

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>	5017 Santa Clara Drive, Orlando, FL 32837	<b>Order ID</b>	8617544	<b>Property ID</b>	33914060
<b>Inspection Date</b>	02/15/2023	<b>Date of Report</b>	02/15/2023		
<b>Loan Number</b>	52562	<b>APN</b>	302429382900520		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Orange		

### Tracking IDs

<b>Order Tracking ID</b>	02.14.23 BPO Request	<b>Tracking ID 1</b>	02.14.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	UZCATEGUI MOISES	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,754	Subject is a ranch home no exterior repairs were noted to subject, subject conforms to the neighborhood.	
<b>Assessed Value</b>	\$246,195		
<b>Zoning Classification</b>	Residential P-D		
<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>	Hunter's Creek Community Association, Inc. (Vida Vista)		
<b>Association Fees</b>	\$50 / Month (Pool)		
<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	Stable area some of the houses in the area have some upgrades done. Due to lack of conforming comps, comps had to be expanded in gla, age, price style, lot size and location. All comp are in the same market area as subject. Exhausted all other options	
<b>Sales Prices in this Neighborhood</b>	Low: \$400,000 High: \$550,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	5017 Santa Clara Drive	5220 Santa Ana Dr	5144 Bellthorn Dr	5027 Bellthorn Dr
<b>City, State</b>	Orlando, FL	Orlando, FL	Orlando, FL	Orlando, FL
<b>Zip Code</b>	32837	32837	32837	32837
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.65 <sup>1</sup>	0.56 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$499,999	\$485,000	\$425,000
<b>List Price \$</b>	--	\$499,999	\$485,000	\$425,000
<b>Original List Date</b>		02/08/2023	01/05/2023	02/01/2023
<b>DOM · Cumulative DOM</b>	-- · --	7 · 7	21 · 41	5 · 14
<b>Age (# of years)</b>	22	22	24	24
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,616	2,188	1,656	1,823
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	Pool - Yes	--
<b>Lot Size</b>	0.26 acres	0.16 acres	0.12 acres	0.15 acres
<b>Other</b>	--	MLS#06089296	MLS#06080704	MLS#06086091

\* Listing 2 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** This comp is close in age to the subject

**Listing 2** This comp is close in gla to the subject

**Listing 3** This comp is close in room count to the subject

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	5017 Santa Clara Drive	5229 Marbella Isle Dr	5514 Los Palma Vista Dr	14330 Le Chale Dr
<b>City, State</b>	Orlando, FL	Orlando, FL	Orlando, FL	Orlando, FL
<b>Zip Code</b>	32837	32837	32837	32837
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.30 <sup>1</sup>	0.43 <sup>1</sup>	0.65 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$460,000	\$639,000	\$549,900
<b>List Price \$</b>	--	\$435,000	\$550,000	\$499,900
<b>Sale Price \$</b>	--	\$448,000	\$515,000	\$499,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	01/20/2023	01/20/2023	02/03/2023
<b>DOM · Cumulative DOM</b>	-- · --	65 · 118	94 · 144	104 · 133
<b>Age (# of years)</b>	22	23	21	25
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
<b>Style/Design</b>	1 Story 1 story	1 Story 1 story	1 Story 1 story	2 Stories 2 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,616	1,640	2,180	2,315
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	5 · 2 · 1
<b>Total Room #</b>	6	6	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	Pool - Yes	--
<b>Lot Size</b>	0.26 acres	0.16 acres	0.17 acres	0.16 acres
<b>Other</b>	--	MLS#06061494	MLS#S5073582	MLS#06062073
<b>Net Adjustment</b>	--	+\$9,480	-\$27,120	-\$10,370
<b>Adjusted Price</b>	--	\$457,480	\$487,880	\$488,630

\* 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.

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

**Sold 1** This comp has the following adjustments: Age 200 Gla -720 pool 10k

**Sold 2** This comp has the following adjustments: Age -200 Gla -16920 pool 0 view -10k

**Sold 3** This comp has the following adjustments: Age 600 Gla -20970 pool 10k

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$480,000	\$480,000
<b>Sales Price</b>	\$470,000	\$470,000
<b>30 Day Price</b>	\$460,000	--
<b>Comments Regarding Pricing Strategy</b>		
Price based on subject current exterior condition, and current market conditions in subject neighborhood.		

