

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>	2185 George Wythe Road, Orange Park, FLORIDA 32073	<b>Order ID</b>	7366393	<b>Property ID</b>	30488632
<b>Inspection Date</b>	06/15/2021	<b>Date of Report</b>	06/15/2021		
<b>Loan Number</b>	45306	<b>APN</b>	13042502030424100		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clay		

### Tracking IDs

<b>Order Tracking ID</b>	0615BPO_Citi	<b>Tracking ID 1</b>	0615BPO_Citi
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	PEDRO J RAMOS	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,550	Subject is in fair condition and will need renovation. The roof appears to be at the end of it's natural life, one gutter has fallen and there are plants growing from the trim work.	
<b>Assessed Value</b>	\$152,647		
<b>Zoning Classification</b>	Residential RB		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (LOCJED)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$10,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject is located in area convenient to shopping, dining, doctors, hospital and schools. Market values are stabilizing with the gradual re-absorption of REO and short sale properties.	
<b>Sales Prices in this Neighborhood</b>	Low: \$209640 High: \$327200		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	2185 George Wythe Road	2270 George Wythe Rd	2348 Constitution Dr	2164 John Hart Cir
<b>City, State</b>	Orange Park, FLORIDA	Orange Park, FL	Orange Park, FL	Orange Park, FL
<b>Zip Code</b>	32073	32073	32073	32073
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.37 <sup>1</sup>	0.20 <sup>1</sup>	0.36 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$200,000	\$235,000	\$250,000
<b>List Price \$</b>	--	\$200,000	\$235,000	\$250,000
<b>Original List Date</b>		03/11/2021	05/22/2021	05/25/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 96	24 · 24	2 · 21
<b>Age (# of years)</b>	41	36	41	44
<b>Condition</b>	Fair	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>	1,508	1,406	1,643	1,375
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.26 acres	0.23 acres	0.28 acres	0.39 acres
<b>Other</b>	Porch , Screen	Patio , Open	Porch , Front; Lanai , Screened	Patio , Open; Deck , Wood

\* 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** Similar to subject based on property type, lot, location. GLA inferior; condition superior; No pool inferior. Pending fair market sale. "Great opportunity for someone to make this one their own. Needs TLC and updating but priced accordingly. Seller will make NO repairs. Selling in "as is condition". No exceptions! HVAC not working and hasn't for at least 3 years. Owners bath shower needs to be redone. Tile has come off the wall. Needs carpet, flooring and paint. Roof new in 2006 according to seller. Comparable properties in this neighborhood are selling for \$250k."
- Listing 2** Similar to subject based on property type, lot, location. GLA, bedrooms, condition superior No pool inferior. Fair market sale. "Great Opportunity to add to or start your Investment portfolio! Tenant Occupied, Property is currently under a lease agreement which expires Dec. 31, 2021. Home features a Brand New Roof, tile throughout, screened lanai and large fenced backyard. This home is conveniently located near JAX NAS and OPMC. 24-hour advance notice for all showings please."
- Listing 3** Similar to subject based on property type, lot, location. GLA inferior; condition superior No pool inferior. Pending fair market sale. "Welcome home! Beautiful renovated home quietly nestled on an oversized pie shaped lot, located in the established neighborhood of Heritage Hills. Minutes from shopping centers, schools, and NAS JAX. This extremely well cared for home includes tons of updates. Fresh exterior paint, high efficiency windows, full re-pipe, updated bathrooms, kitchen, stainless steel appliances farm sink, backsplash and lighting. Enjoy the fully fenced backyard on the new wood patio. A large yard ready for children or animals to play! NO HOA or CDD! This one will not last long!!"

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2185 George Wythe Road	2238 George Wythe Rd	603 Charles Carroll St	2195 George Wythe Rd
<b>City, State</b>	Orange Park, FLORIDA	Orange Park, FL	Orange Park, FL	Orange Park, FL
<b>Zip Code</b>	32073	32073	32073	32073
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	0.14 <sup>1</sup>	0.05 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$219,900	\$220,000	\$246,900
<b>List Price \$</b>	--	\$219,900	\$220,000	\$246,900
<b>Sale Price \$</b>	--	\$230,000	\$220,000	\$245,000
<b>Type of Financing</b>	--	Cash	Conv	Cash
<b>Date of Sale</b>	--	05/13/2021	06/10/2021	05/03/2021
<b>DOM · Cumulative DOM</b>	-- · --	3 · 70	3 · 42	18 · 25
<b>Age (# of years)</b>	41	40	42	31
<b>Condition</b>	Fair	Average	Average	Average
<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>	1,508	1,346	1,534	1,560
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.26 acres	0.23 acres	0.21 acres	0.2 acres
<b>Other</b>	Porch , Screen	Lanai , Screened	patio, shed, and jacuzzi	Equipment Shed
<b>Net Adjustment</b>	--	+\$2,000	-\$5,000	-\$23,000
<b>Adjusted Price</b>	--	\$232,000	\$215,000	\$222,000

