

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	2302 15th Street, Palmetto, FL 34221	Order ID	7502986	Property ID	30826424
Inspection Date	08/13/2021	Date of Report	08/15/2021		
Loan Number	45792	APN	2810503454		
Borrower Name	Catamount Properties 2018 LLC	County	Manatee		

Tracking IDs

Order Tracking ID	20210812BPOs	Tracking ID 1	20210812BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	FEDDE, CONSTANCE J	Condition Comments	
R. E. Taxes	\$795	The subject appears to be in average condition. There are no visible defects associated with the subject property.	
Assessed Value	\$143,088		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located within an area with increasing values and a declining rate of distressed properties. There is a declining rate of inventory in this area. The subject and the comparables are all within similar proximity to major roads, commercial properties and amenities and any differences have been accounted for in the pricing conclusion of the subject property. Since the pandemic began inventory has steadily declined and the number of buyers in the market has increased due to historically low interest rates. This is the greatest factor in lack of similar comparables in th...	
Sales Prices in this Neighborhood	Low: \$75,000 High: \$315,000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

The subject is located within an area with increasing values and a declining rate of distressed properties. There is a declining rate of inventory in this area. The subject and the comparables are all within similar proximity to major roads, commercial properties and amenities and any differences have been accounted for in the pricing conclusion of the subject property. Since the pandemic began inventory has steadily declined and the number of buyers in the market has increased due to historically low interest rates. This is the greatest factor in lack of similar comparables in the subject area.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2302 15th Street	1602 11th Ave W	1009 21st Ave W	2502 13th St W
City, State	Palmetto, FL	Palmetto, FL	Palmetto, FL	Palmetto, FL
Zip Code	34221	34221	34221	34221
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.93 ¹	0.36 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$274,900	\$263,700	\$229,900
List Price \$	--	\$274,900	\$263,700	\$229,900
Original List Date		07/22/2021	07/27/2021	04/27/2021
DOM · Cumulative DOM	-- · --	23 · 24	11 · 19	79 · 110
Age (# of years)	45	48	66	45
Condition	Average	Average	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,196	1,225	1,159	912
Bdrm · Bths · ½ Bths	2 · 2	4 · 2	2 · 1	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.23 acres	.21 acres	.17 acres	.24 acres
Other	NA	NA	NA	NA

* 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.

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

Listing 1 Similar age with similar GLA and larger room count on a similar sized lot in similar condition and location with no pool.

Listing 2 Older home with similar GLA and smaller room count with no pool in superior condition to the subject property.

Listing 3 Similar age with smaller GLA and smaller room count on a similar sized lot in similar condition and location to the subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2302 15th Street	1924 11th St W	1221 11th Ave W	805 18th Ave W
City, State	Palmetto, FL	Palmetto, FL	Palmetto, FL	Palmetto, FL
Zip Code	34221	34221	34221	34221
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.93 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$272,000	\$239,000
List Price \$	--	\$239,900	\$268,000	\$239,000
Sale Price \$	--	\$255,000	\$258,000	\$239,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	04/13/2021	06/07/2021	04/30/2021
DOM · Cumulative DOM	-- · --	161 · 161	89 · 88	66 · 66
Age (# of years)	45	35	18	61
Condition	Average	Average	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,196	1,378	1,109	1,152
Bdrm · Bths · ½ Bths	2 · 2	4 · 2	3 · 2	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.23 acres	.11 acres	.16 acres	.21 acres
Other	NA	NA	NA	NA
Net Adjustment	--	+\$6,950	-\$200	+\$10,600
Adjusted Price	--	\$261,950	\$257,800	\$249,600

* 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** Similar age with larger GLA and room count on a smaller lot with no pool in similar condition and location. -\$10,000 for room count, -\$4,550 for GLA, +\$3,000 for parking, +\$12,500 for pool, +\$6,000 for lot size.
- Sold 2** Newer home with similar GLA and room count on a smaller lot in superior condition to the subject property. -\$2,700 for age, +\$3,500 for lot size, +\$12,500 for pool, -\$5,000 for room count, +\$1,500 for parking, -\$20,000 for condition.
- Sold 3** Older home with similar GLA and larger room count on a similar sized lot in similar condition and location. +\$1,600 for age, +\$1,500 for parking and -\$5,000 for room count, +\$12,500 for pool.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject is not currently listed for sale.				
Listing Agent Name							
Listing Agent Phone							
# 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
07/27/2021	\$235,000	--	--	Sold	08/11/2021	\$220,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$269,900	\$269,900
Sales Price	\$252,500	\$252,500
30 Day Price	\$249,500	--
Comments Regarding Pricing Strategy		
<p>I went back 3 months, out in distance .5 miles, and even with relaxing the search criteria I was unable to find adequate comps which fit the requirements. Within 1 mile and back 6 months I found adequate comps of which I could use. The ones used are the best possible currently available comps within 1 mile 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 The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.93 miles and the sold comps
Notes closed within the last 4 months. The market is reported as having increased 8% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Front



