

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>	12362 Toucan Drive, Jacksonville, FL 32223	<b>Order ID</b>	7435899	<b>Property ID</b>	30656240
<b>Inspection Date</b>	07/15/2021	<b>Date of Report</b>	07/15/2021		
<b>Loan Number</b>	45628	<b>APN</b>	1593240000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Duval		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0715BPO_Citi	<b>Tracking ID 1</b>	0715BPO_Citi		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	RYAN TAYLOR	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,140	Subject is a siding exterior home in fair condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.	
<b>Assessed Value</b>	\$217,583		
<b>Zoning Classification</b>	Residential RLD-60		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Boarded windows and doors.)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$15,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$15,000		
<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>	Improving	Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. Comps were chosen because of value opinion and condition. There are 0 REO's and 0 Short Sales for Active comps. There are 0 REO's and 0 Short Sales for Sold comps. I conducted 1.0 mile (radius) search for both Active/Sold comps. All comps should be considered similar to subject in condition. Within 1 mile of shopping, schools, restaurants and major roadways. Typically, \$3000 is being offered for seller concessions.	
<b>Sales Prices in this Neighborhood</b>	Low: \$160,000 High: \$493990		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	12362 Toucan Drive	12528 Condor Dr	3032 Blue Heron Dr N	2032 Dean Rd
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32223	32223	32223	32216
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.26 <sup>1</sup>	9.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$260,000	\$284,100	\$164,999
<b>List Price \$</b>	--	\$260,000	\$279,900	\$164,999
<b>Original List Date</b>		07/11/2021	04/28/2021	06/16/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 4	78 · 78	29 · 29
<b>Age (# of years)</b>	44	49	39	63
<b>Condition</b>	Fair	Good	Average	Fair
<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>	1,506	1,256	1,456	1,460
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	None
<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	0.27 acres	0.24 acres	0.21 acres
<b>Other</b>	porch, patio, FP	porch, patio, FP	porch, patio, FP	porch, patio, FP

\* Listing 3 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** Totally Renovated Mandarin home w/9 Year NEW Roof, A/C & Windows!! 4th Rm can be an Office! HUGE Backyard w/one of a kind 400' Custom built Fence on .27 acres. Completely updated Amazing Kitchen w/abundance of Granite Counter Tops & Back splash, above cabinet lighting, Breakfast bar & All Stainless Steel appliances including new built-in Refrigerator stay!! Entire home boast Ceramic Tile (no carpet in home) w/open Great room & Dining Area w/great backyard view. Master has walk-in closet. Bathrooms have been Updated w/custom tile work.
- Listing 2** Enter into the foyer that opens up to your large living room with a stone fireplace and french doors that lead to the backyard. Primary suite is located at the front of the house off of the living room. Primary suite has a walk in closet as well as full en suite bath with walk in shower. Off of the living you, you will find the kitchen with breakfast nook, laundry room with washer/dryer hookups as well as the formal dining room. Guest bedrooms are on opposite side of home and share a full bath.
- Listing 3** Solid 3 bedroom concrete block home located in the Sans Souci area, excellent location across from Wurn Park with tennis courts, pool, basketball courts and playground. Home features Hardwood floors throughout, fenced rear yard, 2 storage sheds. Roof/Electrical replaced in 2021. Property being sold (AS-IS) seller to make no repairs.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	12362 Toucan Drive	12423 Mike Dr	12434 Remler Dr W	3401 Waverly Dock Rd
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32223	32223	32223	32223
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.23 <sup>1</sup>	2.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$229,900	\$264,500	\$165,000
<b>List Price \$</b>	--	\$229,900	\$259,000	\$165,000
<b>Sale Price \$</b>	--	\$229,900	\$261,000	\$165,000
<b>Type of Financing</b>	--	Conventional	Va	Cash
<b>Date of Sale</b>	--	09/08/2020	02/05/2021	03/05/2021
<b>DOM · Cumulative DOM</b>	-- · --	70 · 70	41 · 41	1 · 19
<b>Age (# of years)</b>	44	42	44	43
<b>Condition</b>	Fair	Average	Good	Fair
<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>	1,506	1,650	1,428	1,269
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	2 · 2
<b>Total Room #</b>	6	6	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<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	--	Pool - Yes	--
<b>Lot Size</b>	0.26 acres	0.22 acres	0.32 acres	0.16 acres
<b>Other</b>	porch, patio, FP	porch, patio, FP	porch, patio, FP	porch, patio
<b>Net Adjustment</b>	--	-\$1,440	-\$24,980	+\$17,870
<b>Adjusted Price</b>	--	\$228,460	\$236,020	\$182,870

