

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	120 Shady Oak Lane, Oviedo, FL 32765	Order ID	8417098	Property ID	33271319
Inspection Date	09/07/2022	Date of Report	09/08/2022		
Loan Number	51109	APN	09-21-31-508-0000-0240		
Borrower Name	Catamount Properties 2018 LLC	County	Seminole		

Tracking IDs

Order Tracking ID	090722_BPO	Tracking ID 1	090722_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Gammage Marjorie R	Condition Comments	
R. E. Taxes	\$2,503	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$149,689		
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	Seminole Condo Association 813-930-8036		
Association Fees	\$286 / Month (Landscaping,Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood appears to be in average condition when compared to other similar communities in the area. All necessary amenities and public transportation are located within close proximity to the subject. There were no functional or economic obsolescence observed.	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$366,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	120 Shady Oak Lane	1377 Casa Park Circle	418 Tradition Lane	1482 Creekside Circle
City, State	Oviedo, FL	Winter Springs, FL	Winter Springs, FL	Winter Springs, FL
Zip Code	32765	32708	32708	32708
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.22 ¹	3.67 ¹	1.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$299,900	\$300,000
List Price \$	--	\$265,000	\$299,900	\$300,000
Original List Date		08/13/2022	07/18/2022	08/12/2022
DOM · Cumulative DOM	-- · --	25 · 26	51 · 52	26 · 27
Age (# of years)	36	38	17	33
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 House	2 Stories Town House	2 Stories Town House	2 Stories Town House
# Units	1	1	1	1
Living Sq. Feet	1,279	1,156	1,275	1,605
Bdrm · Bths · ½ Bths	3 · 2	2 · 2 · 1	2 · 2 · 1	3 · 2 · 1
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	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	0.180 acres	0.02 acres	0.04 acres	0.04 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 The property is inferior in GLA but similar in condition to the subject. Active1 => Bed= \$4000, Half Bath= \$-1000, GLA= \$2460, Garage= \$2000, Lot= \$320, Pool= \$-7000, Total= \$780, Net Adjusted Value= \$265780

Listing 2 The property is inferior in lot size but similar in GLA to the subject. Active2 => Bed= \$4000, Half Bath= \$-1000, Age= \$-475, Lot= \$280, Total= \$2805, Net Adjusted Value= \$302705

Listing 3 The property is superior in GLA but similar in condition to the subject. Active3 => Half Bath= \$-1000, GLA= \$-6520, Garage= \$-2000, Lot= \$280, Total= \$-9240, Net Adjusted Value= \$290760

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	120 Shady Oak Lane	119 Shady Oak Lane	632 Pinebranch Circle	201 Murcott Drive
City, State	Oviedo, FL	Oviedo, FL	Winter Springs, FL	Oviedo, FL
Zip Code	32765	32765	32708	32765
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	1.33 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$299,000	\$309,000
List Price \$	--	\$275,000	\$312,000	\$312,000
Sale Price \$	--	\$275,000	\$300,000	\$305,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/07/2022	07/21/2022	06/10/2022
DOM · Cumulative DOM	-- · --	31 · 31	98 · 98	94 · 94
Age (# of years)	36	33	17	39
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	2 Stories Town House	2 Stories Town House	2 Stories Town House	2 Stories Town House
# Units	1	1	1	1
Living Sq. Feet	1,279	1,182	1,466	1,038
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2 · 1	2 · 2
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.180 acres	0.14 acres	0.03 acres	0.26 acres
Other	None	None	None	None
Net Adjustment	--	+\$5,940	-\$2,915	+\$3,910
Adjusted Price	--	\$280,940	\$297,085	\$308,910

