

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	3009 Twin Oak Drive, Middleburg, FL 32068	Order ID	8384432	Property ID	33187245
Inspection Date	08/17/2022	Date of Report	08/17/2022		
Loan Number	50875	APN	33-04-25-008115-018-00		
Borrower Name	Catamount Properties 2018 LLC	County	Clay		

Tracking IDs					
Order Tracking ID	08.16.22 BPO	Tracking ID 1	08.16.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Nasser Marcia E	Condition Comments	
R. E. Taxes	\$2,376	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$138,050		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
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 a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$500,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3009 Twin Oak Drive	1264 Cheyenne Ct	3248 Dowitcher Ln	1621 Twin Oak Dr E
City, State	Middleburg, FL	Orange Park, FL	Orange Park, FL	Middleburg, FL
Zip Code	32068	32065	32065	32068
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.49 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$265,000	\$274,900
List Price \$	--	\$295,000	\$265,000	\$274,900
Original List Date		08/09/2022	06/23/2022	07/26/2022
DOM · Cumulative DOM	-- · --	1 · 8	23 · 55	15 · 22
Age (# of years)	29	43	29	35
Condition	Average	Good	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	1,302	1,528	1,156	1,255
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.21 acres	0.21 acres	0.21 acres	0.21 acres
Other	None	None	None	None

* Listing 2 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** 3 Bedroom, 2 Bath Home! Situated on over a Quarter Acre Lot with Fully Fenced Back Yard, Large Barn Style Shed & Extra-Large Patio! This Home Offers: Freshly Painted Interior & Exterior, Updated & Upgraded Master Bath, Brand New HVAC, Brand New AquaGuard Wood Laminate Flooring in Main Living Areas & Bedrooms, Updated Kitchen Cabinets with Granite Counter Tops, Newer Stainless Steel Appliances, Dual Refrigerators, All Bedroom Closets have Adjustable Shelving.
- Listing 2** This 3 bedroom/2 bath home is located in a quiet community in south Orange Park. Close enough to all the restaurants and shopping that Blanding has to offer, but far enough away to escape from traffic.
- Listing 3** 3/2 ranch style home with 2-car garage in Oak Hill Estates - ready for move in! You'll find fresh paint, tile throughout open/split floor plan and new carpet in bedrooms/closets. At entrance you have a roomy living/dining combo with vaulted ceilings, indoor/outdoor ceiling fan and matching updated chandelier.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3009 Twin Oak Drive	1599 Ibis Dr	1613 Twin Oak Dr E	3201 Bear Run Blvd
City, State	Middleburg, FL	Orange Park, FL	Middleburg, FL	Orange Park, FL
Zip Code	32068	32065	32068	32065
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.11 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$255,000	\$235,000	\$265,000
List Price \$	--	\$255,000	\$235,000	\$265,000
Sale Price \$	--	\$263,500	\$240,000	\$275,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/17/2022	03/11/2022	03/07/2022
DOM · Cumulative DOM	-- · --	12 · 34	20 · 43	15 · 34
Age (# of years)	29	31	29	33
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	1,302	1,257	1,302	1,472
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.21 acres	0.19 acres	0.21 acres	0.25 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,200	\$0	-\$8,200
Adjusted Price	--	\$264,700	\$240,000	\$266,800

* 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.

Recent Sales - Cont.

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

- Sold 1** This home features a split floor plan with 3 bedrooms with 2 bathrooms and LVP flooring throughout the kitchen and main living areas. A large Florida room leads to a very spacious fenced in backyard that overlooks a pond. Breakage: 900/gla, 99.99/lot, 200/age.
- Sold 2** Tucked away in Oak Hill Estates great opportunity to own this home acquired via Foreclosure. Tiled great room with a beautiful stone fireplace. Comfortable kitchen with bay window. Offering a spacious backyard with detached storage shed. Breakage: 0
- Sold 3** Solid ranch home with 2 car sideloader garage and fenced backyard in sought after Bear Run subdivision. Home has numerous updates that are less than 3 years old, including brand new front door and MB vinyl plank flooring. Stainless steel kitchen appliances and front loading washer/ dryer. Owner is also including a big screen Samsung TV with wall mount. Roof is approximately 6-7 years old. Breakage: -3400/gla, -200/lot, 400/age, -5000/Condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject listing history is not available for past 12 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	\$257,000	\$257,000
Sales Price	\$245,000	\$245,000
30 Day Price	\$233,000	--
Comments Regarding Pricing Strategy		
Comps chosen were more appropriate than closer comps available and were adjusted for in regards to any discrepancies to subject. The sales Comparison Approach was used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property. Most weight is given to sale 2 as it is the most recent sale comp provided. List 2 Comp were weighted the most and similar in gla, and close proximity. Due to the lack of more suitable comparisons, it was necessary to exceed guidelines for gla, lot size, age, and some recommended guidelines when choosing comparable properties.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 1264 CHEYENNE CT
Orange Park, FL 32065



