

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	7226 Regina Way, Orlando, FL 32819	Order ID	8415109	Property ID	33267124
Inspection Date	09/07/2022	Date of Report	09/08/2022		
Loan Number	51076	APN	28-23-26-8203-00-600		
Borrower Name	Catamount Properties 2018 LLC	County	Orange		

Tracking IDs

Order Tracking ID	09.06.22 BPO	Tracking ID 1	09.06.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Stilianopoulos Konstantinos	Condition Comments Subject is in an average condition conforming to neighborhood with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appear in average condition.
R. E. Taxes	\$5,686	
Assessed Value	\$304,875	
Zoning Classification	PD	
Property Type	Town home	
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 Subject conforms to neighborhood and is located nearby shopping, schools, restaurants, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no boarded up homes or major construction noted nearby. Using market data and properties comparable to the subject it would appear that the overall market conditions in the area directly surrounding the subject are stable. Employment conditions in this neighborh...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$450,000 High: \$620,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Subject conforms to neighborhood and is located nearby shopping, schools, restaurants, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no boarded up homes or major construction noted nearby. Using market data and properties comparable to the subject it would appear that the overall market conditions in the area directly surrounding the subject are stable. Employment conditions in this neighborhood are stable.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7226 Regina Way	6959 Sorrento St	6777 Sorrento St	7307 Cypress Grove Rd Unit#80
City, State	Orlando, FL	Orlando, FL	Orlando, FL	Orlando, FL
Zip Code	32819	32819	32819	32819
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.13 ¹	0.36 ¹
Property Type	Other	SFR	SFR	SFR
Original List Price \$	\$	\$500,000	\$525,000	\$535,000
List Price \$	--	\$500,000	\$515,000	\$535,000
Original List Date		08/25/2022	08/04/2022	09/01/2022
DOM · Cumulative DOM	-- · --	14 · 14	35 · 35	7 · 7
Age (# of years)	16	17	16	22
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	2 Stories Town home	2 Stories Town home	2 Stories Town home	2 Stories Town home
# Units	1	1	1	1
Living Sq. Feet	2,350	2,104	2,232	2,214
Bdrm · Bths · ½ Bths	4 · 3 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	9	7	7	7
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	0.08 acres	0.08 acres	0.08 acres	0.28 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.

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

Listing 1 This comp is inferior to the subject property since it has less square footage. Average condition home in the area of similar property, competing location and overall similar in style and condition and it has less GLA.

Listing 2 This comp is most comparable to the subject property since it has closest square footage. Similar condition and location home, No damages noted, comparable to subject property, and has similar amenities, Similar in style, condition and size.

Listing 3 This comp is inferior to the subject property since it has less square footage. Average condition home in the area of similar property, competing location and overall similar in style and condition and it has less GLA.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7226 Regina Way	6967 Sorrento St Unit#82	7380 Regina Way	6970 Piazza St
City, State	Orlando, FL	Orlando, FL	Orlando, FL	Orlando, FL
Zip Code	32819	32819	32819	32819
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.12 ¹	0.13 ¹
Property Type	Other	SFR	SFR	SFR
Original List Price \$	--	\$500,000	\$525,000	\$579,000
List Price \$	--	\$524,000	\$525,000	\$579,000
Sale Price \$	--	\$507,000	\$525,000	\$579,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/27/2022	08/31/2022	05/20/2022
DOM · Cumulative DOM	-- · --	20 · 51	3 · 47	13 · 43
Age (# of years)	16	17	17	17
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	2 Stories Town home	2 Stories Town home	2 Stories Town home	2 Stories Town home
# Units	1	1	1	1
Living Sq. Feet	2,350	2,244	2,244	2,104
Bdrm · Bths · ½ Bths	4 · 3 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	9	7	7	7
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	0.08 acres	0.08 acres	0.08 acres	0.08 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,500	+\$7,500	+\$7,500
Adjusted Price	--	\$514,500	\$532,500	\$586,500