* 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** The property is inferior in GLA but similar in lot size to the subject. Sold1 => Bed= \$4000, GLA= \$1940, Total= \$5940, Net Adjusted Value= \$280940
- Sold 2** The property is superior in GLA but inferior in lot size to the subject. Sold2 => Bed= \$4000, Half Bath= \$-1000, GLA= \$-3740, Age= \$-475, Garage= \$-2000, Lot= \$300, Total= \$-2915, Net Adjusted Value= \$297085
- Sold 3** The property is inferior in GLA but superior in lot size to the subject. Sold3 => Condition= \$-3750, Bed= \$4000, GLA= \$4820, Garage= \$2000, Carport= \$-3000, Lot= \$-160, Total= \$3910, Net Adjusted Value= \$308910

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	\$295,000	\$295,000
Sales Price	\$285,000	\$285,000
30 Day Price	\$281,000	--
Comments Regarding Pricing Strategy		
<p>Within 1 mile, 20% GLA, 20+/- year built and 12 months sold date, majority of the comparables available from the subject immediate neighborhood were different in sub style. So the search was extended to 4 miles staying within necessary guidelines. Subject bed count is unique in neighborhood, within 4 mile no sold comparable with similar bed count could be found. It was necessary to use a comparable with superior in condition due to limited market activity in the subject's area. Due to limited comps in the area, active comps were used despite not bracketing the lot size as they are still considered to be reliable comparable. The subject is located within reasonable proximity to commercial centers, worship places, school, park, water bodies and highway. Due to limited comparable from same location, it was necessary to use comparable from across the busy street and highway. However, this won't affect the market value. The sold comparable 1 and list comparable 2 were similar in condition as subject and given more weightage for providing final value. Subject attributes are taken from the tax record. As per tax subject owner name is Gammage Marjorie R</p>		

