

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	612 Kenwick Circle Unit 103, Casselberry, FL 32707	Order ID	8245269	Property ID	32835639
Inspection Date	06/02/2022	Date of Report	06/03/2022		
Loan Number	49937	APN	17-21-30-529-6120-1030		
Borrower Name	Catamount Properties 2018 LLC	County	Seminole		

Tracking IDs					
Order Tracking ID	060222_BPO	Tracking ID 1	060222_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	RODRIGUEZ, JOHN M	Condition Comments	
R. E. Taxes	\$1,696	Tarp on roof,Unknown what condition roof is in,No other deferred maintenance or repairs noted.Subjects age,design,build conforms to the subdivision,No unfavorable factors affecting the values or marketability of homes in the area noted.	
Assessed Value	\$88,706		
Zoning Classification	Res Condo		
Property Type	Condo		
Occupancy	Vacant		
Secure?	Yes		
(Subject appears secure,Unknown if subject is occupied.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Unknown 555-555-5555		
Association Fees	\$235 / Month (Pool,Greenbelt,Other: Rec Fac)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	No unfavorable factors affecting the values or marketability of homes in the area noted,No commercial or industrial influences within 2 miles,Seller concessions are rare,Normal inventory at this time,Average dom is under 60 days.	
Sales Prices in this Neighborhood	Low: \$145,000 High: \$545,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	612 Kenwick Circle Unit 103	670 Kenwick Cir #205	1163 Paseo Del Mar #A	530 Orange Dr #21
City, State	Casselberry, FL	Casselberry, FL	Casselberry, FL	Altamonte Springs, FL
Zip Code	32707	32707	32707	32701
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	1.64 ¹	2.49 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$160,000	\$189,000	\$172,000
List Price \$	--	\$160,000	\$189,000	\$172,000
Original List Date		05/28/2022	06/01/2022	05/18/2022
DOM · Cumulative DOM	-- · --	5 · 6	1 · 2	1 · 16
Age (# of years)	36	36	50	50
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	2	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story 2 story apt bldg sty	1 Story 2 story apt bldg sty	1 Story 2 story apt bldg sty	1 Story 2 story apt bldg sty
# Units	1	1	1	1
Living Sq. Feet	1,126	1,126	1,040	1,002
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	Patio	Balcony	Patio	Balcony

* 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.

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

Listing 1 Fair Market, Located within subjects complex Comparable gla, bed/bath count, no garage, age, style/design Adj list=160,000

Listing 2 Fair Market Inferior due to less gla+2,580 Comparable gla, bed/bath count, no garage, age, style/design Adj list=191,580

Listing 3 Fair Market Inferior due to less gla+3,720 Comparable gla, bed/bath count, no garage, age, style/design Adj list=175,720

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	612 Kenwick Circle Unit 103	644 Kenwick Cir #202	630 Kenwick Cir #105	104 Cherrywood Gardens
City, State	Casselberry, FL	Casselberry, FL	Casselberry, FL	Maitland, FL
Zip Code	32707	32707	32707	32751
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.09 ¹	1.71 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$159,800	\$176,900	\$167,000
List Price \$	--	\$159,800	\$176,000	\$167,000
Sale Price \$	--	\$170,000	\$173,000	\$167,000
Type of Financing	--	Cash	Cash	Conv
Date of Sale	--	12/17/2021	04/01/2022	12/07/2021
DOM · Cumulative DOM	-- · --	5 · 42	11 · 42	1 · 47
Age (# of years)	36	36	36	38
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	2	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story 2 story apt bldg sty	1 Story 2 story apt bldg sty	1 Story 2 story apt bldg sty	1 Story 2 story apt bldg sty
# Units	1	1	1	1
Living Sq. Feet	1,126	1,126	1,126	1,212
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	Patio	Patio	Patio	None
Net Adjustment	--	\$0	\$0	-\$4,580
Adjusted Price	--	\$170,000	\$173,000	\$162,420

* 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.