* 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** Bed adj;\$5000, Bath adj;#\$2500. ****Offers must be in by 12 pm Monday, July 18, 2022**** Beautiful 3 bedroom/2.5 bath townhome plus extra loft/den in the gated resort community, Toscana. Best views in community with no rear neighbors. Two story, open concept plan with 20 foot ceilings. Lots of room for entertaining. Screened porch and private patio perfect for grilling and parties. Huge chef's kitchen. Upgraded travertine floors, 42 inch wood cabinetry, exotic granite counters and backsplash, stainless steel appliances and plantation shutters. Private first floor master retreat. Wood floors, spacious with doors connecting to the porch. Two closets leading to the master bathroom. Dual sinks, soaking tub and separate shower. Wood floors throughout family room, stairs, bedrooms and loft. Two nicely sized bedrooms and loft/den that could easily be enclosed for 4th bedroom. Perfect for the kids to have their own space for tv and games. Residents enjoy landscaped grounds. The community features a resort style pool and spa, fitness center and clubhouse. Minutes to Restaurant Row, Universal Studios, I-Drive, Millennia Mall, Signature Outlet Malls. Quick access to I-4. Toscana is most sought after townhome community in Dr. Phillips. It has it all! Nice interior laundry, 2 car garage, AC replaced 2019. Stress-free - HOA -covers exterior maintenance, roof maintenance, and repairs, lawn services A-rated schools and magnet programs. Best and easiest location in all of Orlando!
- Sold 2** Bed adj;\$5000, Bath adj;#\$2500. ****Offers must be in by 12 pm Monday, July 18, 2022**** Beautiful 3 bedroom/2.5 bath townhome plus extra loft/den in the gated resort community, Toscana. Best views in community with no rear neighbors. Two story, open concept plan with 20 foot ceilings. Lots of room for entertaining. Screened porch and private patio perfect for grilling and parties. Huge chef's kitchen. Upgraded travertine floors, 42 inch wood cabinetry, exotic granite counters and backsplash, stainless steel appliances and plantation shutters. Private first floor master retreat. Wood floors, spacious with doors connecting to the porch. Two closets leading to the master bathroom. Dual sinks, soaking tub and separate shower. Wood floors throughout family room, stairs, bedrooms and loft. Two nicely sized bedrooms and loft/den that could easily be enclosed for 4th bedroom. Perfect for the kids to have their own space for tv and games. Residents enjoy landscaped grounds. The community features a resort style pool and spa, fitness center and clubhouse. Minutes to Restaurant Row, Universal Studios, I-Drive, Millennia Mall, Signature Outlet Malls. Quick access to I-4. Toscana is most sought after townhome community in Dr. Phillips. It has it all! Nice interior laundry, 2 car garage, AC replaced 2019. Stress-free - HOA -covers exterior maintenance, roof maintenance, and repairs, lawn services A-rated schools and magnet programs. Best and easiest location in all of Orlando!
- Sold 3** Bed adj;\$5000, Bath adj;#\$2500. This stunning 3Bedroom/2.5Bathromms + Den is located in the gated community of Toscana in Dr. Phillips. You will love this open concept floor plan featuring upgrades galore including 42inch kitchen cabinets, pull out drawers for pots and pans, lazy Susan cabinet, pantry, waterfall kitchen island, Quartz counter tops, gourmet kitchen, stainless steel appliances, real hardwood floors throughout first floor, custom plantation shutters throughout the house, double height ceilings in foyer and living room. Spacious Master suite has large walk-in closet, tray ceilings, a luxurious bathroom featuring stand alone bathtub, separate shower, dual sinks all with an impeccable modern touch. You have to see the relaxing and lush private patio and covered lanai. The community features a resort style pool and Spa, Fitness Center and Club House. Great location steps away from restaurant row, Universal Studios, Whole Foods. Quick access to I-4

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted.			
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	\$525,000	\$525,000
Sales Price	\$530,000	\$530,000
30 Day Price	\$520,000	--
Comments Regarding Pricing Strategy		
<p>Subject value is based on current market Conditions and recent sales in area. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines. Comps selected for this report are all settled properties within the subject market area. They are considered to be the best available at the time of inspection and good indicator of market value. Note that overall market conditions have been taken into account in arriving at final opinion of value. Current sales, under contract sales and active listings have been considered.</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



