

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	1354 Merrimack Place, Davenport, FL 33837	Order ID	8259135	Property ID	32908227
Inspection Date	06/08/2022	Date of Report	06/08/2022		
Loan Number	50019	APN	27-27-10-733517-000280		
Borrower Name	Catamount Properties 2018 LLC	County	Polk		

Tracking IDs					
Order Tracking ID	06.08.22 BPO	Tracking ID 1	06.08.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	APRIL L MCQUEEN	Condition Comments	
R. E. Taxes	\$1,587	Subject appears to be in average conditions, move in ready, no recent upgrades noted to exterior of the home, some curb appeal, no significant damage that stands out from a public view.	
Assessed Value	\$164,781		
Zoning Classification	RES		
Property Type	SFR		
Occupancy	Vacant		
Secure?	No		
(Unknown if occupied or vacant upon drive by inspection.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Andover HOA of Polk County 863-680-3588		
Association Fees	\$300 / Year (Other: None noted in MLS)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	REO sales are not effected pricing in area. Some homes in area have tarps on the roof. Boarded up homes not seen from drive by of area. Some shopping, retail, dining, lakes and parks, and highways.	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$350,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1354 Merrimack Place	1523 Merrimack Pkwy	5018 Harvest Dr	703 Highland Meadows St
City, State	Davenport, FL	Davenport, FL	Haines City, FL	Davenport, FL
Zip Code	33837	33837	33844	33837
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	1.30 ¹	1.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$320,000	\$362,000	\$310,000
List Price \$	--	\$320,000	\$362,000	\$318,000
Original List Date		05/20/2022	03/10/2022	05/30/2022
DOM · Cumulative DOM	-- · --	12 · 19	26 · 90	5 · 9
Age (# of years)	10	13	9	9
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 ; 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	1,553	1,508	1,760	1,336
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	10	10	10	10
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	--	--	--	--
Lot Size	0.24 acres	0.24 acres	0.21 acres	0.18 acres
Other	--	Irrigation, Sliding Doors	none noted	Fenced, Sidewalk, Sliding Doors, covered pati

* 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** MLS commentary states most components of the home need some TLC, put comp in average condition. Closes in terms of distance to subject on the market. This is a pending listing. Similar in size, age, interior features, location and views.
- Listing 2** Lack of comparable listings in subjects immediate area. Comp found just outside of 1.25 miles from subject. Similar subdivision and HOA MLS notes, location and views. Largest adjustment in terms of pricing would be GLA. No MLS commentary stating any recent upgrades. Pictures of listing proves comp to show similar exterior curb appeal to subject.
- Listing 3** Lack of comparable listings in subjects immediate area. Comp found just outside of 1.2 miles of subject in similar neighborhood style with a smaller HOA fee noted on listing. Shows some evidence of upgrades like paint flooring and fence recently but not noted in MLS commentary. Adjustment of GLA and lot size for physical features.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1354 Merrimack Place	1511 Merrimack Pkwy	1252 Merrimack Dr	635 Spanish Pine Rd
City, State	Davenport, FL	Davenport, FL	Davenport, FL	Davenport, FL
Zip Code	33837	33837	33837	33837
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.16 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$330,000	\$300,000	\$330,000
List Price \$	--	\$299,990	\$300,000	\$330,000
Sale Price \$	--	\$310,000	\$300,000	\$320,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	06/03/2022	12/27/2021	02/17/2021
DOM · Cumulative DOM	-- · --	6 · 43	9 · 38	15 · --
Age (# of years)	10	14	15	3
Condition	Average	Average	Good	Excellent
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	1,553	1,508	1,383	1,515
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	10	10	10	10
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	--	--	--	--
Lot Size	0.24 acres	0.23 acres	0.23 acres	0.24 acres
Other	--	fenced irrigation french sliding doors	fenced sliding doors gazebo lighting	
Net Adjustment	--	+\$6,700	-\$2,000	-\$10,000
Adjusted Price	--	\$316,700	\$298,000	\$310,000

* 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** No recent upgrades noted in MLS commentary. Nearest to the subject of sold comps with a sale in last 5 days. Shares similar features in gla with a \$6.7k adjustment in favor of subject, bed bath garage lot size. Comp shows appearance of similar conditions as the subject.
- Sold 2** Comp outside of 3 month sale. Lack of recent sales that have same comparable features to the subject in area. Adjustment in favor of subject GLA \$25k, and date of sale for market conditions \$3k. Comp has recent upgrades stated in MLS commentary that include tile flooring throughout, SS appliances, water heater, ac unit, garage opener, laundry room including w&d, with just an estimated \$30k adjustment against subject.
- Sold 3** Adjustments made include gla \$5k in favor of subject, age and conditions in favor of comp for being built within last 5 years \$15k. Shares other key features including location, gla, lot size, views being south of subject in same subdivision.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sale per public records 12/27/2012 at sale price \$145300.				
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	\$315,000	\$315,000
Sales Price	\$310,000	\$310,000
30 Day Price	\$309,000	--
Comments Regarding Pricing Strategy		
<p>Most weight in terms of pricing used with sold comps. Lack of active/pending listings in subjects immediate area reason for going outside 1 mile radius for L2&3. These still have similar key features to the subject that can be compared. S1 most weight in terms of pricing for being most similar to the subject, recent sales in less then a week, similar conditions location views and key comparable features.</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