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

Sold 1 Fair Market, Located within subjects complex Comparable gla, bed/bath count, no garage, age, style/design Adj value=170,000

Sold 2 Fair Market, Located within subjects complex Comparable gla, bed/bath count, no garage, age, style/design Adj value=173,000

Sold 3 Fair Market Superior due to higher gla-2,580 bath count-2,000 Comparable gla, bed count, no garage, age, style/design Adj value=162,420

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history found in the MLS the past 60 months.			
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	\$175,000	\$175,000
Sales Price	\$173,000	\$173,000
30 Day Price	\$170,000	--
Comments Regarding Pricing Strategy		
No listing history found in the MLS the past 60 months.Solds 1/2 and listing 1 are located within subjects complex,Few similar condo complexes found within 1 mile,Was necessary to go out 2 miles for a third sold and out 2.5 miles for 2 additional listings,No unfavorable factors affecting the values or marketability of homes in the area noted,Sales have been and continue to be steady,Average dom for homes within 1 mile is under 60 days.		

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



Address Verification



Street



Other

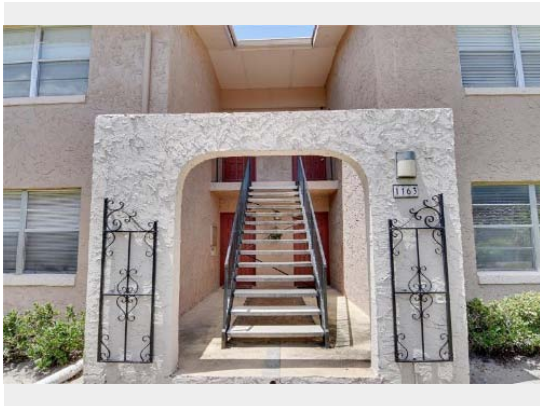
Listing Photos

L1 670 Kenwick Cir #205
Casselberry, FL 32707



Front

L2 1163 Paseo Del Mar #A
Casselberry, FL 32707



Front

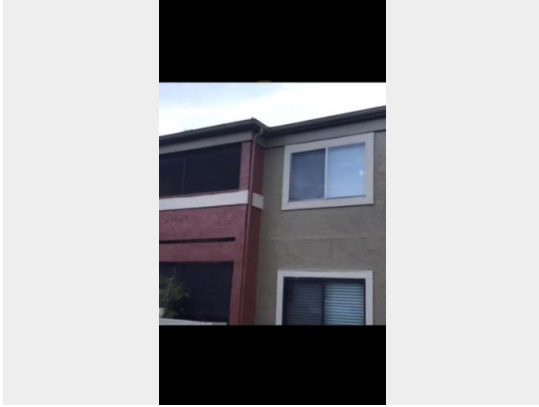
L3 530 Orange Dr #21
Altamonte Springs, FL 32701



