

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>	212 Sheridan Avenue, Longwood, FLORIDA 32750	<b>Order ID</b>	8444660	<b>Property ID</b>	33346306
<b>Inspection Date</b>	09/27/2022	<b>Date of Report</b>	09/28/2022		
<b>Loan Number</b>	48532	<b>APN</b>	36202950700001500		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Seminole		

Tracking IDs					
<b>Order Tracking ID</b>	09.26.22 BPO	<b>Tracking ID 1</b>	09.26.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	Subject is a 1 story house with a comparable style to others in neighborhood with features that include an attached garage, a pool and lake frontage. The property just sold and had been renovated. No repairs observed.
<b>R. E. Taxes</b>	\$4,666	
<b>Assessed Value</b>	\$284,204	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Established neighborhood with homes of comparable styles and ranging in size and condition. Location is within 1-2 miles to grocery, retailers and area businesses. Market stats show a shortage of inventory with values stable. The sales price to list ratio is 99%. Short sales and REO were 1% of zip code. Unemployment rate has declined. Sellers concessions typically 3% of sales price.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$340000 High: \$575,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	212 Sheridan Avenue	954 Stonewood Ln	299 Lake Griffin Cir	548 Thames Cir
<b>City, State</b>	Longwood, FLORIDA	Maitland, FL	Casselberry, FL	Longwood, FL
<b>Zip Code</b>	32750	32751	32707	32750
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.14 <sup>1</sup>	2.50 <sup>1</sup>	0.30 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$580,000	\$549,900	\$625,000
<b>List Price \$</b>	--	\$580,000	\$549,900	\$580,000
<b>Original List Date</b>		09/15/2022	09/14/2022	07/19/2022
<b>DOM · Cumulative DOM</b>	-- · --	13 · 13	7 · 14	40 · 71
<b>Age (# of years)</b>	46	43	38	38
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront
<b>View</b>	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water
<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>	2,283	2,290	2,343	2,346
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 2	4 · 2	4 · 2
<b>Total Room #</b>	8	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	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.28 acres	0.58 acres	0.32 acres	2.04 acres
<b>Other</b>	porch	porch	porch	porch

\* 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.

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

**Listing 1** Standard sale, comparable size, inferior bath counts, lake frontage, larger lot, updated kitchen and bath, carpet and tile flooring.

**Listing 2** Standard sale, comparable size, inferior bath counts, lake frontage, kitchen remodeled, tile flooring, appliances.

**Listing 3** Standard sale, sale pending, comparable size, inferior bath counts, larger lot, updated flooring, and baths.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	212 Sheridan Avenue	113 Foxridge Run	76 Sweetbriar Br	998 Bucksaw Pl
City, State	Longwood, FLORIDA	Longwood, FL	Longwood, FL	Longwood, FL
Zip Code	32750	32750	32750	32750
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 <sup>1</sup>	0.31 <sup>1</sup>	1.36 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$509,000	\$495,000	\$625,000
List Price \$	--	\$509,000	\$495,000	\$625,000
Sale Price \$	--	\$535,000	\$535,000	\$575,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/15/2022	06/08/2022	06/17/2022
DOM · Cumulative DOM	-- · --	5 · 37	3 · 31	14 · 43
Age (# of years)	46	51	49	34
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront	Neutral ; Residential
View	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story ranch	1 Story Ranch	1 Story ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,283	2,285	2,186	2,361
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 3	4 · 3
Total Room #	8	7	8	7
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	--
Lot Size	0.28 acres	0.55 acres	0.81 acres	0.25 acres
Other	porch	porch	porch	porch
Net Adjustment	--	+\$10,000	-\$5,000	+\$10,000
Adjusted Price	--	\$545,000	\$530,000	\$585,000

\* Sold 1 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.

#### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Standard sale, comparable size, inferior bath counts, updated interior and exterior, tile and laminate flooring. +10000 bath

**Sold 2** Standard sale, comparable size and features, water frontage, updated, carpet and vinyl flooring, appliances. -5000 concessions

**Sold 3** Standard sale, comparable size and features, updated interior and exterior, lake front, wood flooring. -5000 concessions, +15000 pool

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			recent sale and flipped new sale.				
<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>	2						
<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>
02/15/2022	\$349,900	07/29/2022	\$559,900	Sold	03/04/2022	\$385,000	MLS
07/29/2022	\$559,900	--	--	Sold	09/27/2022	\$560,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$575,000	\$575,000
<b>Sales Price</b>	\$565,000	\$565,000
<b>30 Day Price</b>	\$545,000	--
<b>Comments Regarding Pricing Strategy</b>		
Comparables used are taken from a 5 mile radius and within last 12 months and searched for water front properties, like subject with sale 1 weighing heaviest as most comparable and adjusted upward for low DOM.		

