

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	737 Fenwick Drive, Orlando, FLORIDA 32825	Order ID	8444660	Property ID	33346451
Inspection Date	09/27/2022	Date of Report	09/27/2022		
Loan Number	48827	APN	30-22-26-2066-00-850		
Borrower Name	Catamount Properties 2018 LLC	County	Orange		

Tracking IDs					
Order Tracking ID	09.26.22 BPO	Tracking ID 1	09.26.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$880	Subject is in an average condition conforming to neighborhood with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appear in average condition.	
Assessed Value	\$79,926		
Zoning Classification	P-D		
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	Subject conforms to neighborhood and is located nearby shopping, schools, restaurants, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no boarded up homes or major construction noted nearby. Using market data and properties comparable to the subject it would appear that the overall market conditions in the area directly surrounding the subject are stable. Employment conditions in this neighborh...	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$400,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Subject conforms to neighborhood and is located nearby shopping, schools, restaurants, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no boarded up homes or major construction noted nearby. Using market data and properties comparable to the subject it would appear that the overall market conditions in the area directly surrounding the subject are stable. Employment conditions in this neighborhood are stable.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	737 Fenwick Drive	7866 Copperfield Ct	336 Chutney Dr	374 Southern Charm Dr
City, State	Orlando, FLORIDA	Orlando, FL	Orlando, FL	Orlando, FL
Zip Code	32825	32825	32825	32807
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	1.28 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,900	\$320,000	\$347,000
List Price \$	--	\$279,900	\$320,000	\$347,000
Original List Date		09/16/2022	09/15/2022	09/21/2022
DOM · Cumulative DOM	-- · --	4 · 11	12 · 12	6 · 6
Age (# of years)	36	37	46	29
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 ; 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	1,268	1,017	1,246	1,158
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	3 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	0.09 acres	0.13 acres	0.24 acres	0.11 acres
Other	None	None	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.

Current Listings - Cont.

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

- Listing 1** A great place to start. Cute 1 story home located on quiet dead end street. The home features 2 bedrooms and 2 baths with vaulted ceilings, step saving eat in kitchen with all appliances, screen patio overlooking a fenced yard. A few of the upgrades include a newer roof (2017) new windows, exterior paint, updated GFIS and updated master bath. Call for a private showing and see if you qualify for the 25K First Responder Funds.
- Listing 2** Welcome Home to this conveniently located 3-bedroom, 2-bathroom house located in the East Orlando area! You are greeted by a beautiful stone exterior and a long winding sidewalk upon entrance. Just minutes away from the 408 and Lake Underhill area! Charming and quaint space with a massive backyard space. As you enter the foyer, you are welcomed by an open, spacious living room area, impeccable for entertaining! Perfect for bringing your design inspiration to life with an open floor plan with tons of opportunity and potential! Master Bedroom features an en-suite bathroom and generous closet space. The kitchen offers plenty of counter and cabinet space and a breakfast bar overlooking the family room. No mandatory community HOA. Quiet friendly community with a nearby elementary school! This home is perfectly situated between East Orlando and Downtown Orlando. Only 16 minutes to the UCF Campus and 13 minutes into Downtown this house has a Great Central Location. Enjoy all the Perks of Living Close to the Downtown area, Easy Access to I-4 and the 408, and a 17 minute Commute to the Orlando Airport! Don't miss the architectural details and the original craftsmanship here. Located in a quiet community near schools, a hospital, dining and shopping, you'll have everything you need close by!
- Listing 3** Fantastic 3 bedroom/2 bath split plan home with a 2-car garage in Forsyth Cove. Vaulted ceilings in the great room and kitchen make this home open and bright. Beautiful new high-end vinyl plank flooring, with fresh paint throughout. Eat in Kitchen with granite countertops, includes all appliances. Spacious 16.5x12 primary bedroom with large walk-in closet and on-suite bathroom with garden tub. Easy access to all major roads, UCF, the Orlando International Airport and downtown. Block/Stucco home with a fenced yard for your pets. The Roof was replaced in 2015. Home was replumbed with PEX in 2017 and the water heater new in 2018. A 4-point insurance inspection was completed 7-7-22. No HOA dues! No FHA. Pre-Approval qualification letter or bank letter for cash offer. Don't miss this beautiful move in ready home!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	737 Fenwick Drive	607 Ascot Cir	433 Blue Jacket Ln	120 River Chase Dr
City, State	Orlando, FLORIDA	Orlando, FL	Orlando, FL	Orlando, FL
Zip Code	32825	32825	32825	32807
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.32 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$274,900	\$310,000	\$349,900
List Price \$	--	\$274,900	\$310,000	\$349,900
Sale Price \$	--	\$287,000	\$311,000	\$349,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	04/05/2022	09/19/2022	09/12/2022
DOM · Cumulative DOM	-- · --	6 · 34	3 · 33	6 · 34
Age (# of years)	36	35	39	32
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 ; 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	1,268	1,068	1,415	1,324
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	3 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	0.09 acres	0.09 acres	0.14 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	+\$17,400	-\$17,114	-\$8,500
Adjusted Price	--	\$304,400	\$293,886	\$340,500

