

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	3185 Chads Court, Green Cove Springs, FL 32043	Order ID	8208750	Property ID	32752756
Inspection Date	05/18/2022	Date of Report	05/18/2022		
Loan Number	49485	APN	21052501009400529		
Borrower Name	Catamount Properties 2018 LLC	County	Clay		

Tracking IDs					
Order Tracking ID	05.17.22 BPO	Tracking ID 1	05.17.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	SMITH MATTHEW M	Condition Comments	
R. E. Taxes	\$1,957	3 Bedroom and 2 Bathroom split floor plan has been updated and has a beautiful Lanai overlooking the In- Ground Pool. Newer Roof, and New A/C with a 2 car front load garage in a non HOA community. So close to shopping, restaurants, schools and hospitals. The subject appears occupied and is maintained and marketable and is located on a low traffic side street. The home has similar appeal when compared to other homes in the neighborhood with no economic/functional obsolescence, or major repairs visible.	
Assessed Value	\$150,310		
Zoning Classification	Residential PUD		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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 in the Russell Oaks neighborhood. The subject is within 1 mile to highways, shopping, and within 2 miles to the hospital. The subjects market is increasing at 1% per month. The average DOM is 57 days with sellers getting 94% of their asking price.	
Sales Prices in this Neighborhood	Low: \$258828 High: \$455200		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3185 Chads Court	1884 Creekview Dr	2930 Owl Ct	2653 Creekfront Dr
City, State	Green Cove Springs, FL	Green Cove Springs, FL	Green Cove Springs, FL	Green Cove Springs, FL
Zip Code	32043	32043	32043	32043
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.27 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$319,900	\$340,000
List Price \$	--	\$300,000	\$319,900	\$340,000
Original List Date		04/14/2022	04/29/2022	05/06/2022
DOM · Cumulative DOM	-- · --	34 · 34	19 · 19	12 · 12
Age (# of years)	32	17	30	16
Condition	Good	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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,456	1,638	1,707	1,739
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	--	--	--
Lot Size	0.23 acres	.16 acres	.54 acres	.16 acres
Other	--	--	--	--

* Listing 3 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** This open floor-plan home offers a welcoming interior with a separate dining room & breakfast nook in the kitchen. Entertain in style in the well-equipped kitchen that has been maintained and features granite countertops and loads of storage space. Fully fenced backyard that comes complete with a screened lanai. Nestled in the desirable Silver Creek neighborhood, discover all the perks of this lovely community. A short drive to shopping and restaurants. This is a comparable property that is similar in features and characteristics and is supportive of the subjects pricing estimate.
- Listing 2** Lake Ashbury 3/2 home with over half acre at end of cul-de-sac, no HOA or CDD. Newer roof and floors in this split floor plan with dining room and bonus room. Close to supermarket, stores and the upcoming First Coast Parkway that's under construction. It is similar to subject in style, age, GLA, condition, bedroom and bathroom count. It also has similar external influences as the subject property.
- Listing 3** 3 bedrooms and 2 full baths. Very open floor plan with L-shaped living/dining area featuring a wood burning fireplace. The back yard is completely fenced making it an ideal play space for the family children and pets. There is a large playground area for children and a community swimming pool .

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3185 Chads Court	3226 Ryans Ct	2620 Creekfront Dr	2727 Creek Ridge Dr
City, State	Green Cove Springs, FL	Green Cove Springs, FL	Green Cove Springs, FL	Green Cove Springs, FL
Zip Code	32043	32043	32043	32043
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.45 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$270,000	\$289,900
List Price \$	--	\$315,000	\$270,000	\$289,900
Sale Price \$	--	\$324,000	\$291,000	\$305,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	03/02/2022	04/26/2022	04/28/2022
DOM · Cumulative DOM	-- · --	1 · 0	34 · 34	29 · 29
Age (# of years)	32	32	15	17
Condition	Good	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	Beneficial ; Water
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Traditional	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,456	1,488	1,399	1,625
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	--	--	--
Lot Size	0.23 acres	0.33 acres	.14 acres	.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,000	+\$12,000	+\$8,950
Adjusted Price	--	\$334,000	\$303,000	\$313,950

* Sold 1 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** Home is 3 bed, 2 full bath, split floor plan with flex room, new lvp flooring, primary features large walk-in closet with private bath which has his and hers sinks and linen closets, garden tub and separate shower. Living room with stone fireplace, screened porch overlooking large privacy fenced yard and detached oversized 1 car garage/workshop at the end of a quiet cul-de-sac
- Sold 2** With its natural light and vaulted ceilings, this 3 bedroom, 2 bathroom home feels spacious. Within walking distance of the Ronnie Van Zant park, close to top rated schools, hospitals, the upcoming First Coast Expressway, restaurants, and shopping. This is a comparable property that is similar in features and characteristics and is supportive of the subjects pricing estimate.
- Sold 3** Great functional floor plan with spacious owner's bathroom suite including built-in vanity, walk-in closets, garden tub and separate tiled shower. Association community pool and club facilities available. This is a comparable property that is similar in features and characteristics and is supportive of the subjects pricing estimate.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last listed on 04/06/2022 and sold on 05/16/2022.				
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
04/06/2022	\$310,000	--	--	Sold	05/16/2022	\$315,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$322,000	\$322,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
<p>Based on the comps selected and other comps in the area, this is a fair representation of the subject property in the current market for this area. Other comps of similar GLA and features are listed and selling at around the price I have suggested for the subject. Subject should not take long to sell in the current market with general methods and is likely to sell at or above listing price as property listing prices are going up in this general area. The subject is likely to sell within 90 days based on comps.</p>		

