

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>	651 Wren Drive, Casselberry, FL 32707	<b>Order ID</b>	8404235	<b>Property ID</b>	33230273
<b>Inspection Date</b>	08/30/2022	<b>Date of Report</b>	08/30/2022		
<b>Loan Number</b>	50819	<b>APN</b>	15-21-30-501-0D00-0070		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Seminole		

### Tracking IDs

<b>Order Tracking ID</b>	08.29.22 BPO	<b>Tracking ID 1</b>	08.29.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Llerena Yolanda C	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,645	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
<b>Assessed Value</b>	\$171,919		
<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	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
<b>Sales Prices in this Neighborhood</b>	Low: \$232,000 High: \$387,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	651 Wren Drive	530 Foothill	1150 Lancelot Way	1468 Lady Amy Dr
City, State	Casselberry, FL	Casselberry, FL	Casselberry, FL	Casselberry, FL
Zip Code	32707	32707	32707	32707
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 <sup>1</sup>	0.61 <sup>1</sup>	0.44 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$292,000	\$349,000	\$340,000
List Price \$	--	\$292,000	\$339,000	\$340,000
Original List Date		08/18/2022	08/10/2022	08/25/2022
DOM · Cumulative DOM	-- · --	11 · 12	19 · 20	4 · 5
Age (# of years)	49	52	51	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	1,767	1,271	1,665	1,640
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	None	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	--	--	--	Pool - Yes
Lot Size	0.210 acres	0.29 acres	0.16 acres	0.17 acres
Other	None	None	None	None

\* Listing 1 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** Property similar to the subject in type and condition. 1 bedroom makes it slightly inferior by comparison. Adjustments:;Bed:\$4000,Bath:\$2000,GLA:\$9920,Garage:\$-2000,Lot:\$-160,Carport:\$-1000,Total Adjustment:\$12760,Net Adjustment Value:\$304760

**Listing 2** Property is similar to the subject in view, type and location. Similar in condition. Adjustments:;GLA:\$2040,Garage:\$-4000,Total Adjustment:\$-1960,Net Adjustment Value:\$337040

**Listing 3** Conventional single family tract homes similar to the subject in bed/bath count and view. similar in condition. Standard type sale . Adjustments:;GLA:\$2540,Garage:\$-4000,Pool:\$-7000,Total Adjustment:\$-8460,Net Adjustment Value:\$331540

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	651 Wren Drive	641 Jasmine Rd	625 Deer Run Ct	460 Lowndes Sq
City, State	Casselberry, FL	Casselberry, FL	Casselberry, FL	Casselberry, FL
Zip Code	32707	32707	32707	32707
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 <sup>1</sup>	0.24 <sup>1</sup>	0.88 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,000	\$309,900	\$304,500
List Price \$	--	\$269,000	\$309,900	\$304,500
Sale Price \$	--	\$290,000	\$306,000	\$322,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/14/2022	01/10/2022	08/09/2022
DOM · Cumulative DOM	-- · --	19 · 19	51 · 51	10 · 10
Age (# of years)	49	63	41	51
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	1,767	1,569	1,554	1,837
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	None	None	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	0.210 acres	0.14 acres	0.27 acres	0.45 acres
Other	None	None	None	None
Net Adjustment	--	+\$4,450	+\$260	-\$16,880
Adjusted Price	--	\$294,450	\$306,260	\$305,620

\* Sold 1 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** Property is similar to the subject in square footage, features , type and location. Adjustments:,GLA:\$3960,Age:\$350,Lot:\$140,Total Adjustment:4450,Net Adjustment Value:\$294450
- Sold 2** Comparable 2 is a similar home on a similar size lot in the same city. It appears similar to the subject in condition. Adjustments:,GLA:\$4260,Garage:\$-4000,Total Adjustment:260,Net Adjustment Value:\$306260
- Sold 3** Property similar to the subject in year built. 1 bedroom makes it slightly superior by comparison. Adjustments:,Bed:\$-4000,GLA:\$-1400,Garage:\$-4000,Lot:\$-480,Pool:\$-7000,Total Adjustment:-16880,Net Adjustment Value:\$305620

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	STACEY MCKAY & COMPANY LLC	None Noted					
<b>Listing Agent Name</b>	Theresa Ruth						
<b>Listing Agent Phone</b>	407-619-2089						
<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>
07/22/2022	\$299,900	--	--	Pending/Contract	08/03/2022	\$299,900	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$310,000	\$310,000
<b>Sales Price</b>	\$299,900	\$299,900
<b>30 Day Price</b>	\$295,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is a SFR property built in 1973. Subject is currently pending for \$299900. To find similar criteria comparables, it was necessary to exceed lot size guidelines. Sales considered had a sale date within the last 9 months due to limited market activity within 3 months. As there were limited active comparable available within 1 mile, it was necessary to expand GLA upto +/-30%.Due to limited comps in the area, active comps were used despite not bracketing the GLA as they are still considered to be reliable comparables. The subject is located within a reasonable proximity to park, school, water bodies and commercial buildings. All comparables have similar location factors and support subject value and marketability. In delivering final valuation, the most weight has been placed on CS1 and LC1, as they are most similar to subject condition, and overall structure. Subject details are from Tax record.</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** 530 FOOTHILL  
Casselberry, FL 32707



