longwood, FL	Longwood, FL	Longwood, FL	Longwood, FL
Zip Code	32750	32750	32750	32750
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.53 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$424,999	\$400,000	\$449,999
List Price \$	--	\$424,999	\$400,000	\$449,999
Original List Date		08/27/2021	07/30/2021	07/10/2021
DOM · Cumulative DOM	-- · --	13 · 13	41 · 41	61 · 61
Age (# of years)	46	37	48	5
Condition	Good	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 ; Water	Neutral ; Residential
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,769	2,100	1,600	1,922
Bdrm · Bths · ½ Bths	4 · 2	3 · 3	4 · 2	3 · 2
Total Room #	7	7	7	6
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 Spa - Yes
Lot Size	0.35 acres	0.25 acres	0.21 acres	0.46 acres
Other	None	None	None	None

* 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** Larger home on a smaller lot, this comp is superior in living area, bathroom count and spa feature. It sits on a smaller lot and is inferior in condition, based on MLS listing interior photos. Necessary adjustments were applied.
- Listing 2** Well-maintained home in overall average condition, based on MLS listing agent's remarks and interior photos. It is inferior in living area, condition and lot size, but superior in water views. It offers similar style, construction quality, age and features. This comp is currently in pending status and went under contract after 25 days on the market.
- Listing 3** Superior comp to subject in age, lot size, living area and spa feature. It is similar to subject in condition, construction quality, style and location. It went under contract after 52 days on the market and it is currently in pending status.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	620 Cambridge Court	550 Preston Rd	115 Marcy Blvd	147 Eastern Frk
City, State	Longwood, FL	Longwood, FL	Longwood, FL	Longwood, FL
Zip Code	32750	32750	32750	32750
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.31 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$379,000	\$385,000	\$385,000
List Price \$	--	\$379,000	\$385,000	\$385,000
Sale Price \$	--	\$395,000	\$410,000	\$430,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/30/2021	05/25/2021	06/30/2021
DOM · Cumulative DOM	-- · --	32 · 32	27 · 27	42 · 42
Age (# of years)	46	49	48	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	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,769	1,896	2,013	1,793
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	5 · 3 · 1	3 · 2
Total Room #	7	7	10	4
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	Pool - Yes
Lot Size	0.35 acres	0.37 acres	0.30 acres	0.44 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,600	-\$14,500	-\$3,600
Adjusted Price	--	\$405,600	\$395,500	\$426,400

* Sold 3 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** Located within the same subdivision as subject, this comp is similar in room count, age, style, construction quality, lot size and features. It is inferior in condition but slightly superior in living area. Under contract after 3 days on the market, this comp was sold over asking price with no concessions. the following adjustments were applied: GLA -\$4,400 Condition \$15,000
- Sold 2** Similar comp to subject in location, age, condition, style, construction quality and pool feature. It is superior in living area and bathroom count but slightly inferior in lot size. Sold over asking price with no concessions, this comp went under contract after 1 day on the market. GLA -\$8,500 Lot \$2,000 Bathroom -\$5,000 Half bathroom -\$3,000
- Sold 3** Similar comp to subject in living area, bathroom count, age, style, condition, construction quality, pool feature and location. it sits on a larger lot and necessary adjustments were applied. this comp went under contract after 7 days on the market and was sold over asking price with no concessions. Lot -\$3,900

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	GRANDE REALTY GROUP LLC	Property was sold on 03/11/2021, renovated and listed back					
Listing Agent Name	Patricia Visconti						
Listing Agent Phone	407-234-8426						
# 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
02/23/2021	\$209,000	--	--	Sold	03/11/2021	\$261,000	MLS
07/09/2021	\$459,900	07/29/2021	\$439,000	Pending/Contract	08/12/2021	\$439,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$435,000	\$435,000
Sales Price	\$426,000	\$426,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
<p>All selected comps are located within the immediate market. They have similar attributes as the subject and are good indicator of subject price at the time of inspection after necessary adjustments were applied. Home renovated conditions vary in the immediate market. Selected comps have the same marketability and buyer profile. Sales comps are representative of the current price trends, which are the actions of buyers and sellers in the area in the recent past. The sales bracket the final estimate of price. These sales were considered the best from the extensive search of market data</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