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



Street



Other

Listing Photos

L1 1884 Creekview Dr
Green Cove Springs, FL 32043



Front

L2 2930 Owl Ct
Green Cove Springs, FL 32043



Front

L3 2653 Creekfront Dr
Green Cove Springs, FL 32043



Front

Sales Photos

S1 3226 Ryans Ct
Green Cove Springs, FL 32043



Front

S2 2620 Creekfront Dr
Green Cove Springs, FL 32043



Front

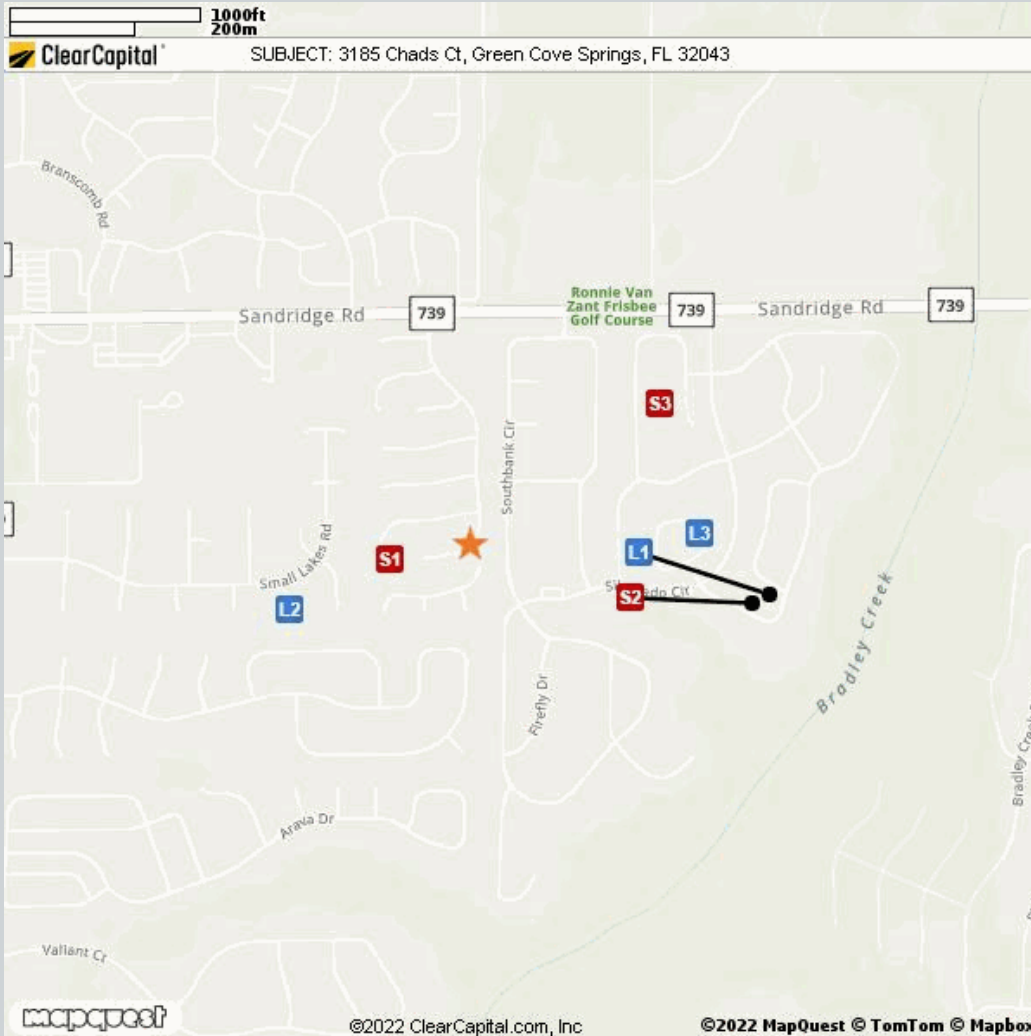
S3 2727 Creek Ridge Dr
Green Cove Springs, FL 32043



Front

ClearMaps Addendum

Address ★ 3185 Chads Court, Green Cove Springs, FL 32043
Loan Number 49485 **Suggested List** \$322,000 **Suggested Repaired** \$322,000 **Sale** \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3185 Chads Court, Green Cove Springs, FL 32043	--	Parcel Match
L1 Listing 1	1884 Creekview Dr, Green Cove Springs, FL 32043	0.48 Miles ¹	Parcel Match
L2 Listing 2	2930 Owl Ct, Green Cove Springs, FL 32043	0.27 Miles ¹	Parcel Match
L3 Listing 3	2653 Creekfront Dr, Green Cove Springs, FL 32043	0.35 Miles ¹	Parcel Match
S1 Sold 1	3226 Ryans Ct, Green Cove Springs, FL 32043	0.11 Miles ¹	Parcel Match
S2 Sold 2	2620 Creekfront Dr, Green Cove Springs, FL 32043	0.45 Miles ¹	Parcel Match
S3 Sold 3	2727 Creek Ridge Dr, Green Cove Springs, FL 32043	0.37 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.

Report Instructions - cont.

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.

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	Amanda R Phillips	Company/Brokerage	Merrett Realty Services
License No	SL3277834	Address	2109 Grotto Court Middleburg FL 32068
License Expiration	03/31/2023	License State	FL
Phone	9042370398	Email	amandarose816@comcast.net
Broker Distance to Subject	4.52 miles	Date Signed	05/18/2022

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.