

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 | 140 E Faith Terrace, Maitland, FL 32751 | Order ID | 8418392 | Property ID | 33273807 |
| Inspection Date | 09/09/2022 | Date of Report | 09/11/2022 | | |
| Loan Number | 48828 | APN | 24212951200000180 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Seminole | | |

Tracking IDs

| | | | |
|--------------------------|-------------------------|----------------------|-------------------------|
| Order Tracking ID | 09.07.22 CS-Citi Update | Tracking ID 1 | 09.07.22 CS-Citi Update |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|--|---|
| Owner | CATAMOUNT PROPERTY FUND 2016 LLC | Condition Comments Subject is a 1 story house with a comparable style to others in neighborhood with features that include a carport. The exterior needs to be paint and the gutter and trim need repair. |
| R. E. Taxes | \$1,354 | |
| Assessed Value | \$120,722 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes | |
| | (doors and windows secure, notice on window) | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | \$5,000 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$5,000 | |
| HOA | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|--|--|
| Location Type | Suburban | Neighborhood Comments Established neighborhood with homes of comparable styles and ranging in size, age and condition. Location is within 1-3 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. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$122600 High: \$1511800 | |
| Market for this type of property | Remained Stable for the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 140 E Faith Terrace | 217 Spartan Dr | 165 N Lakewood Cir | 115 N Lakewood Cir |
| City, State | Maitland, FL | Maitland, FL | Maitland, FL | Maitland, FL |
| Zip Code | 32751 | 32751 | 32751 | 32751 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.73 ¹ | 0.81 ¹ | 0.73 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$359,900 | \$440,000 | \$437,500 |
| List Price \$ | -- | \$359,900 | \$410,000 | \$427,500 |
| Original List Date | | 08/06/2022 | 06/13/2022 | 04/12/2022 |
| DOM · Cumulative DOM | -- · -- | 33 · 36 | 90 · 90 | 35 · 152 |
| Age (# of years) | 66 | 63 | 50 | 64 |
| 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 ranch | 1 Story ranch | 1 Story ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,739 | 1,740 | 1,548 | 1,658 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 6 |
| Garage (Style/Stalls) | Carport 2 Car(s) | Attached 1 Car | Attached 2 Car(s) | 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 | 0.31 acres | 0.24 acres | 0.21 acres | 0.21 acres |
| Other | porch | porch | porch | porch |

* 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 Standard sale, comparable size and features, laminate, vinyl and Terrazzo flooring, appliances included.

Listing 2 Standard sale, inferior size, garage subject lacks, updated kitchen, Stainless appliances, carpet and tile flooring.

Listing 3 Standard sale, sale pending, comparable size and features, updated, pool subject lacks, tile, laminate and vinyl flooring.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 140 E Faith Terrace | 819 Walnut Pl | 623 Beverly Ave | 617 Beverly Ave |
| City, State | Maitland, FL | Altamonte Springs, FL | Altamonte Springs, FL | Altamonte Springs, FL |
| Zip Code | 32751 | 32701 | 32701 | 32701 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.50 ¹ | 0.55 ¹ | 0.58 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$300,000 | \$310,900 | \$329,900 |
| List Price \$ | -- | \$300,000 | \$310,900 | \$329,900 |
| Sale Price \$ | -- | \$311,000 | \$325,900 | \$329,900 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 08/03/2022 | 07/01/2022 | 04/14/2022 |
| DOM · Cumulative DOM | -- · -- | 6 · 35 | 2 · 38 | 13 · 49 |
| Age (# of years) | 66 | 54 | 55 | 63 |
| 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 | 1,739 | 1,485 | 1,710 | 1,636 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 4 · 2 | 3 · 1 · 1 | 3 · 2 |
| Total Room # | 6 | 7 | 6 | 6 |
| Garage (Style/Stalls) | Carport 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.31 acres | 0.23 acres | 0.17 acres | 0.17 acres |
| Other | porch | porch | porch | porch |
| Net Adjustment | -- | +\$3,620 | -\$1,500 | +\$4,090 |
| Adjusted Price | -- | \$314,620 | \$324,400 | \$333,990 |

* 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 Standard sale, inferior size with a garage subject lacks, carpet and linoleum flooring, some appliances, fenced.+7620 sf, -4000 garage

Sold 2 Standard sale, comparable size, smaller bath and a garage subject lacks, carpet, tile and laminate flooring, appliances. +2500 bath, -4000 garage

Sold 3 Standard sale, inferior size, comparable features, carpet, Terrazzo and tile flooring, appliances included. +1000 carport, +3090 sf

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | recently taken off market | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 1 | | | | | | |
| # 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 |
| 06/06/2022 | \$399,900 | 07/29/2022 | \$359,900 | Withdrawn | 08/01/2022 | \$359,900 | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$320,000 | \$330,000 |
| Sales Price | \$315,000 | \$325,000 |
| 30 Day Price | \$305,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Comparables used are taken from a 1 mile radius and within last 6 months and searched with a 300 sf variance with sale 2 most comparable and adjusted for repairs and ROI to determine value. | | |