Address Verification



Side



Street



Street

Listing Photos

L1 1602 11TH AVE W
Palmetto, FL 34221



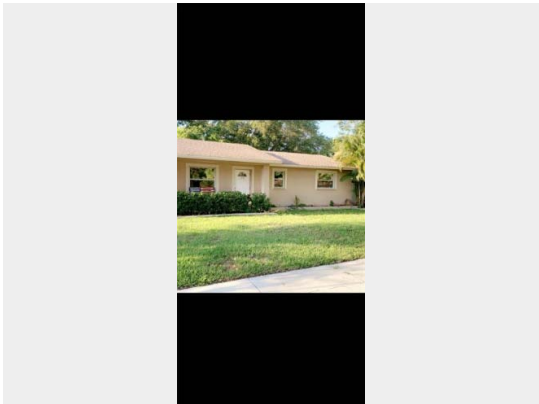
Front

L2 1009 21ST AVE W
Palmetto, FL 34221



Front

L3 2502 13TH ST W
Palmetto, FL 34221



Front

Sales Photos

S1 1924 11TH ST W
Palmetto, FL 34221



Front

S2 1221 11TH AVE W
Palmetto, FL 34221



Front

S3 805 18TH AVE W
Palmetto, FL 34221



Front

ClearMaps Addendum

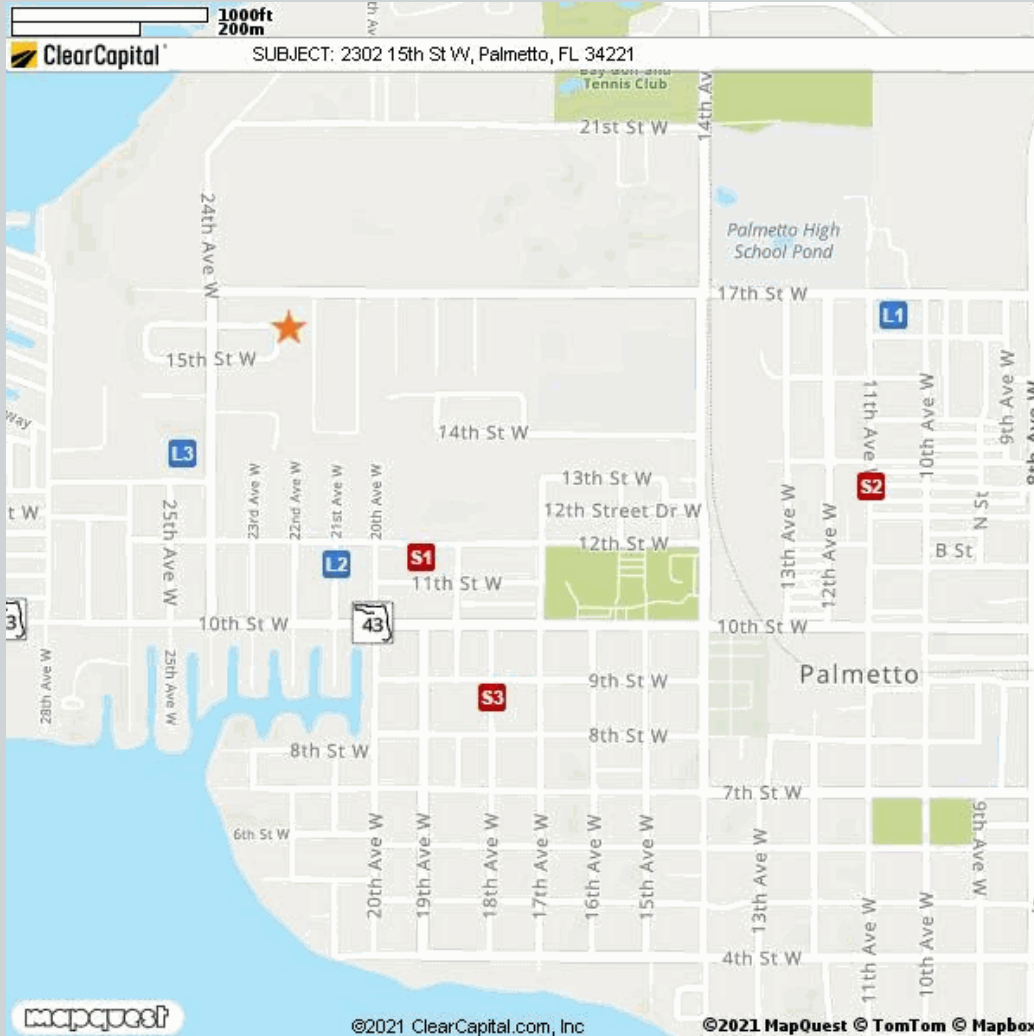
Address ★ 2302 15th Street, Palmetto, FL 34221

Loan Number 45792

Suggested List \$269,900

Suggested Repaired \$269,900

Sale \$252,500



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	2302 15th Street, Palmetto, FL 34221	--	Parcel Match
L1	Listing 1	1602 11th Ave W, Palmetto, FL 34221	0.93 Miles ¹	Parcel Match
L2	Listing 2	1009 21st Ave W, Palmetto, FL 34221	0.36 Miles ¹	Parcel Match
L3	Listing 3	2502 13th St W, Palmetto, FL 34221	0.24 Miles ¹	Parcel Match
S1	Sold 1	1924 11th St W, Palmetto, FL 34221	0.40 Miles ¹	Parcel Match
S2	Sold 2	1221 11th Ave W, Palmetto, FL 34221	0.93 Miles ¹	Parcel Match
S3	Sold 3	805 18th Ave W, Palmetto, FL 34221	0.64 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.

Instructions last updated: 7/17/2017

Purpose:

Please determine a realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	Christine Pearson	Company/Brokerage	Fine Properties
License No	SL671507	Address	4507 9th St W Bradenton FL 34207
License Expiration	09/30/2022	License State	FL
Phone	9414655609	Email	suncoastrealtor@gmail.com
Broker Distance to Subject	4.93 miles	Date Signed	08/14/2021

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.