\* Sold 3 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** Welcome to this beautiful brick home, nestled under the trees, featuring three bedroom, two baths, a side entry two car garage and fully fenced backyard. The expansive family room offers striking wood flooring, a custom brick fireplace and sliding glass doors that lead to the spacious screened lanai. Tons of light spills into the living space through the large picture window. The fully equipped kitchen has a snack bar and a sunlit breakfast nook. Adjustments made in CONDITION = \$-10000, GLA = \$-1440 and POOL = \$10000.
- Sold 2** New windows 1/2020, recent kitchen update with new cabinets and stainless steel appliance package, new roof 1/2016 and re-piped 3/2019 means all the big ticket work is done! Located in a beautiful established neighborhood with mature oak trees and within 1 mile of public boat ramp to take advantage of close proximity to Julington Creek and the St Johns River. Adjustments made in CONCESSIONS = \$-4200, CONDITION = \$-20000 and GLA = \$780.
- Sold 3** A/C is approximately 2 years old; house has been vacant with utilities on for 1 ½ years, lawn maintenance has been ongoing. Inside is TOTAL REHAB. Adjustments made in GLA = \$2370, BED COUNT = \$2000, PARKING = \$1500, POOL = \$10000 and FP = \$2000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No additional history comments.					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$205,000	\$235,000
<b>Sales Price</b>	\$195,000	\$225,000
<b>30 Day Price</b>	\$179,400	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is boarded up. Repair cost is to replace windows and front door. Please note that the estimate of repairs is based on my recommendations only. The As-Repaired Value Conclusion reflects the expected return on investment of the recommended renovations. Subject is in the vicinity of powerlines. This could have a negative effect on subject's marketability. There is very little inventory of Active and Sold comps in fair condition. CS1 is closer to a major interstate and further from the water than subject. My value conclusion is based on CS1 with adjusting for location and market increase. I gave most weight to CL3 and CS3 which is similar to subject in overall appeal and condition. The Anticipated Sales Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market value. It was necessary to expand beyond DATED COMPS, DISTANCE and CONDITION guidelines due to limited comps in subject's immediate neighborhood and subject's condition. Please note that I was forced to use Good condition comps due to proximity. The comps used are the best possible currently available comps within 10.0 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</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.