* Sold 3 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** GLA adj: \$12400 and Sale date adj: \$5000. Similar condition and location home, No damages noted, comparable to subject property, and has similar amenities, Similar in style, condition and size. MLS Remarks: Welcome home! DO NOT miss the chance to finally own your own home in the highly sought-after East Orlando area! This home is located near multiple schools and is even right across the street from the neighborhood POOL and TENNIS COURTS! This MOVE IN READY home comes with all the features, all you need to do is unpack your bags! The previous owners have remodeled and updated this home with everything you could think of! This home comes with a NEW ROOF 2022, NEW GARAGE DOOR w/ remote control 2021, NEWER A/C UNIT 2019, NEW WATER HEATER 2020, NEW INTERIOR AND EXTERIOR PAINT 2021, NEWER DOUBLE PANE WINDOWS 2019, NEWER BLINDS throughout the home 2019, completely remodeled KITCHEN AND BATHROOMS 2016, CUSTOM SHELVING OWNER'S SUITE CLOSET 2017, PATIO FLOOR REPLACED 2021, NEW OUTLETS in the entire home 2021, KITCHEN BACKSPLASH 2021 and the sellers have installed a NEW FENCE 2022! Not only is this home completely remodeled, BUT the seller also made sure this home had ALL the details from granite counter tops to granite matching kitchen window seals, new light fixtures/fans, exterior flood lights, 5 security cameras that WILL come with the home, garage cabinets and more! A home this WILL NOT last long!! Schedule your appointment TODAY!
- Sold 2** GLA adj: -\$9114, Lot adj: -\$500, Garage adj: -\$3000 and Concession adj: -\$4500. Similar condition and location home, No damages noted, comparable to subject property, and has similar amenities, Similar in style, condition and size. MLS Remarks: One or more photo(s) has been virtually staged. ***MULTIPLE OFFERS RECEIVED - BEST AND FINAL OFFERS DUE BY SATURDAY, 8/20 AT 4 PM*** Charming East Orlando home in the established Moss Pointe community with a spacious primary suite, atrium and screened lanai! NEW PLUMBING in 2022, VAULTED CEILINGS, FRESH INTERIOR PAINT and TILE FLOORS throughout the main living areas are just some of things to love about this 3BD/2BA HOME. A wet bar off the foyer allows for entertaining with ease, open to a bright open living space with easy care tile floors! Follow the flow into the spacious kitchen offering plenty of cabinet space with lighting above. The three bedrooms include a generous PRIMARY SUITE with another vaulted ceiling, large window and sliding glass door access to the SCREENED LANAI! Bedroom two also has a sliding glass door to access the ATRIUM at the center of the home, as does bedroom three for another access point to the lanai. Being fenced on three sides affords privacy in the backyard, a patio extends beyond the lanai for additional seating or space for your grill and the mature trees and landscaping add a nice touch of green! In an ideal East Orlando location right off N Chickasaw Trail with easy access to shopping, dining and major roadways 408, 417 and 50. The LOW HOA makes this a perfect first home or investment property close to every convenience! Call today for your private showing!
- Sold 3** Lot adj: -\$500, Bed adj: -\$5000 and Garage adj: -\$3000. Similar condition and location home, No damages noted, comparable to subject property, and has similar amenities, Similar in style, condition and size. MLS Remarks: Click on link for walkthrough tour! Lovely Home located in the sought-after community of River Chase. Renovated three-bedroom, two bath Home with split floorplan, porcelain tile floor and vaulted ceilings. Updated kitchen with light cabinets, granite countertops and stainless-steel appliances opens to the dining area. Bright large living room with high ceilings. Sizeable primary bedroom with walk-in closet and upgraded ceiling fan. Cute primary bath with quartz countertop on the extended vanity as well as a walk in tile shower. Two additional bedrooms with upgraded ceiling fans. Second bath has tile shower with tub. Sliders in the living room gives access to the spacious screen in patio. Large fenced back yard with various fruit trees. New roof and AC in 2020. Prime quiet location tucked back, centrally located close to major roads, and just minutes to retail stores, Waterford Lakes Mall, restaurants, and UCF and Valencia Community College, Downtown & Winter Park.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	GRANDE REALTY GROUP LLC	None noted					
Listing Agent Name	Erin Hudson						
Listing Agent Phone	407-694-3489						
# 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
08/29/2022	\$319,900	--	--	Pending/Contract	09/02/2022	\$319,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$325,000	\$325,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
<p>Subject value is based on current market Conditions and recent sales in area. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines. Comps selected for this report are all settled properties within the subject market area. They are considered to be the best available at the time of inspection and good indicator of market value. Note that overall market conditions have been taken into account in arriving at final opinion of value. Current sales, under contract sales and active listings have been considered.</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

