

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	4574 Barbuda Drive, Tavares, FL 32778	Order ID	7449954	Property ID	30689340
Inspection Date	07/21/2021	Date of Report	07/21/2021		
Loan Number	45559	APN	251925018400032700		
Borrower Name	Catamount Properties 2018 LLC	County	Lake		

Tracking IDs

Order Tracking ID	0721BPO_Citi	Tracking ID 1	0721BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Peter F Mukite	Condition Comments Subject appears to be in average condition except for the lawn which needs moving and a small broken garage door window. Has fair curb appeal now due to the lawn not be mowed. It conforms to other homes in the neighborhood as far a style is concerned. On a corner lot.
R. E. Taxes	\$3,388	
Assessed Value	\$203,915	
Zoning Classification	01	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(It appears to be vacant and locked up)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$600	
Estimated Interior Repair Cost		
Total Estimated Repair	\$600	
HOA	Groves at Baytree 352 470 0591	
Association Fees	\$66 / Month (Pool,Other: Fitness Room)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject is located in a community of similar single family homes. Most homes are well kept and have good curb appeals. Due to subject's neglected lawn it looks like the worse one in neighborhood. The community has a pool, fitness center and playground. Outside of the community is farmland with cows, No commercial influences. There are no REOs in the area at this time so has no influence on prices.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$120000 High: \$282900	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4574 Barbuda Drive	4880 Treasure Cay Rd	4710 Marsh Harbor Dr	4057 Abaco Dr
City, State	Tavares, FL	Tavares, FL	Tavares, FL	Tavares, FL
Zip Code	32778	32778	32778	32778
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.20 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$300,000	\$315,000
List Price \$	--	\$265,000	\$300,000	\$315,000
Original List Date		07/09/2021	07/01/2021	07/14/2021
DOM · Cumulative DOM	-- · --	3 · 12	2 · 20	7 · 7
Age (# of years)	6	21	18	7
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 contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,971	1,514	2,285	1,496
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2 · 1	3 · 2
Total Room #	7	6	8	6
Garage (Style/Stalls)	Attached 3 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	--	--	--	--
Lot Size	.22 acres	.19 acres	.21 acres	.19 acres
Other	fenced	fenced	none	none

* 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 There are only a few listings in this community. To keep comps in the community the criteria for GLA was slightly expanded. Comp is smaller and older then the subject. Comp only has 3 bedrooms and a 2 car garage. Same community as subject.

Listing 2 Comp is larger in GLA. Comp is older. Comp has an extra 1/2 bath. Comp has 2 car garage while subject has 3 car. Comp in better condition then the subject. Same community as subject.

Listing 3 Comp is smaller in GLA. To keep comps in the community the criteria for GLA was slightly expanded. Comp is on slightly smaller lot and is 2 years older. Better condition then the subject. Comp has 2 car garage. Same community as subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4574 Barbuda Drive	500 Ocho Rios Ave	4081 Abaco Dr	4496 Manica Dr
City, State	Tavares, FL	Tavares, FL	Tavares, FL	Tavares, FL
Zip Code	32778	32778	32778	32778
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.11 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,900	\$274,900	\$275,000
List Price \$	--	\$269,900	\$274,900	\$275,000
Sale Price \$	--	\$269,900	\$280,000	\$285,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	04/30/2021	04/08/2021	07/19/2021
DOM · Cumulative DOM	-- · --	19 · 54	2 · 23	1 · 27
Age (# of years)	6	6	5	6
Condition	Average	Average	Average	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 ; Power Lines	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,971	1,552	1,871	1,619
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 3 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	--	--	--	--
Lot Size	.22 acres	.21 acres	.19 acres	.27 acres
Other	fenced	fenced	femced	fenced
Net Adjustment	--	+\$18,760	+\$9,000	+\$14,080
Adjusted Price	--	\$288,660	\$289,000	\$299,080

* Sold 2 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** Comp is smaller in GLA and only has 3 bedrooms. Same age. In same community. Adjustments for GLA \$16,760, 2 car garage \$2500. seller credit at closing -\$3,000 Adjust value \$286,160
- Sold 2** Comp is smaller in GLA. Comp only has 2 car garage. Comp built same year and on similar size lot. Comp sold for over asking due to multiple offers. Adjustment for GLA \$4,000, garage \$5000
- Sold 3** Comp is smaller in GLA. Comp has 2 car garage. Comp is same age and on similar lot. In same community. Comp sold for over asking due to multiple offers. Adjustment for GLA 14,080 and garage \$5,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property last sold in June of 2017 for \$224900.			
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	\$292,000	\$292,800
Sales Price	\$289,000	\$289,800
30 Day Price	\$280,000	--
Comments Regarding Pricing Strategy		
Minimal listings in the area has caused prices to increase. It is a seller's market at this time. All comps are within 1/4 mile of subject. Due to sellers market, homes are closing quickly and at least asking price if not higher. Value of home may change once an interior inspection is done. Comps provided are considered to be the most reliable comps on the market at this time.		