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



Address Verification



Side



Street



Other

Subject Photos



Other



Other

Listing Photos

L1 217 Spartan Dr
Maitland, FL 32751



Front

L2 165 N Lakewood Cir
Maitland, FL 32751



Front

L3 115 N Lakewood Cir
Maitland, FL 32751



Front

Sales Photos

S1 819 Walnut Pl
Altamonte Springs, FL 32701



Front

S2 623 Beverly Ave
Altamonte Springs, FL 32701



Front

S3 617 Beverly Ave
Altamonte Springs, FL 32701



Front

ClearMaps Addendum

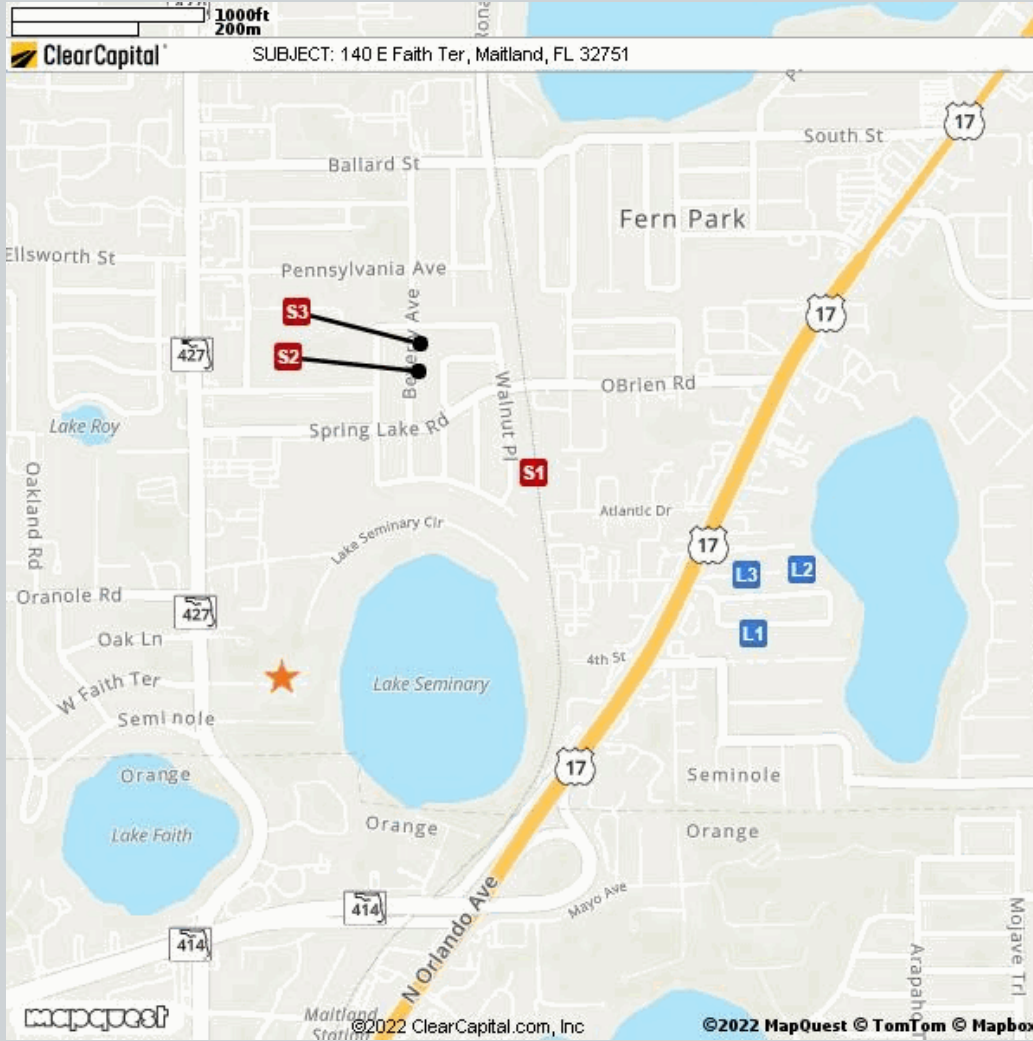
Address ★ 140 E Faith Terrace, Maitland, FL 32751

Loan Number 48828

Suggested List \$320,000

Suggested Repaired \$330,000

Sale \$315,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 140 E Faith Terrace, Maitland, FL 32751 | -- | Parcel Match |
| L1 Listing 1 | 217 Spartan Dr, Maitland, FL 32751 | 0.73 Miles ¹ | Parcel Match |
| L2 Listing 2 | 165 N Lakewood Cir, Maitland, FL 32751 | 0.81 Miles ¹ | Parcel Match |
| L3 Listing 3 | 115 N Lakewood Cir, Maitland, FL 32751 | 0.73 Miles ¹ | Parcel Match |
| S1 Sold 1 | 819 Walnut Pl, Altamonte Springs, FL 32701 | 0.50 Miles ¹ | Parcel Match |
| S2 Sold 2 | 623 Beverly Ave, Altamonte Springs, FL 32701 | 0.55 Miles ¹ | Parcel Match |
| S3 Sold 3 | 617 Beverly Ave, Altamonte Springs, FL 32701 | 0.58 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 | Kim M. Minehart | Company/Brokerage | Minehart Real Estate LLC |
| License No | SL3119700 | Address | 542 Lancer Oak Drive Apopka FL 32712 |
| License Expiration | 03/31/2023 | License State | FL |
| Phone | 4079204510 | Email | kimminehart@gmail.com |
| Broker Distance to Subject | 10.11 miles | Date Signed | 09/11/2022 |

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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