Front

**L2** 1150 LANCELOT WAY  
Casselberry, FL 32707



Front

**L3** 1468 LADY AMY DR  
Casselberry, FL 32707



Front



## Sales Photos

**S1** 641 JASMINE RD  
Casselberry, FL 32707



Front

**S2** 625 DEER RUN CT  
Casselberry, FL 32707



Front

**S3** 460 LOWNDES SQ  
Casselberry, FL 32707



Front

## ClearMaps Addendum

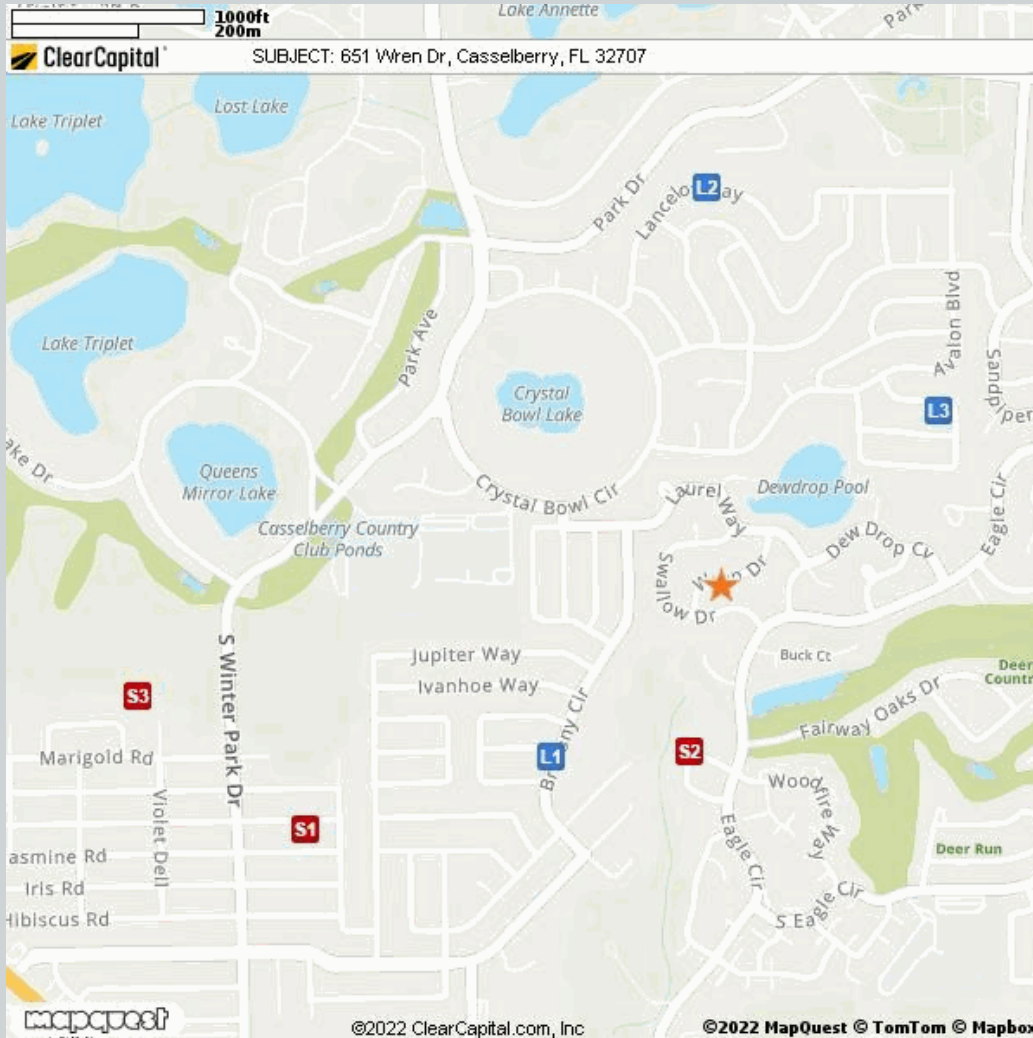
**Address** ★ 651 Wren Drive, Casselberry, FL 32707

**Loan Number** 50819

**Suggested List** \$310,000

**Suggested Repaired** \$310,000

**Sale** \$299,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	651 Wren Drive, Casselberry, FL 32707	--	Parcel Match
L1 Listing 1	530 Foothill, Casselberry, FL 32707	0.35 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1150 Lancelot Way, Casselberry, FL 32707	0.61 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1468 Lady Amy Dr, Casselberry, FL 32707	0.44 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	641 Jasmine Rd, Casselberry, FL 32707	0.71 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	625 Deer Run Ct, Casselberry, FL 32707	0.24 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	460 Lowndes Sq, Casselberry, FL 32707	0.88 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>	Daniel Cuozzo	<b>Company/Brokerage</b>	Soflo Exclusive Realty LLC
<b>License No</b>	SL3423475	<b>Address</b>	1070 Montgomery Rd #2130 Altamonte Springs FL 32714
<b>License Expiration</b>	03/31/2024	<b>License State</b>	FL
<b>Phone</b>	2532018047	<b>Email</b>	cuozzorealestate@gmail.com
<b>Broker Distance to Subject</b>	5.85 miles	<b>Date Signed</b>	08/30/2022

*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.**