\* 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** Similar to subject based on property type, lot, location. GLA (+\$2000); no pool (+\$10,000) inferior; condition (-\$10,000) superior. Fair market cash sale no concessions. "This timeless brick home is ready for its new owner. Formal living room with beautiful wood burning brick fireplace, formal dining room, separate family room with additional space for an office. Huge fenced in back yard with screened lanai and brick patio. The best part is no HOA or CDD fees!"
- Sold 2** Similar to subject based on property type, GLA, lot, location. Condition (-\$10,000), jacuzzi (-\$5000 superior; no pool (+\$10,000) inferior. Fair market sale conventional financing no concessions. "Welcome to this 3 bed / 2 bath located in Orange Park! New laminate flooring can be found throughout the home! This home has a formal dining room and the living room features a beautiful wood burning brick fireplace and a vaulted ceiling. The kitchen features an electric flat top range, ceiling height pantry cabinets, and built ins for extra storage. The garage door is newly replaced, and there is a seperate laundry room. The Florida room is enclosed with windows and was newly carpeted. There is also an additional backyard patio, shed, and jacuzzi that conveys with the property."
- Sold 3** Similar to subject based on property type, GLA, lot, location. Condition (-\$20,000) superior; no pool (+\$10,000) inferior. Fair market cash sale \$13,000 concessions. "Beautifully Brick home in the Heritage Hills community. Well kept up 3/2 home, fully fenced back yard. White and black appliances , solid counter tops, porcelian tile. A Must See Home that is well maintained. \*\*4TH BEDROOM HAS BEEN OPENED UP TO A LARGE MASTER."

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject was last listed 02/28/2005 for \$149,900 and sold 04/05/2005 for full price after 2 DOM.			
<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>	\$225,000	\$242,000
<b>Sales Price</b>	\$215,000	\$232,000
<b>30 Day Price</b>	\$197,800	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Going out 0.75 miles in distance and back 3 months in sale date, no proximate comps were found in similar fair condition to subject, however condition adjustments have been made to compensate for value. Most competing properties in this area have been fully remodeled and upgraded with granite, wood or laminate, tile and other fine finishes. Price was determined by using the most comparable sales at the current time. Normal adjustments have been made to acquire estimated value of subject. All comps share similar characteristics to the subject and are located in reasonable proximity. They will share marketability and buyer profile. All comps appear to be good substitutes for buyers and are viable indicators of value.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