Side



Side



Street



Street

Subject Photos



Street



Other

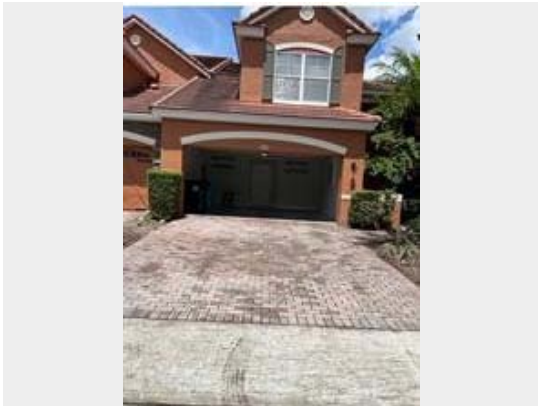
Listing Photos

L1 6959 SORRENTO ST
Orlando, FL 32819



Front

L2 6777 SORRENTO ST
Orlando, FL 32819



Front

L3 7307 CYPRESS GROVE RD Unit#80
Orlando, FL 32819



Front

Sales Photos

S1 6967 SORRENTO ST Unit#82
Orlando, FL 32819



Front

S2 7380 REGINA WAY
Orlando, FL 32819



Front

S3 6970 PIAZZA ST
Orlando, FL 32819



Front

ClearMaps Addendum

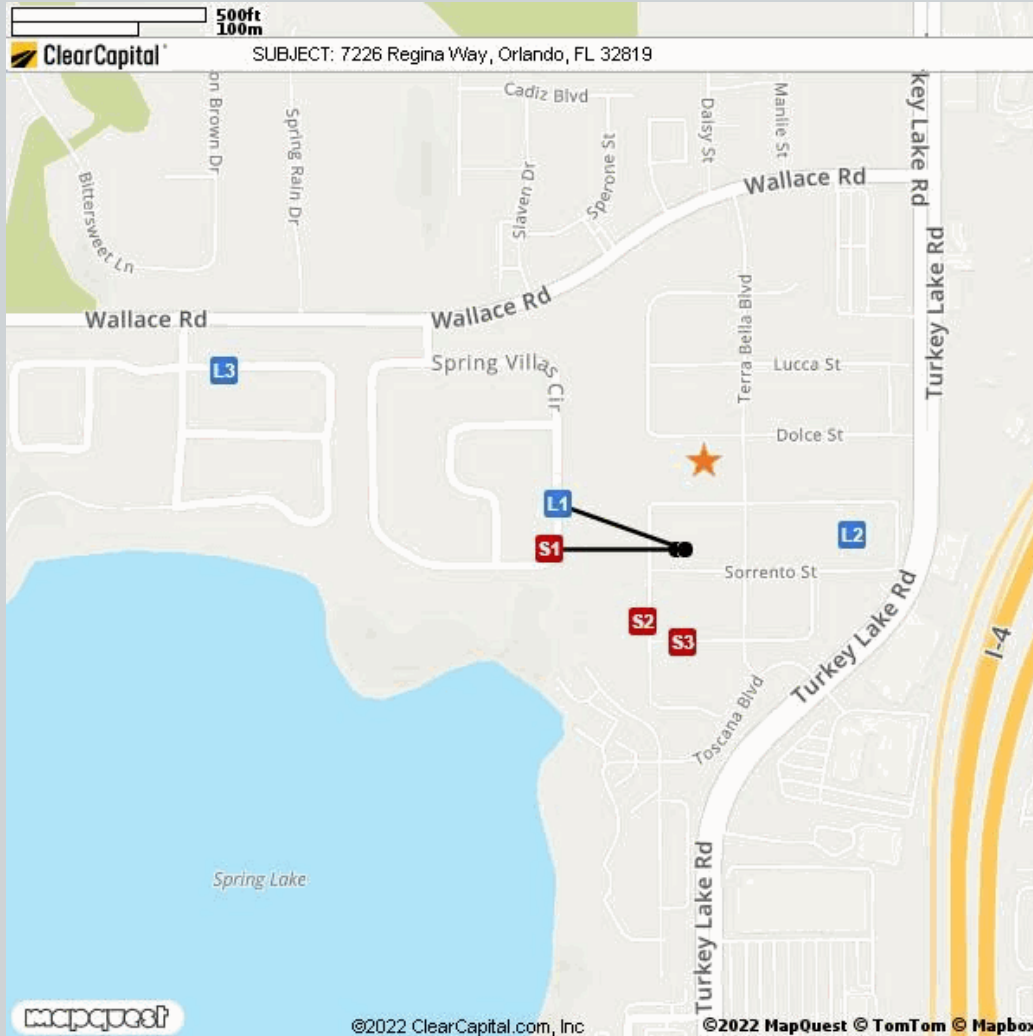
Address ★ 7226 Regina Way, Orlando, FL 32819

Loan Number 51076

Suggested List \$525,000

Suggested Repaired \$525,000

Sale \$530,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7226 Regina Way, Orlando, FL 32819	--	Parcel Match
L1 Listing 1	6959 Sorrento St, Orlando, FL 32819	0.05 Miles ¹	Parcel Match
L2 Listing 2	6777 Sorrento St, Orlando, FL 32819	0.13 Miles ¹	Parcel Match
L3 Listing 3	7307 Cypress Grove Rd Unit#80, Orlando, FL 32819	0.36 Miles ¹	Parcel Match
S1 Sold 1	6967 Sorrento St Unit#82, Orlando, FL 32819	0.05 Miles ¹	Parcel Match
S2 Sold 2	7380 Regina Way, Orlando, FL 32819	0.12 Miles ¹	Parcel Match
S3 Sold 3	6970 Piazza St, Orlando, FL 32819	0.13 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	Andrei Sagdeev	Company/Brokerage	Volke Real Estate, LLC
License No	BK3365282	Address	20 N Orange Ave Orlando FL 32801
License Expiration	09/30/2022	License State	FL
Phone	3054315071	Email	volkerealestate@gmail.com
Broker Distance to Subject	8.30 miles	Date Signed	09/08/2022

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.