Listing Photos

L1 7866 COPPERFIELD CT
Orlando, FL 32825



Front

L2 336 CHUTNEY DR
Orlando, FL 32825



Front

L3 374 SOUTHERN CHARM DR
Orlando, FL 32807



Front

Sales Photos

S1 607 ASCOT CIR
Orlando, FL 32825



Front

S2 433 BLUE JACKET LN
Orlando, FL 32825



Front

S3 120 RIVER CHASE DR
Orlando, FL 32807



Front

ClearMaps Addendum

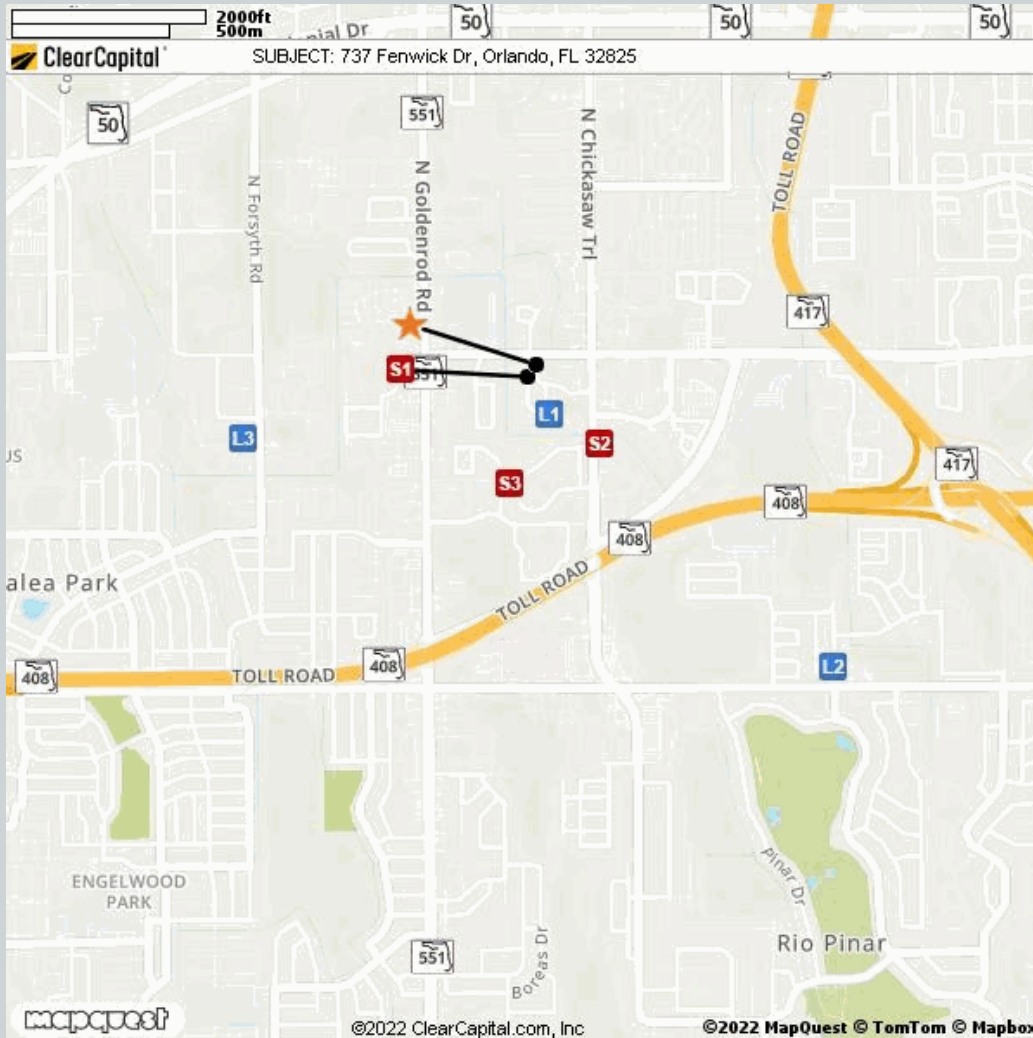
Address ★ 737 Fenwick Drive, Orlando, FLORIDA 32825

Loan Number 48827

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	737 Fenwick Drive, Orlando, Florida 32825	--	Parcel Match
L1 Listing 1	7866 Copperfield Ct, Orlando, FL 32825	0.19 Miles ¹	Parcel Match
L2 Listing 2	336 Chutney Dr, Orlando, FL 32825	1.28 Miles ¹	Parcel Match
L3 Listing 3	374 Southern Charm Dr, Orlando, FL 32807	0.96 Miles ¹	Parcel Match
S1 Sold 1	607 Ascot Cir, Orlando, FL 32825	0.04 Miles ¹	Parcel Match
S2 Sold 2	433 Blue Jacket Ln, Orlando, FL 32825	0.32 Miles ¹	Parcel Match
S3 Sold 3	120 River Chase Dr, Orlando, FL 32807	0.42 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 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

Broker Name	Andrei Sagdeev	Company/Brokerage	Volke Real Estate, LLC
License No	BK3365282	Address	20 N Orange Ave Orlando FL 32801
License Expiration	09/30/2024	License State	FL
Phone	3054315071	Email	volkerealestate@gmail.com
Broker Distance to Subject	6.07 miles	Date Signed	09/27/2022

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:

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.