Front



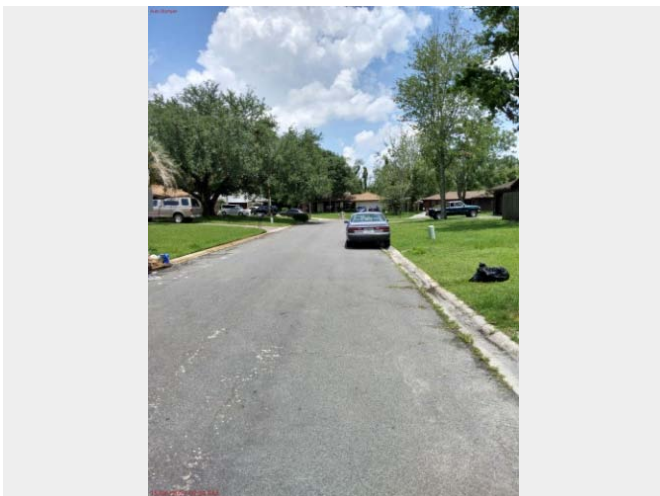
Address Verification



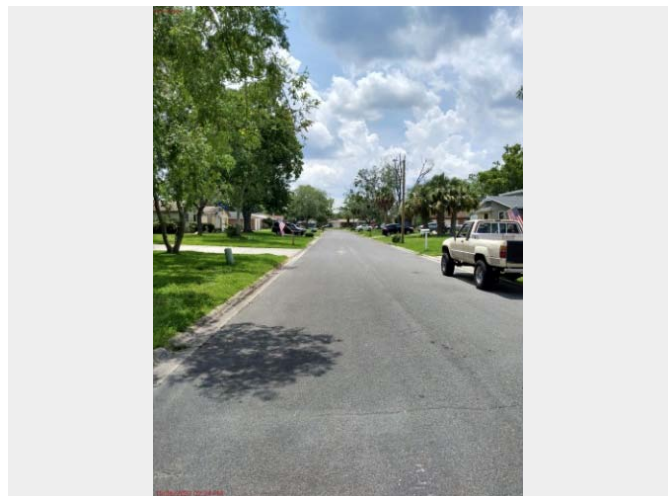
Side



Side



Street



Street



## Subject Photos



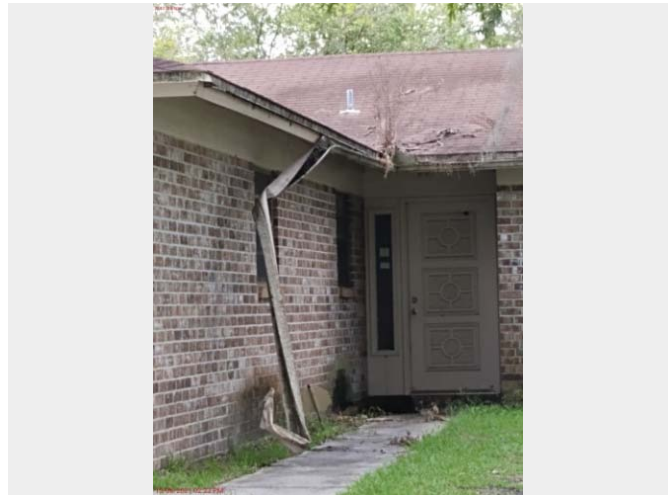
Other



Other



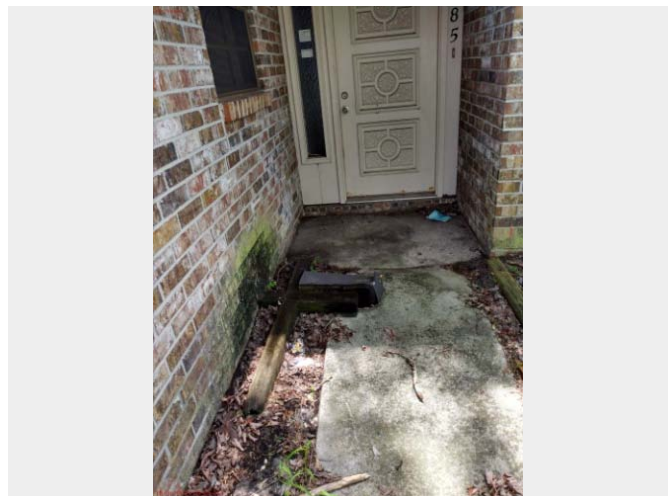
Other



Other



Other



Other

## Listing Photos

**L1** 2270 GEORGE WYTHE RD  
Orange Park, FL 32073



Front

**L2** 2348 CONSTITUTION DR  
Orange Park, FL 32073



Front

**L3** 2164 JOHN HART CIR  
Orange Park, FL 32073



Front

## Sales Photos

**S1** 2238 GEORGE WYTHE RD  
Orange Park, FL 32073



Front

**S2** 603 CHARLES CARROLL ST  
Orange Park, FL 32073



Front

**S3** 2195 GEORGE WYTHE RD  
Orange Park, FL 32073



Front



### ClearMaps Addendum

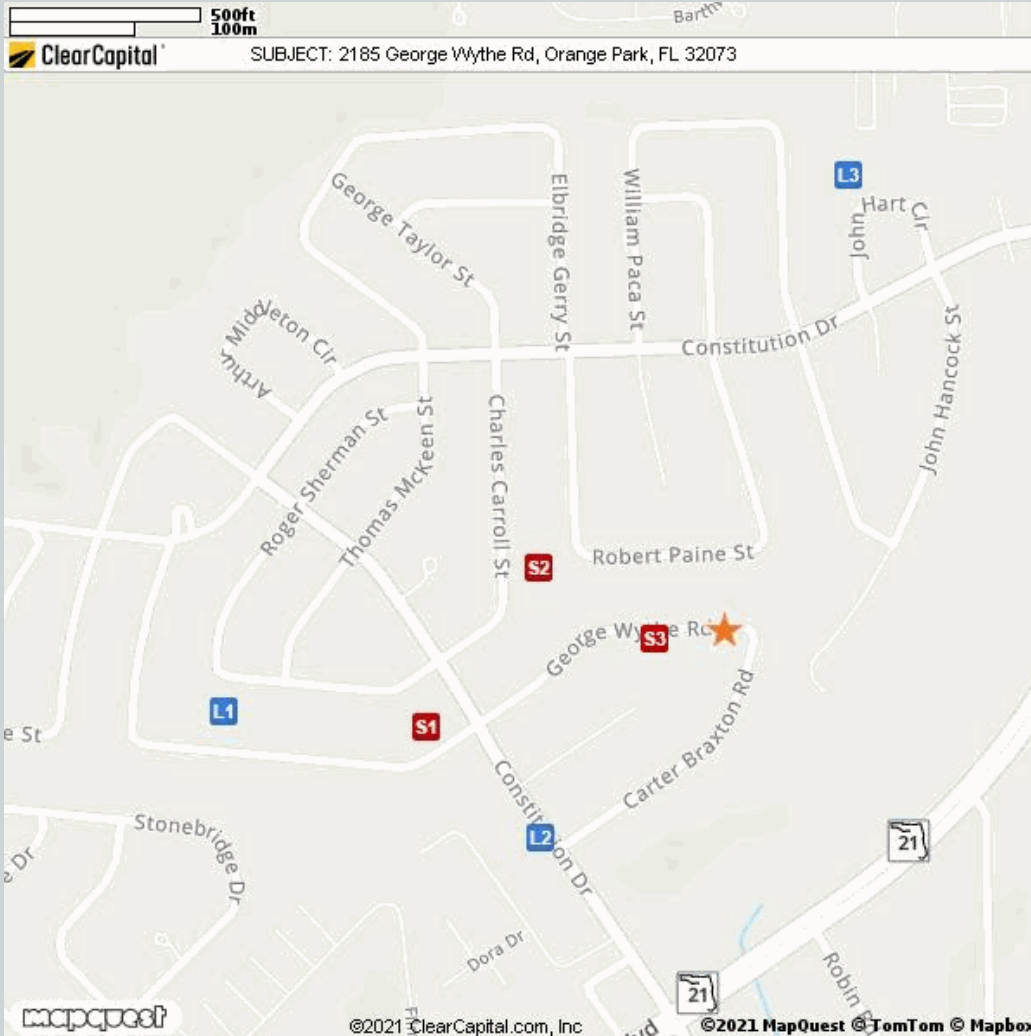
**Address** ★ 2185 George Wythe Road, Orange Park, FLORIDA 32073

**Loan Number** 45306

**Suggested List** \$225,000

**Suggested Repaired** \$242,000

**Sale** \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2185 George Wythe Road, Orange Park, Florida 32073	--	Parcel Match
L1	2270 George Wythe Rd, Orange Park, FL 32073	0.37 Miles <sup>1</sup>	Parcel Match
L2	2348 Constitution Dr, Orange Park, FL 32073	0.20 Miles <sup>1</sup>	Parcel Match
L3	2164 John Hart Cir, Orange Park, FL 32073	0.36 Miles <sup>1</sup>	Parcel Match
S1	2238 George Wythe Rd, Orange Park, FL 32073	0.22 Miles <sup>1</sup>	Parcel Match
S2	603 Charles Carroll St, Orange Park, FL 32073	0.14 Miles <sup>1</sup>	Parcel Match
S3	2195 George Wythe Rd, Orange Park, FL 32073	0.05 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.

\*\*\* 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

<b>Broker Name</b>	David Nasemann	<b>Company/Brokerage</b>	FUTURE REALTY GROUP LLC
<b>License No</b>	SL3119564	<b>Address</b>	1404 Sapling Drive Orange Park FL 32073
<b>License Expiration</b>	03/31/2023	<b>License State</b>	FL
<b>Phone</b>	9043343116	<b>Email</b>	dnrealtor@gmail.com
<b>Broker Distance to Subject</b>	2.08 miles	<b>Date Signed</b>	06/15/2021

*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.**