Front

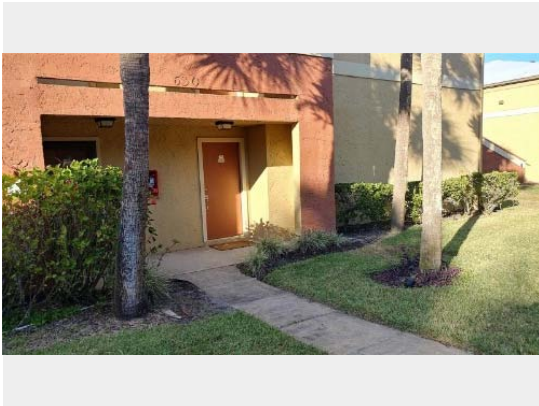
Sales Photos

S1 644 Kenwick Cir #202
Casselberry, FL 32707



Front

S2 630 Kenwick Cir #105
Casselberry, FL 32707



Front

S3 104 Cherrywood Gardens
Maitland, FL 32751



Front

ClearMaps Addendum

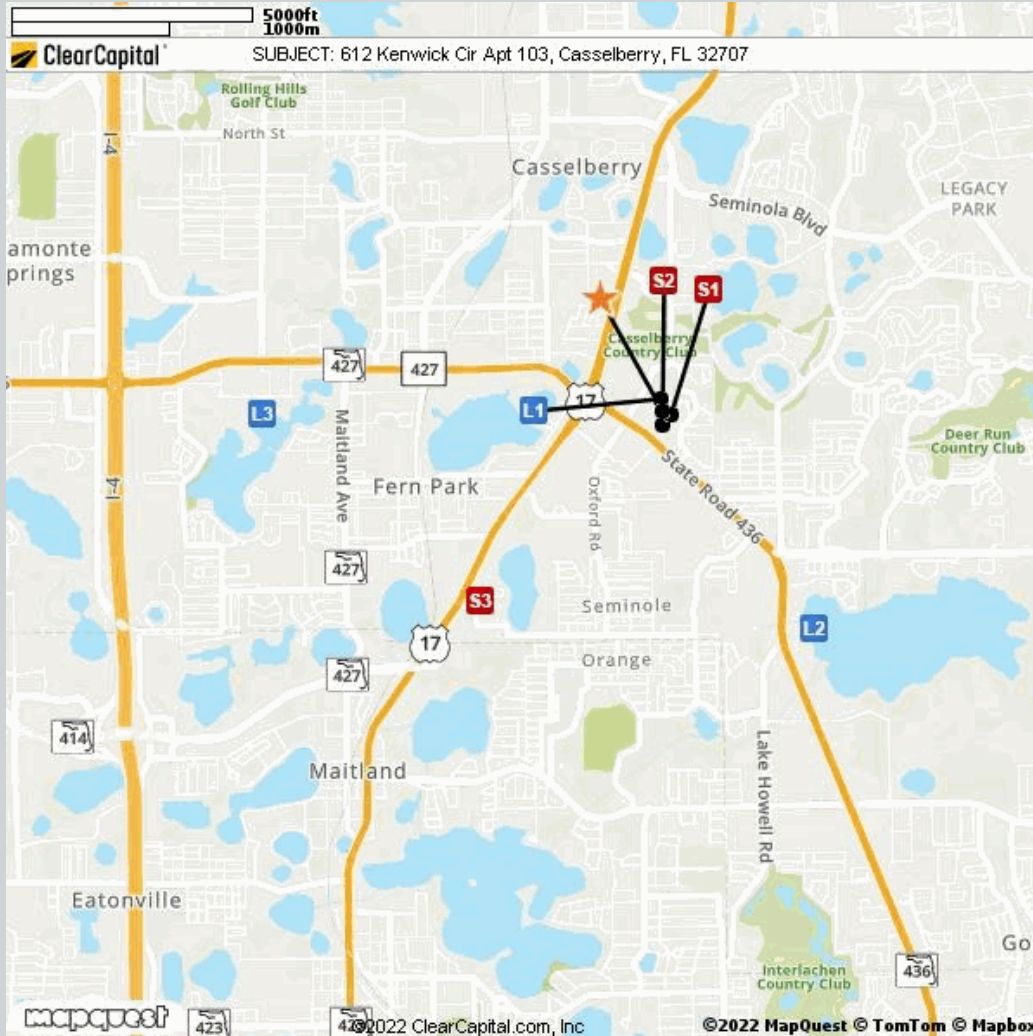
Address ★ 612 Kenwick Circle Unit 103, Casselberry, FL 32707

Loan Number 49937

Suggested List \$175,000

Suggested Repaired \$175,000

Sale \$173,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	612 Kenwick Circle Unit 103, Casselberry, FL 32707	--	Parcel Match
L1 Listing 1	670 Kenwick Cir #205, Casselberry, FL 32707	0.07 Miles ¹	Parcel Match
L2 Listing 2	1163 Paseo Del Mar #A, Casselberry, FL 32707	1.64 Miles ¹	Parcel Match
L3 Listing 3	530 Orange Dr #21, Altamonte Springs, FL 32701	2.49 Miles ¹	Parcel Match
S1 Sold 1	644 Kenwick Cir #202, Casselberry, FL 32707	0.06 Miles ¹	Parcel Match
S2 Sold 2	630 Kenwick Cir #105, Casselberry, FL 32707	0.09 Miles ¹	Parcel Match
S3 Sold 3	104 Cherrywood Gardens, Maitland, FL 32751	1.71 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	Doug Alt	Company/Brokerage	Sand Dollar Realty Inc
License No	bk646883	Address	2020 Scranton Av orlando FL 32826
License Expiration	09/30/2022	License State	FL
Phone	4072573556	Email	dougalt45@gmail.com
Broker Distance to Subject	10.80 miles	Date Signed	06/03/2022

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.