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



Address Verification



Side



Side



Side



Back

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 4880 Treasure Cay Rd
Tavares, FL 32778



Front

L2 4710 Marsh Harbor Dr
Tavares, FL 32778



Front

L3 4057 Abaco Dr
Tavares, FL 32778



Front

Sales Photos

S1 500 Ocho Rios Ave
Tavares, FL 32778



Front

S2 4081 Abaco Dr
Tavares, FL 32778



Front

S3 4496 Manica Dr
Tavares, FL 32778



Front

ClearMaps Addendum

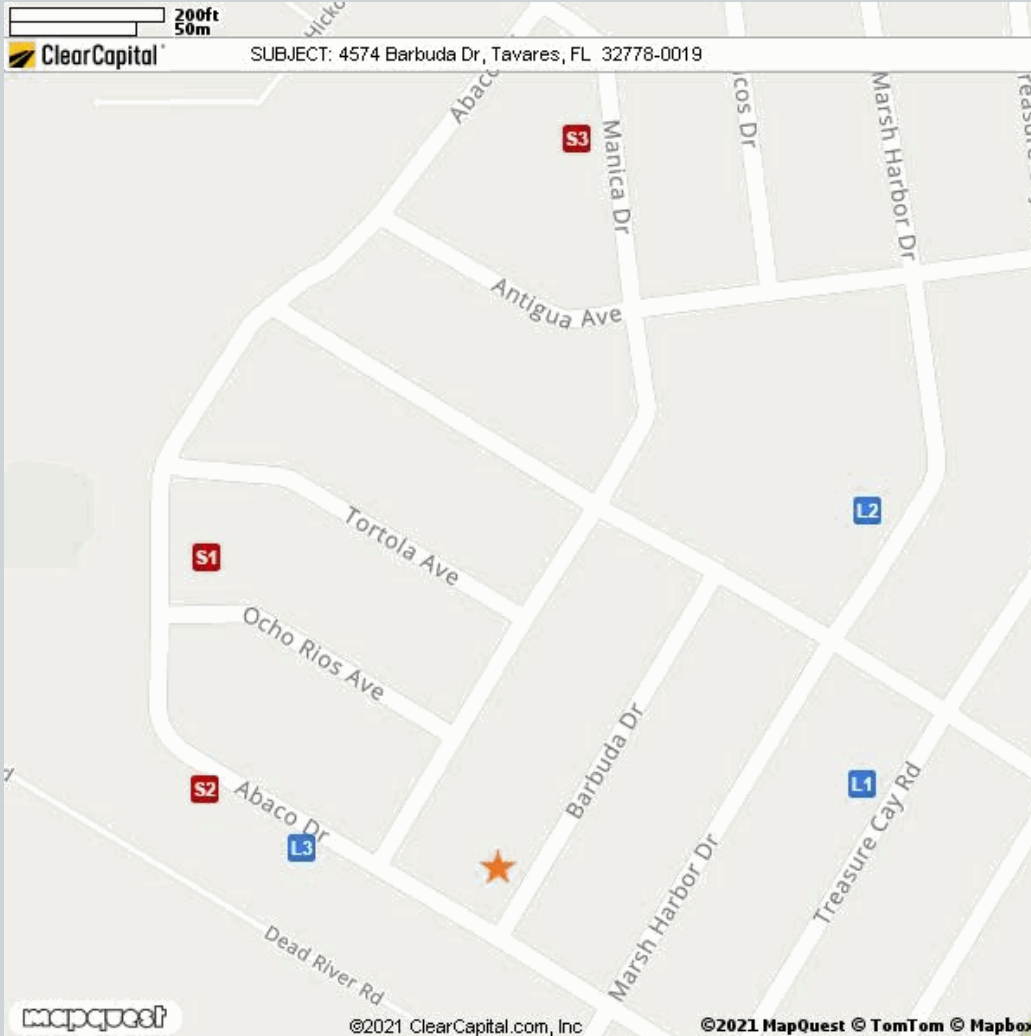
Address ★ 4574 Barbuda Drive, Tavares, FL 32778

Loan Number 45559

Suggested List \$292,000

Suggested Repaired \$292,800

Sale \$289,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4574 Barbuda Drive, Tavares, FL 32778	--	Parcel Match
L1 Listing 1	4880 Treasure Cay Rd, Tavares, FL 32778	0.14 Miles ¹	Parcel Match
L2 Listing 2	4710 Marsh Harbor Dr, Tavares, FL 32778	0.20 Miles ¹	Parcel Match
L3 Listing 3	4057 Abaco Dr, Tavares, FL 32778	0.07 Miles ¹	Parcel Match
S1 Sold 1	500 Ocho Rios Ave, Tavares, FL 32778	0.16 Miles ¹	Parcel Match
S2 Sold 2	4081 Abaco Dr, Tavares, FL 32778	0.11 Miles ¹	Parcel Match
S3 Sold 3	4496 Manica Dr, Tavares, FL 32778	0.28 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	Gerri Rosenthal	Company/Brokerage	Beacon Real Estate & Associates, LLC
License No	BK200094	Address	428 E 5th Ave Mount Dora FL 32757
License Expiration	09/30/2021	License State	FL
Phone	3522677147	Email	reobrokergerri1@aol.com
Broker Distance to Subject	7.44 miles	Date Signed	07/21/2021

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.