

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>	4581 Kirkland Boulevard, Orlando, FL 32811	<b>Order ID</b>	8180477	<b>Property ID</b>	32693469
<b>Inspection Date</b>	05/07/2022	<b>Date of Report</b>	05/09/2022		
<b>Loan Number</b>	49823	<b>APN</b>	05-23-29-7407-29-200		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Orange		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	05.06.22	<b>Tracking ID 1</b>	05.06.22		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Federal National Mortgage Assn	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,338	The subject is located in a single-family gated community. Subject conforms to the neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. From the exterior, the subject appears to be in average maintained and marketable condition with no immediate signs of deferred maintenance.	
<b>Assessed Value</b>	\$119,245		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Richmond Heights is a neighborhood in Orlando, Florida. Richmond Heights mostly features small to medium size homes that feature 2 to 4 bedrooms and 1 to 3 bathrooms. This is a well-established community that was built from 1951 to 1971. In general, homes in Kays Landing are about \$200,000 – \$425,000 and sit on quarter-acre lots. Homes in Richmond Heights are on the market for an average of 28 days and are typically purchased at 99% of asking price. On average, homes here are \$192 per square foot and typically list for around \$280,000. REO activity is currently uncommon in the community	
<b>Sales Prices in this Neighborhood</b>	Low: \$60,000 High: \$460,000		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4581 Kirkland Boulevard	2514 Willie Mays Pkwy	3017 Cumler Ct	4519 Marshall St
City, State	Orlando, FL	Orlando, FL	Orlando, FL	Orlando, FL
Zip Code	32811	32811	32811	32811
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 <sup>1</sup>	0.61 <sup>1</sup>	0.07 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$240,000	\$290,000	\$319,900
List Price \$	--	\$240,000	\$290,000	\$319,900
Original List Date		03/28/2022	04/11/2022	04/23/2022
DOM · Cumulative DOM	-- · --	42 · 42	28 · 28	16 · 16
Age (# of years)	54	53	54	55
Condition	Average	Average	Average	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 ; Power Lines	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	1,314	1,085	1,481	1,481
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3
Total Room #	6	6	6	8
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.16 acres	0.16 acres	0.15 acres
Other	None	None	None	None

\* Listing 2 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** Inferior comp to subject in living area offering similar age, room count, style, construction quality, location and condition. It has a tenant in place. this comp went under contract after 9 days on the market and it is currently in pending status.

**Listing 2** Superior comp to subject in living area, located within the same subdivision as subject. It offers similar room count, age, style, condition, construction quality and carport feature. This comp is currently pending and went under contract on listing date.

**Listing 3** Superior comp to subject in living area, room count and condition, based on MLS listing agent's comments and interior photos. This comp is similar in age, location, style, features and construction quality. It went under contract after 6 days on the market and it is currently pending.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4581 Kirkland Boulevard	4671 King Cole Blvd	1615 Cresthaven Ave	4690 Zorita St
City, State	Orlando, FL	Orlando, FL	Orlando, FL	Orlando, FL
Zip Code	32811	32811	32811	32811
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 <sup>1</sup>	0.62 <sup>1</sup>	0.44 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$267,500	\$290,000
List Price \$	--	\$250,000	\$267,500	\$290,000
Sale Price \$	--	\$245,000	\$272,000	\$295,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	04/29/2022	03/31/2022	01/10/2022
DOM · Cumulative DOM	-- · --	50 · 46	149 · 149	39 · 39
Age (# of years)	54	52	54	48
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	1,314	1,024	1,593	1,524
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.15 acres	0.16 acres	0.15 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,900	-\$10,400	-\$12,300
Adjusted Price	--	\$252,900	\$261,600	\$282,700

\* Sold 2 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.

## Recent Sales - Cont.

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

- Sold 1** Inferior comp to subject in living area and bathroom count. It offers similar age, style, bedroom count, location, construction quality and carport feature. This comp went under contract after 2 days on the market and was sold at 98% of asking price with seller's concessions. GLA \$8,700 Bathroom \$5,000 Half bathroom -\$3,000 Concessions -\$2,800
- Sold 2** Similar comp to subject in room count, age, style, condition, construction quality, location and lot size. It offers superior living area and carport size and was adjusted accordingly. This comp went under contract after 54 days on the market and was sold over asking price with no concessions. GLA -\$8,400 Carport -\$2,000
- Sold 3** Located within the same subdivision as subject, this comp is similar in lot size, age, room count, style, construction quality and location. It offers superior living area and was adjusted as needed. This comp went under contract after 3 days on the market and was sold over asking price with seller's concessions. GLA -\$6,300 Garage -\$4,000 Concessions -\$2,000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No recent sale history					
<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>	0						
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$282,000	\$282,000
<b>Sales Price</b>	\$272,000	\$272,000
<b>30 Day Price</b>	\$262,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>There are very few listing comps for the subject. All selected sold comps are located within the same subdivision as subject. 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 over or at listing price. Comps have the same marketability and buyer profile. The subject price opinion is reasonable and supported.</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