## 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



Street

## Listing Photos

**L1** 954 Stonewood Ln  
Maitland, FL 32751



Front

**L2** 299 Lake Griffin Cir  
Casselberry, FL 32707



Front

**L3** 548 Thames Cir  
Longwood, FL 32750



Front

## Sales Photos

**S1** 113 Foxridge Run  
Longwood, FL 32750



Front

**S2** 76 Sweetbriar Br  
Longwood, FL 32750



Front

**S3** 998 Bucksaw Pl  
Longwood, FL 32750



Front

### ClearMaps Addendum

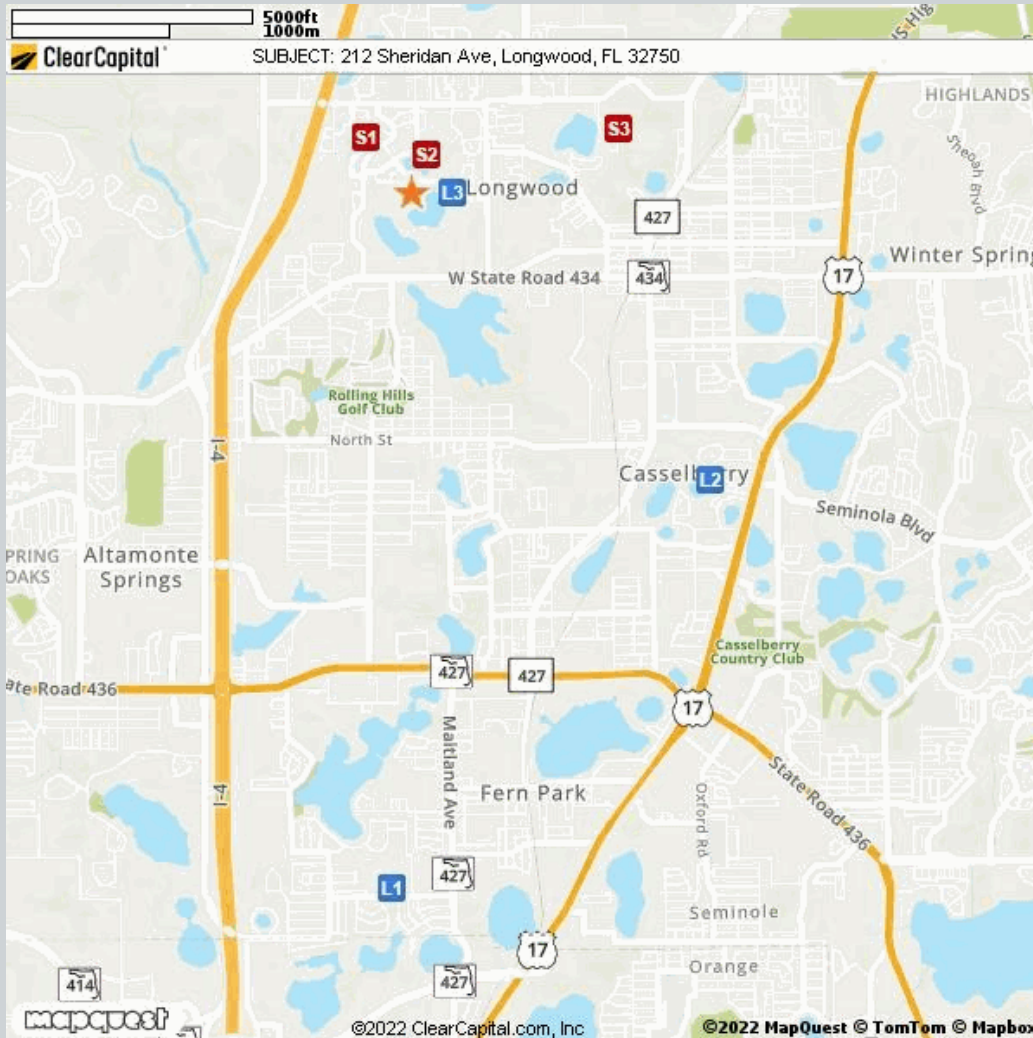
**Address** ★ 212 Sheridan Avenue, Longwood, FLORIDA 32750

**Loan Number** 48532

**Suggested List** \$575,000

**Suggested Repaired** \$575,000

**Sale** \$565,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	212 Sheridan Avenue, Longwood, Florida 32750	--	Parcel Match
L1 Listing 1	954 Stonewood Ln, Maitland, FL 32751	4.14 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	299 Lake Griffin Cir, Casselberry, FL 32707	2.50 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	548 Thames Cir, Longwood, FL 32750	0.30 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	113 Foxridge Run, Longwood, FL 32750	0.44 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	76 Sweetbriar Br, Longwood, FL 32750	0.31 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	998 Bucksaw Pl, Longwood, FL 32750	1.36 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.

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 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.

### Report Instructions - cont.

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>	Kim M. Minehart	<b>Company/Brokerage</b>	Minehart Real Estate LLC
<b>License No</b>	SL3119700	<b>Address</b>	542 Lancer Oak Drive Apopka FL 32712
<b>License Expiration</b>	03/31/2023	<b>License State</b>	FL
<b>Phone</b>	4079204510	<b>Email</b>	kimminehart@gmail.com
<b>Broker Distance to Subject</b>	8.87 miles	<b>Date Signed</b>	09/28/2022

*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:**

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