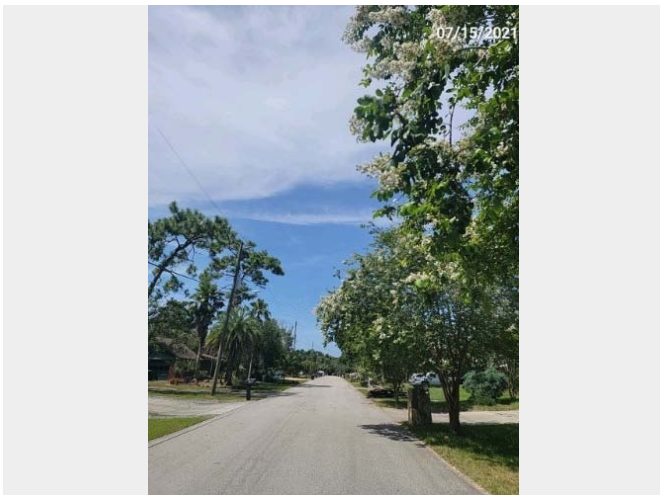
### Subject Photos



Front



Address Verification



Street



Street



Other



## Listing Photos

**L1** 12528 Condor Dr  
Jacksonville, FL 32223



Front

**L2** 3032 Blue Heron Dr N  
Jacksonville, FL 32223



Front

**L3** 2032 DEAN RD  
Jacksonville, FL 32216



Front

## Sales Photos

**S1** 12423 Mike Dr  
Jacksonville, FL 32223



Front

**S2** 12434 Remler Dr W  
Jacksonville, FL 32223



Front

**S3** 3401 WAVERLY DOCK RD  
Jacksonville, FL 32223



Front

### ClearMaps Addendum

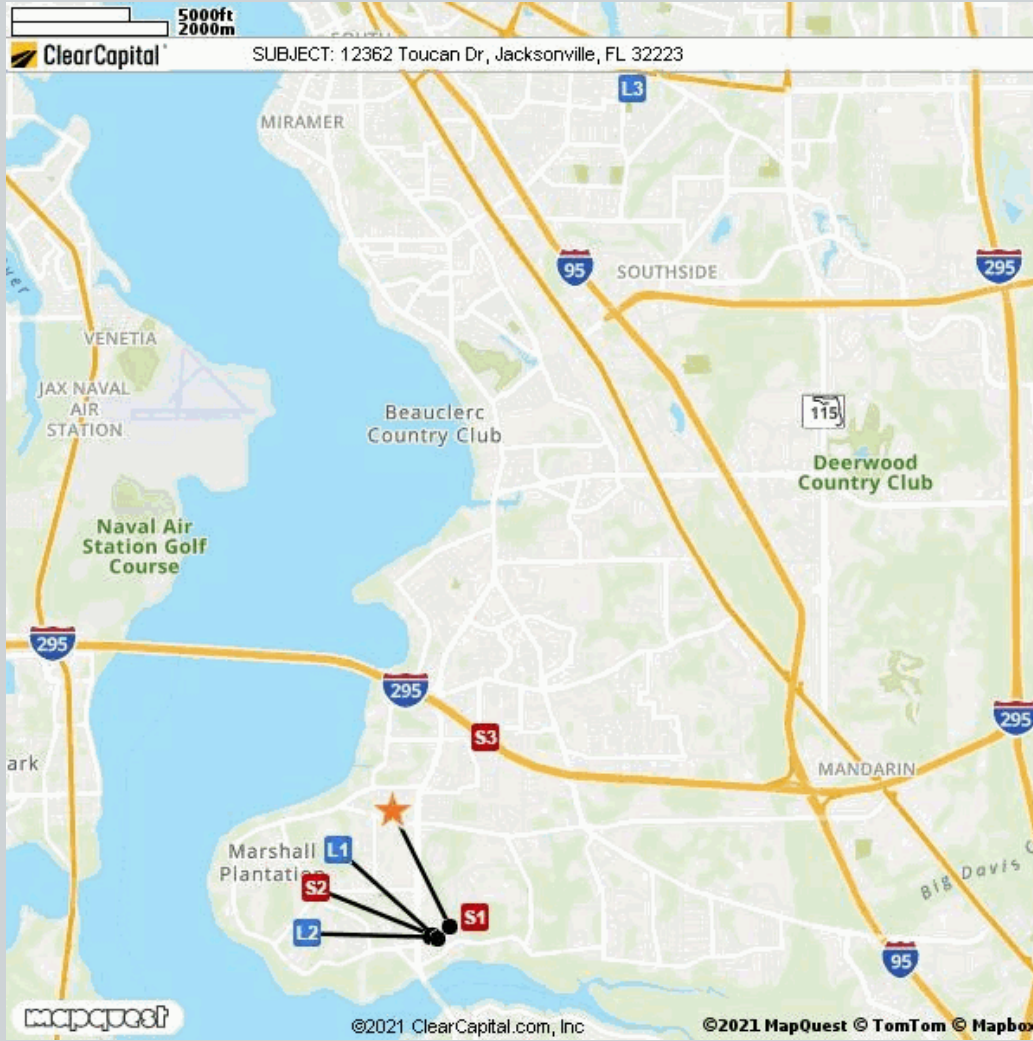
**Address** ★ 12362 Toucan Drive, Jacksonville, FL 32223

**Loan Number** 45628

**Suggested List** \$205,000

**Suggested Repaired** \$235,000

**Sale** \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12362 Toucan Drive, Jacksonville, FL 32223	--	Parcel Match
L1 Listing 1	12528 Condor Dr, Jacksonville, FL 32223	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3032 Blue Heron Dr N, Jacksonville, FL 32223	0.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2032 Dean Rd, Jacksonville, FL 32216	9.96 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	12423 Mike Dr, Jacksonville, FL 32223	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	12434 Remler Dr W, Jacksonville, FL 32223	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3401 Waverly Dock Rd, Jacksonville, FL 32223	2.08 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>	Michelle Morgan	<b>Company/Brokerage</b>	CCarter Realty Group
<b>License No</b>	SL3294209	<b>Address</b>	1450 Holly Oaks Lake Road West Jacksonville FL 32225
<b>License Expiration</b>	03/31/2022	<b>License State</b>	FL
<b>Phone</b>	9044349457	<b>Email</b>	aldraemorgan@gmail.com
<b>Broker Distance to Subject</b>	14.96 miles	<b>Date Signed</b>	07/15/2021

*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.**