## 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



Side



Side



Street



Street

## Listing Photos

**L1** 5220 SANTA ANA DR  
Orlando, FL 32837



Front

**L2** 5144 BELLTHORN DR  
Orlando, FL 32837



Front

**L3** 5027 BELLTHORN DR  
Orlando, FL 32837



Front



## Sales Photos

**S1** 5229 MARBELLA ISLE DR  
Orlando, FL 32837



Front

**S2** 5514 LOS PALMA VISTA DR  
Orlando, FL 32837



Front

**S3** 14330 LE CHALE DR  
Orlando, FL 32837



Front

### ClearMaps Addendum

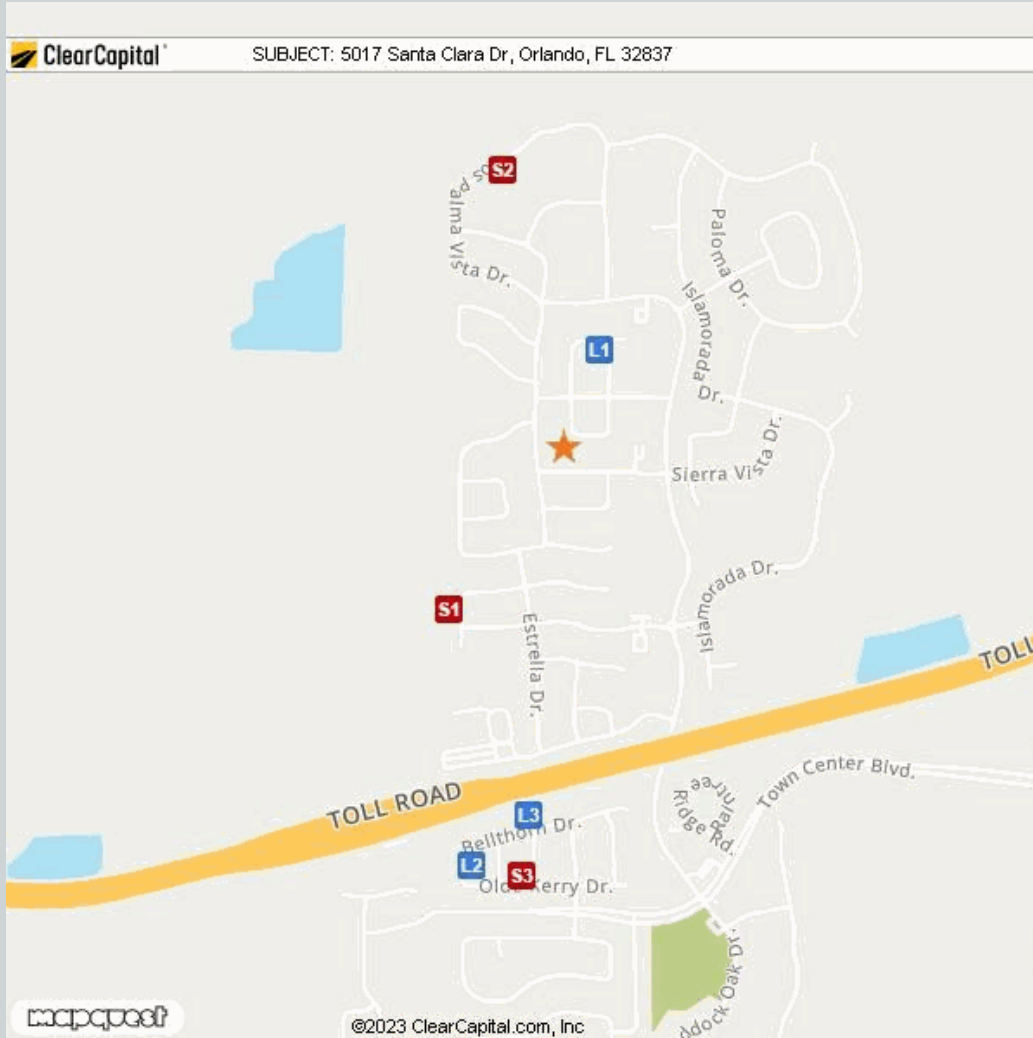
**Address** ★ 5017 Santa Clara Drive, Orlando, FL 32837

**Loan Number** 52562

**Suggested List** \$480,000

**Suggested Repaired** \$480,000

**Sale** \$470,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5017 Santa Clara Drive, Orlando, FL 32837	--	Parcel Match
L1 Listing 1	5220 Santa Ana Dr, Orlando, FL 32837	0.16 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5144 Bellthorn Dr, Orlando, FL 32837	0.65 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5027 Bellthorn Dr, Orlando, FL 32837	0.56 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5229 Marbella Isle Dr, Orlando, FL 32837	0.30 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5514 Los Palma Vista Dr, Orlando, FL 32837	0.43 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	14330 Le Chale Dr, Orlando, FL 32837	0.65 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Old 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.

\*\*\* 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.

### Report Instructions - cont.

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.

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>	Amanda Sabio	<b>Company/Brokerage</b>	Sabio Realty LLC
<b>License No</b>	Bk3234418	<b>Address</b>	9662 Silver Buttonwood St Orlando FL 32832
<b>License Expiration</b>	03/31/2024	<b>License State</b>	FL
<b>Phone</b>	3152436742	<b>Email</b>	sabior2021@gmail.com
<b>Broker Distance to Subject</b>	13.07 miles	<b>Date Signed</b>	02/15/2023

*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.**