Street

Listing Photos

L1 1523 MERRIMACK PKWY
Davenport, FL 33837



Front

L2 5018 HARVEST DR
Haines City, FL 33844



Front

L3 703 HIGHLAND MEADOWS ST
Davenport, FL 33837



Front

Sales Photos

S1 1511 MERRIMACK PKWY
Davenport, FL 33837



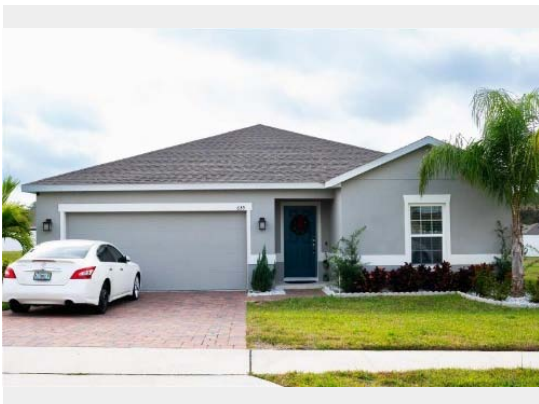
Front

S2 1252 MERRIMACK DR
Davenport, FL 33837



Front

S3 635 SPANISH PINE RD
Davenport, FL 33837



Front

ClearMaps Addendum

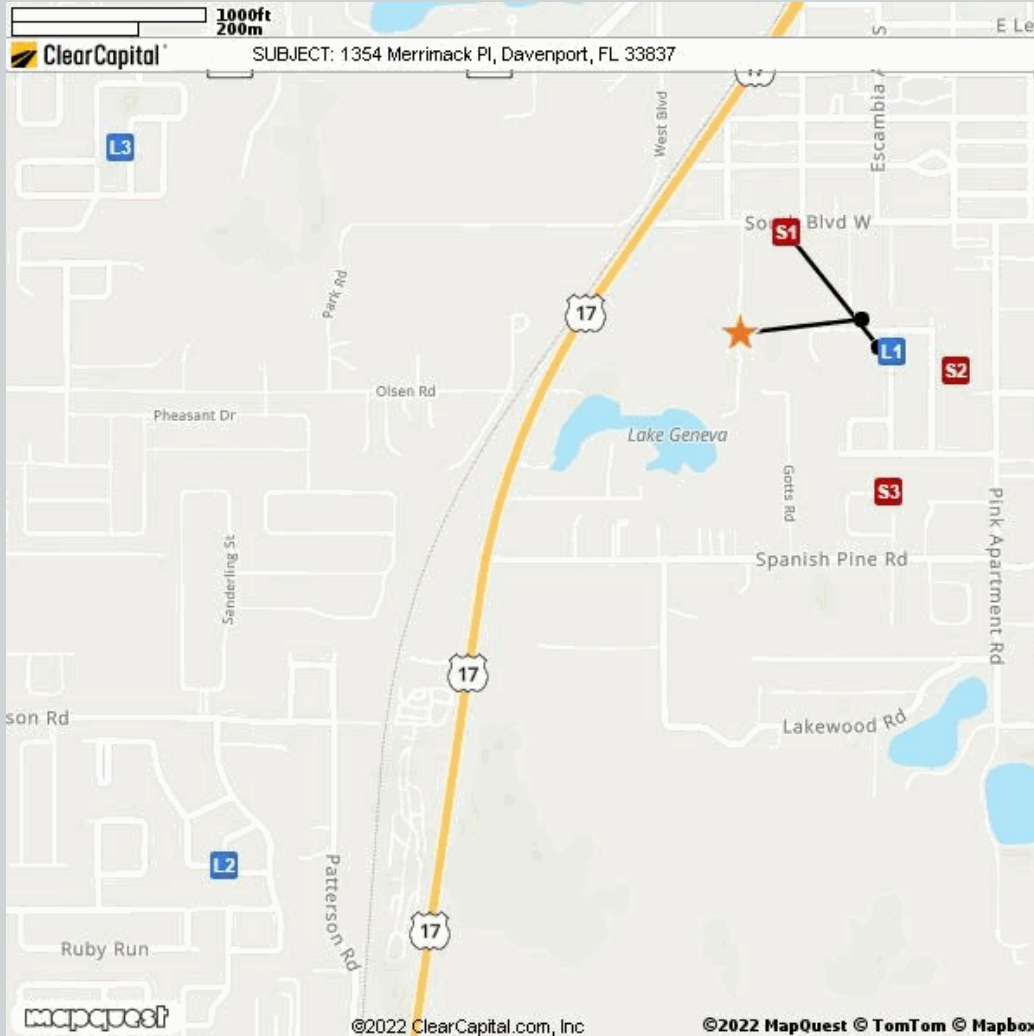
Address ★ 1354 Merrimack Place, Davenport, FL 33837

Loan Number 50019

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1354 Merrimack Place, Davenport, FL 33837	--	Parcel Match
L1 Listing 1	1523 Merrimack Pkwy, Davenport, FL 33837	0.07 Miles ¹	Parcel Match
L2 Listing 2	5018 Harvest Dr, Haines City, FL 33844	1.30 Miles ¹	Parcel Match
L3 Listing 3	703 Highland Meadows St, Davenport, FL 33837	1.16 Miles ¹	Parcel Match
S1 Sold 1	1511 Merrimack Pkwy, Davenport, FL 33837	0.05 Miles ¹	Parcel Match
S2 Sold 2	1252 Merrimack Dr, Davenport, FL 33837	0.16 Miles ¹	Parcel Match
S3 Sold 3	635 Spanish Pine Rd, Davenport, FL 33837	0.28 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	Casey Furnish	Company/Brokerage	Xcellence Realty
License No	SL3506923	Address	14 Crystal Waters Dr Winter Haven FL 33880
License Expiration	03/31/2023	License State	FL
Phone	8636043804	Email	cfur1988@gmail.com
Broker Distance to Subject	14.63 miles	Date Signed	06/08/2022

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.