

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	1726 Jean Court, Middleburg, FL 32068	Order ID	8089257	Property ID	32462926
Inspection Date	03/30/2022	Date of Report	03/30/2022		
Loan Number	48934	APN	34042500815336300		
Borrower Name	Catamount Properties 2018 LLC	County	Clay		

Tracking IDs					
Order Tracking ID	03.30.22	Tracking ID 1	03.30.22		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JOAN W JENNINGS	Condition Comments
R. E. Taxes	\$2,287	Subject is assumed in average condition for area and age of structure. No physical, functional, or external inadequacies were noted. The subject has no obsolescence observed.
Assessed Value	\$134,489	
Zoning Classification	Residential RB	
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 is located in area convenient to shopping, dining, doctors, hospital and schools. The market trend is indicated to be decreasing, but still with supply shortage.
Sales Prices in this Neighborhood	Low: \$125400 High: \$340720	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1726 Jean Court	1260 Cheyenne Ct	142 Spicewood Cir	1535 Graduation Ln
City, State	Middleburg, FL	Middleburg, FL	Middleburg, FL	Middleburg, FL
Zip Code	32068	32068	32068	32068
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.94 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,900	\$270,000	\$289,900
List Price \$	--	\$269,900	\$270,000	\$289,900
Original List Date		02/22/2022	02/10/2022	03/17/2022
DOM · Cumulative DOM	-- · --	36 · 36	39 · 48	9 · 13
Age (# of years)	40	43	44	27
Condition	Average	Good	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	1,080	982	1,170	1,272
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	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	0.24 acres	0.27 acres	0.3 acres	0.24 acres
Other	Screened Porch	None listed	None listed	None listed

* 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.

Current Listings - Cont.

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

- Listing 1** Similar to subject based on property type, GLA, lot, location. Condition superior. Fair market sale. "Adorable 3 bedroom, 2 bath with 1-car garage in a cul de sac. Large backyard fully fenced. New AC and new garage door! Freshly painted exterior and interior. You'll find brand new flooring throughout this open and split floor plan. New light gray luxury vinyl flooring throughout the living room, dining room, kitchen, hallway and bathrooms. New carpet in bedrooms and closets. Kitchen features new granite countertops, new cabinets, and new stainless steel appliances (Glass top range, built-in microwave, dishwasher) Laundry in garage. 52" ceiling fan in living room and matching ceiling fans in master and bedroom off hallway. Master suite features oversized walk-in closet, refinished walk-in shower and vanity with new faucet, mirror and vanity light bar. MUST SEE TODAY!"
- Listing 2** Similar to subject based on property type, GLA, lot, location. Garage, condition superior. Pending fair market sale. "Welcome to this quaint home perfect for those looking to purchase their first. This home has a fireplace perfect for lounging in the evenings along with a beautiful Florida room for enjoying beautiful days outside. Those looking for plenty of outside space show look no further than this home with a large backyard."
- Listing 3** Similar to subject based on property type, lot, location. GLA, condition superior. Pending fair market sale. "Adorable 3 bedroom, 2 bath with 2-car garage in a cul de sac in College Park subdivision. Freshly painted exterior and interior. You'll find tile throughout open and split floor plan. Family room and formal dining off foyer. Kitchen features solid surface countertops, stainless steel dishwasher and glass top stove. Inside laundry off kitchen. Master suite features decorative ceiling, walk-in closet, refinished vanity with new sink and faucet and nice tiled walk-in shower. Huge backyard fully fenced and large concrete pad off sliding glass door. COME SEE TODAY!"

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1726 Jean Court	3143 Wavering Ln	170 W Greenwood Ln	3046 Wavering Ln
City, State	Middleburg, FL	Middleburg, FL	Middleburg, FL	Middleburg, FL
Zip Code	32068	32068	32068	32068
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.58 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$190,000	\$261,000	\$275,000
List Price \$	--	\$190,000	\$261,000	\$275,000
Sale Price \$	--	\$190,000	\$256,000	\$276,500
Type of Financing	--	Cash	Conv	Cash
Date of Sale	--	03/17/2022	01/04/2022	01/06/2022
DOM · Cumulative DOM	-- · --	1 · 58	34 · 70	3 · 48
Age (# of years)	40	21	44	24
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Waterfront	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Water	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	1,080	1,208	1,278	1,242
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.12 acres	0.57 acres	0.11 acres
Other	Screened Porch	Patio , Screened	None listed	Porch , Front; Porch , Open; Patio , Open; Ou
Net Adjustment	--	-\$10,800	-\$7,000	-\$5,700
Adjusted Price	--	\$179,200	\$249,000	\$270,800