Front

L2 3248 DOWITCHER LN
Orange Park, FL 32065



Front

L3 1621 TWIN OAK DR E
Middleburg, FL 32068



Front

Sales Photos

S1 1599 IBIS DR
Orange Park, FL 32065



Front

S2 1613 TWIN OAK DR E
Middleburg, FL 32068



Front

S3 3201 BEAR RUN BLVD
Orange Park, FL 32065



Front

ClearMaps Addendum

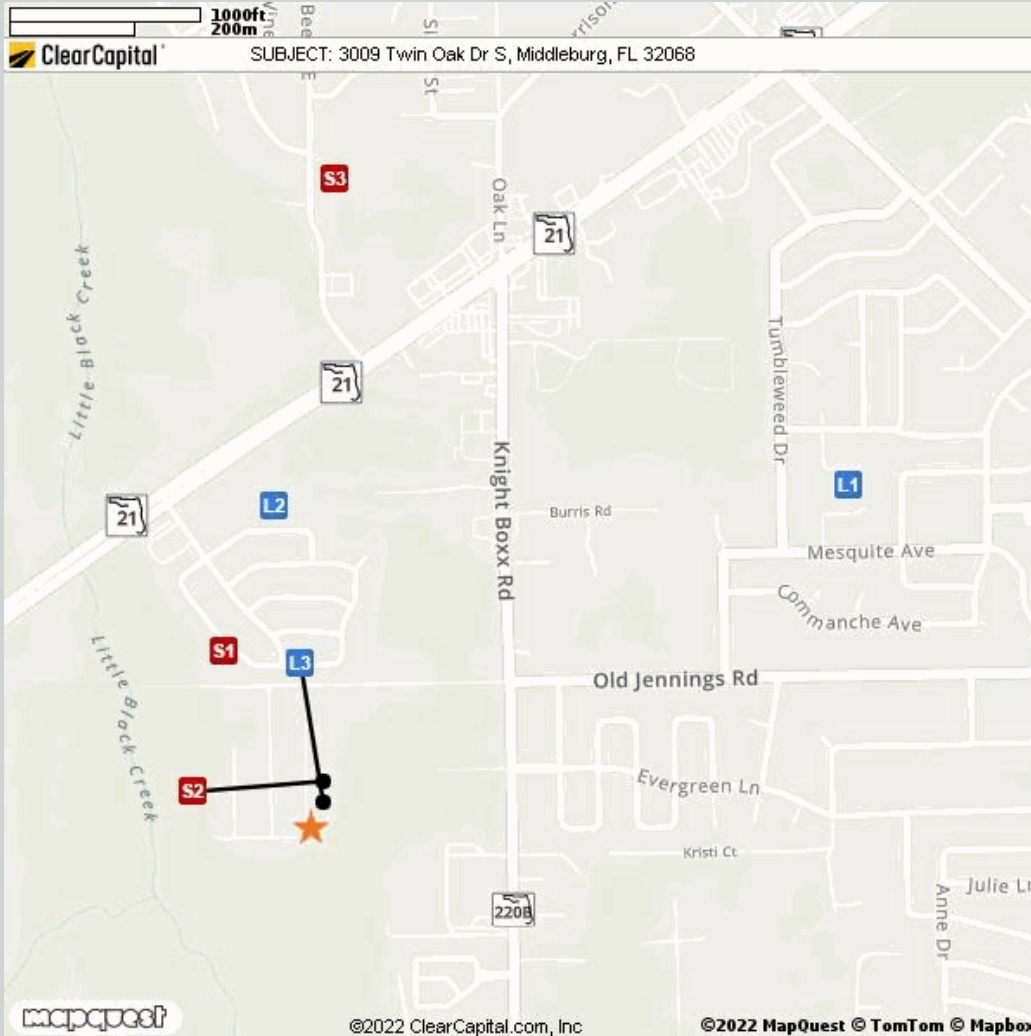
Address ★ 3009 Twin Oak Drive, Middleburg, FL 32068

Loan Number 50875

Suggested List \$257,000

Suggested Repaired \$257,000

Sale \$245,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3009 Twin Oak Drive, Middleburg, FL 32068	--	Parcel Match
L1 Listing 1	1264 Cheyenne Ct, Orange Park, FL 32065	0.96 Miles ¹	Parcel Match
L2 Listing 2	3248 Dowitcher Ln, Orange Park, FL 32065	0.49 Miles ¹	Parcel Match
L3 Listing 3	1621 Twin Oak Dr E, Middleburg, FL 32068	0.08 Miles ¹	Parcel Match
S1 Sold 1	1599 Ibis Dr, Orange Park, FL 32065	0.30 Miles ¹	Parcel Match
S2 Sold 2	1613 Twin Oak Dr E, Middleburg, FL 32068	0.11 Miles ¹	Parcel Match
S3 Sold 3	3201 Bear Run Blvd, Orange Park, FL 32065	0.97 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.

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

Broker Name	Frederick Martin	Company/Brokerage	FM Realty
License No	BK3194325	Address	905 N Pine Ave Green Cove Springs FL 32043
License Expiration	09/30/2022	License State	FL
Phone	9045471307	Email	Fredbpo522@gmail.com
Broker Distance to Subject	10.04 miles	Date Signed	08/17/2022

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.