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Street



Street

Listing Photos

L1 1312 N Marcy Dr
Longwood, FL 32750



Front

L2 155 Sheridan Ave
Longwood, FL 32750



Front

L3 1511 Pearl St
Longwood, FL 32750



Front

Sales Photos

S1 550 Preston Rd
Longwood, FL 32750



Front

S2 115 Marcy Blvd
Longwood, FL 32750



Front

ClearMaps Addendum

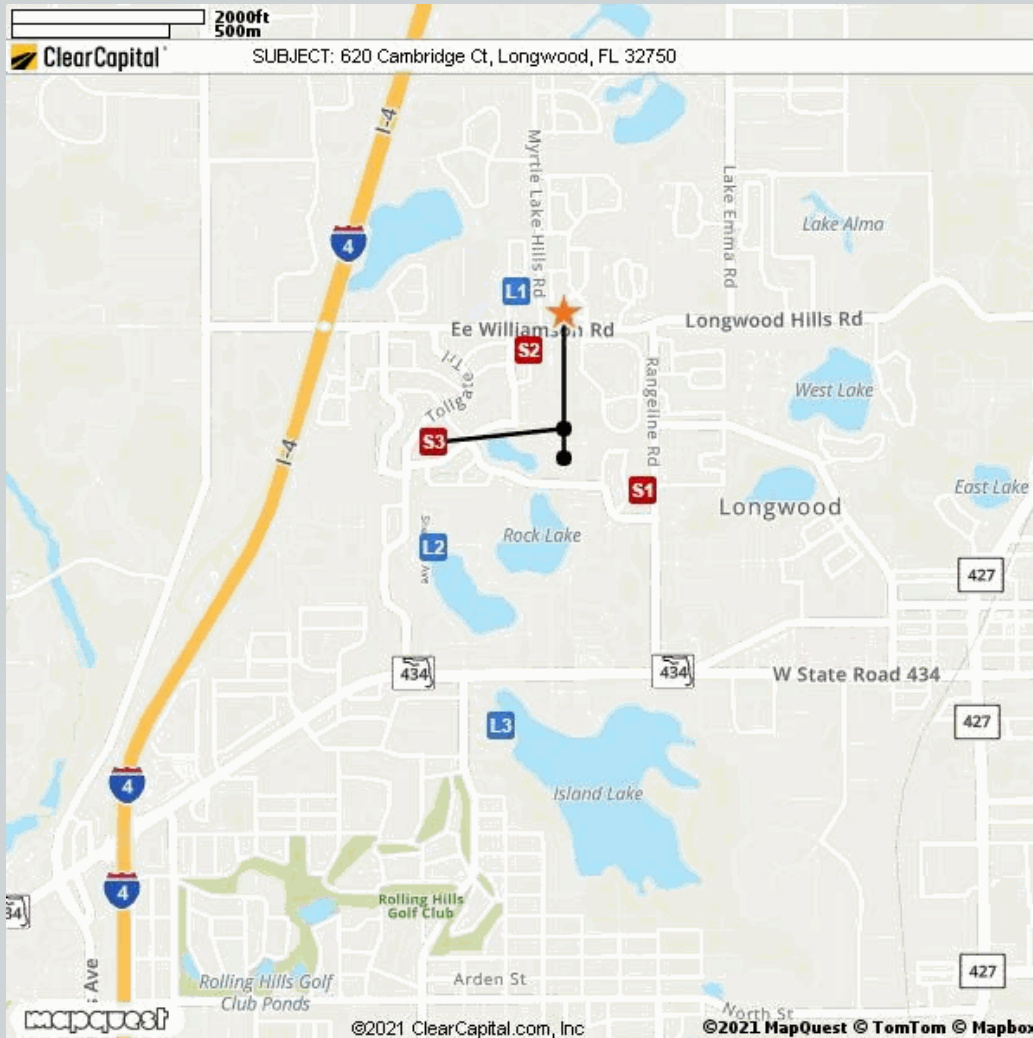
Address ★ 620 Cambridge Court, Longwood, FL 32750

Loan Number 43847

Suggested List \$435,000

Suggested Repaired \$435,000

Sale \$426,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	620 Cambridge Court, Longwood, FL 32750	--	Parcel Match
L1 Listing 1	1312 N Marcy Dr, Longwood, FL 32750	0.49 Miles ¹	Parcel Match
L2 Listing 2	155 Sheridan Ave, Longwood, FL 32750	0.53 Miles ¹	Parcel Match
L3 Listing 3	1511 Pearl St, Longwood, FL 32750	0.88 Miles ¹	Parcel Match
S1 Sold 1	550 Preston Rd, Longwood, FL 32750	0.24 Miles ¹	Parcel Match
S2 Sold 2	115 Marcy Blvd, Longwood, FL 32750	0.31 Miles ¹	Parcel Match
S3 Sold 3	147 Eastern Frk, Longwood, FL 32750	0.09 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Nicoletta Buonaccordo	Company/Brokerage	Invest Realty Group
License No	SL3150651	Address	735 OAKDALE ST WINDERMERE FL 34786
License Expiration	09/30/2021	License State	FL
Phone	3212978266	Email	bpocentralflorida@gmail.com
Broker Distance to Subject	17.91 miles	Date Signed	09/09/2021

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.