* 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 to subject based on property type, lot, location. GLA (-\$2000), garage (-\$5000), age (-\$3800) superior. Fair market cash sale no concessions. No listing comments available.
- Sold 2** Similar to subject based on property type, location. GLA (-\$3000), lot (-\$3000) superior. Fair market sale conventional financing \$1000 concessions. "Beautiful 3 bedroom and 2 bathroom home. This home features a large backyard, a garage, spacious rooms, and updated features throughout."
- Sold 3** Similar to subject based on property type, lot, location. GLA (-\$2500), age (-\$3200) superior. Fair market cash sale no concessions. "Come see this charming, well-maintained, MOVE-IN ready 3bd/2ba home! NEW ROOF (05/2020) and windows (07/2018); both with a lifetime transferrable warranty! Freshly painted interior and exterior. Large master bedroom, fully fenced PRIVATE yard, spacious rooms, and newly renovated bathrooms make this home a Must See! Great location close to Fleming Island and Orange Park, walking distance to Dr. Inlet Elementary, and close to shopping. Community offers a playground and picnic area. Enjoy a backyard bonfire around the fire pit!"

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject was last listed 04/15/2011 REO for \$37,800. It sold 05/13/2011 for \$55,500 cash after 5 DOM.				
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,000	\$260,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
Price was determined by using the most comparable sales at the current time. Normal adjustments have been made to acquire estimated value of subject. All comps share similar characteristics to the subject and are located in reasonable proximity. They will share marketability and buyer profile. All comps appear to be good substitutes for buyers and are viable indicators of value.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



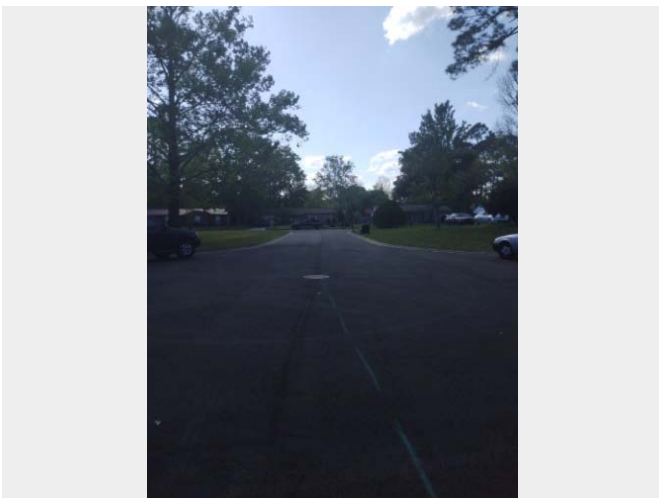
Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1260 CHEYENNE CT
Middleburg, FL 32068



Front

L2 142 SPICEWOOD CIR
Middleburg, FL 32068



Front

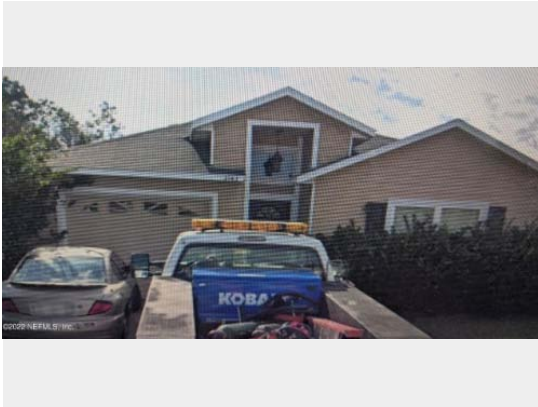
L3 1535 GRADUATION LN
Middleburg, FL 32068