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



Street

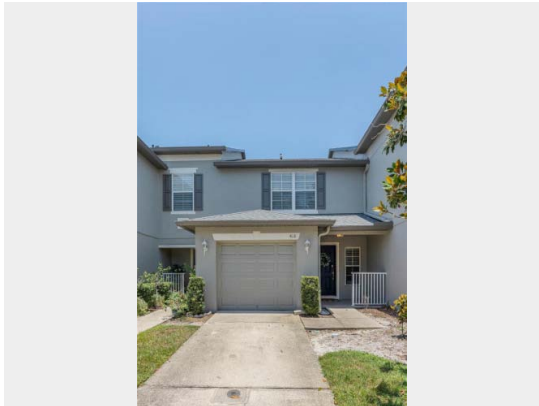
Listing Photos

L1 1377 CASA PARK CIRCLE
Winter Springs, FL 32708



Front

L2 418 TRADITION LANE
Winter Springs, FL 32708



Front

L3 1482 CREEKSIDE CIRCLE
Winter Springs, FL 32708



Front

Sales Photos

S1 119 SHADY OAK LANE
Oviedo, FL 32765



Front

S2 632 PINEBRANCH CIRCLE
Winter Springs, FL 32708



Front

S3 201 MURCOTT DRIVE
Oviedo, FL 32765



Front

ClearMaps Addendum

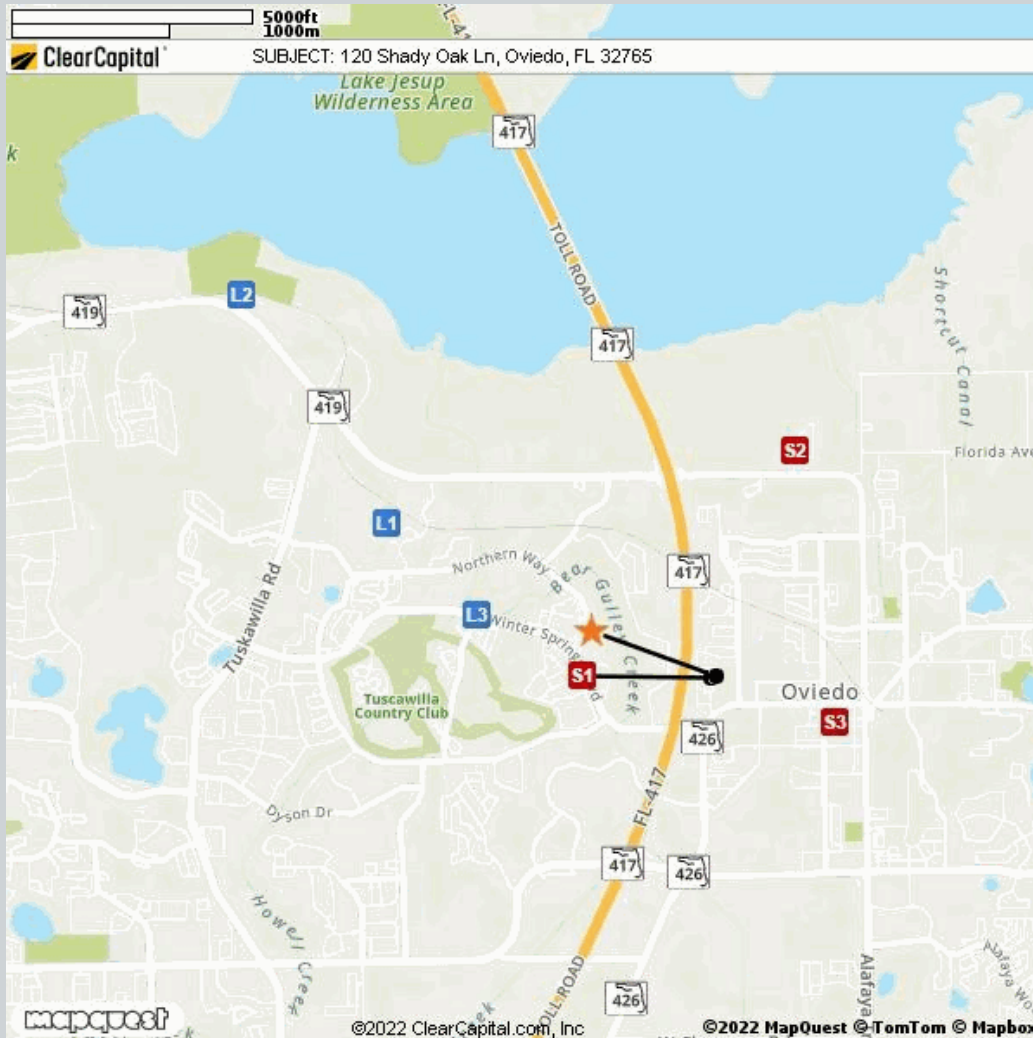
Address ★ 120 Shady Oak Lane, Oviedo, FL 32765

Loan Number 51109

Suggested List \$295,000

Suggested Repaired \$295,000

Sale \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	120 Shady Oak Lane, Oviedo, fl 32765	--	Parcel Match
L1 Listing 1	1377 Casa Park Circle, Winter Springs, FL 32708	2.22 Miles ¹	Parcel Match
L2 Listing 2	418 Tradition Lane, Winter Springs, FL 32708	3.67 Miles ¹	Parcel Match
L3 Listing 3	1482 Creekside Circle, Winter Springs, FL 32708	1.54 Miles ¹	Parcel Match
S1 Sold 1	119 Shady Oak Lane, Oviedo, FL 32765	0.03 Miles ¹	Parcel Match
S2 Sold 2	632 Pinebranch Circle, Winter Springs, FL 32708	1.33 Miles ¹	Parcel Match
S3 Sold 3	201 Murcott Drive, Oviedo, FL 32765	0.74 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	Daniel Cuozzo	Company/Brokerage	Soflo Exclusive Realty LLC
License No	SL3423475	Address	1070 Montgomery Rd #2130 Altamonte Springs FL 32714
License Expiration	03/31/2024	License State	FL
Phone	2532018047	Email	cuozzorealestate@gmail.com
Broker Distance to Subject	10.92 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.