Address Verification



Side



Side



Street

## Subject Photos



Street



## Listing Photos

**L1** 2514 WILLIE MAYS PKWY  
Orlando, FL 32811



Front

**L2** 3017 CUMLER CT  
Orlando, FL 32811



Front

**L3** 4519 MARSHALL ST  
Orlando, FL 32811



Front

## Sales Photos

**S1** 4671 KING COLE BLVD  
Orlando, FL 32811



Front

**S2** 1615 CRESTHAVEN AVE  
Orlando, FL 32811



Front

**S3** 4690 ZORITA ST  
Orlando, FL 32811



Front

## ClearMaps Addendum

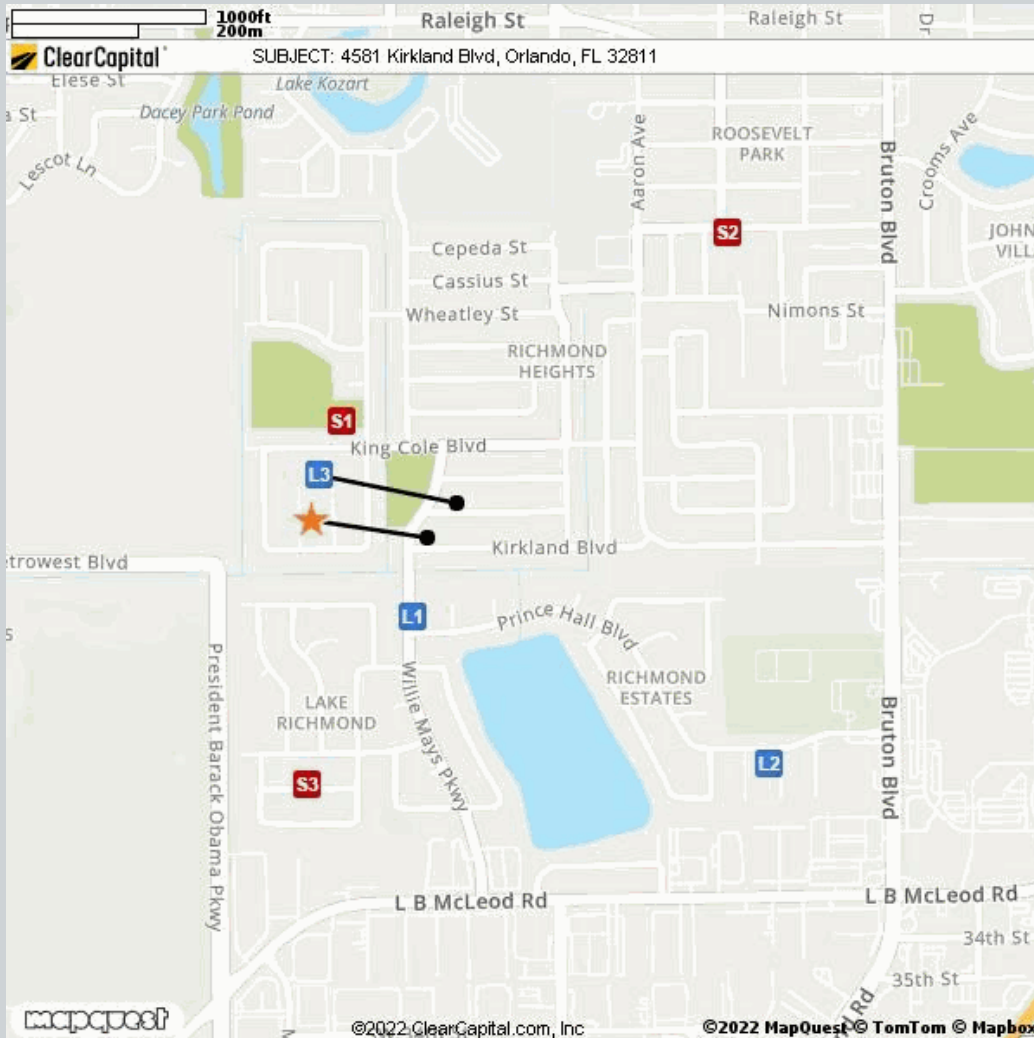
**Address** ★ 4581 Kirkland Boulevard, Orlando, FL 32811

**Loan Number** 49823

**Suggested List** \$282,000

**Suggested Repaired** \$282,000

**Sale** \$272,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4581 Kirkland Boulevard, Orlando, FL 32811	--	Parcel Match
L1 Listing 1	2514 Willie Mays Pkwy, Orlando, FL 32811	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3017 Cumler Ct, Orlando, FL 32811	0.61 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4519 Marshall St, Orlando, FL 32811	0.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4671 King Cole Blvd, Orlando, FL 32811	0.21 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1615 Cresthaven Ave, Orlando, FL 32811	0.62 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4690 Zorita St, Orlando, FL 32811	0.44 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>	Nicoletta Buonaccordo	<b>Company/Brokerage</b>	Invest Realty Group
<b>License No</b>	SL3150651	<b>Address</b>	735 OAKDALE ST WINDERMERE FL 34786
<b>License Expiration</b>	09/30/2023	<b>License State</b>	FL
<b>Phone</b>	3212978266	<b>Email</b>	bpocentralflorida@gmail.com
<b>Broker Distance to Subject</b>	5.99 miles	<b>Date Signed</b>	05/09/2022

*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.**