Front

Sales Photos

S1 3143 WAVERING LN
Middleburg, FL 32068



Front

S2 170 W GREENWOOD LN
Middleburg, FL 32068



Front

S3 3046 WAVERING LN
Middleburg, FL 32068



Front

ClearMaps Addendum

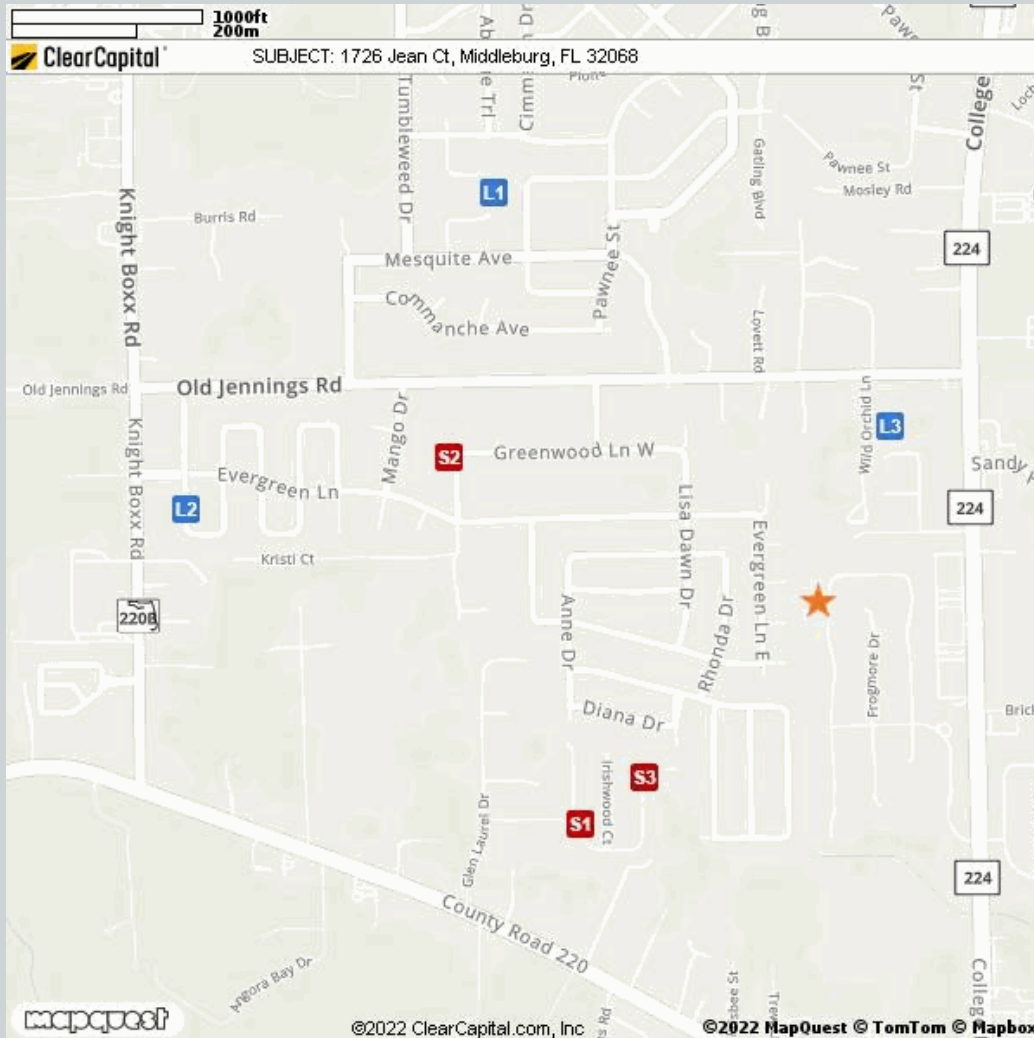
Address ★ 1726 Jean Court, Middleburg, FL 32068

Loan Number 48934

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1726 Jean Court, Middleburg, FL 32068	--	Parcel Match
L1 Listing 1	1260 Cheyenne Ct, Middleburg, FL 32068	0.77 Miles ¹	Parcel Match
L2 Listing 2	142 Spicewood Cir, Middleburg, FL 32068	0.94 Miles ¹	Parcel Match
L3 Listing 3	1535 Graduation Ln, Middleburg, FL 32068	0.29 Miles ¹	Parcel Match
S1 Sold 1	3143 Wavering Ln, Middleburg, FL 32068	0.47 Miles ¹	Parcel Match
S2 Sold 2	170 W Greenwood Ln, Middleburg, FL 32068	0.58 Miles ¹	Parcel Match
S3 Sold 3	3046 Wavering Ln, Middleburg, FL 32068	0.35 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.

*** 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

Broker Name	David Nasemann	Company/Brokerage	FUTURE REALTY GROUP LLC
License No	SL3119564	Address	1404 Sapling Drive Orange Park FL 32073
License Expiration	03/31/2023	License State	FL
Phone	9043343116	Email	dnrealtor@gmail.com
Broker Distance to Subject	5.41 miles	Date Signed	03/30/2022

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.