

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 | 2283 Addison Avenue, Clermont, FLORIDA 34711 | Order ID | 8680892 | Property ID | 34068718 |
| Inspection Date | 04/04/2023 | Date of Report | 04/04/2023 | | |
| Loan Number | 52964 | APN | 042326075000002300 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Lake | | |

| Tracking IDs | | | | | |
|--------------------------|--------------|----------------------|--------------|--|--|
| Order Tracking ID | 04.03.23_BPO | Tracking ID 1 | 04.03.23_BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | |
|---------------------------------------|---|---|
| Owner | BONNETT, JOAN V & JOAN V BONNETT TR | Condition Comments Subject is located in a single-family neighborhood. Subject conforms to the neighborhood based on public records data. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good. Subject is located within a gated community and access was not granted. For this report, it was considered to be in overall average condition, similar to surrounding homes. |
| R. E. Taxes | \$2,120 | |
| Assessed Value | \$158,115 | |
| 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 | CLERMONT HIGHGATE AT KINGS RIDGE 407-781-0770 | |
| Association Fees | \$389 / Month (Pool,Tennis,Other: Gate) | |
| Visible From Street | Not Visible | |
| Road Type | Private | |

| Neighborhood & Market Data | | |
|--|-------------------------------------|--|
| Location Type | Suburban | Neighborhood Comments Kings Ridge is a 55+ golf neighborhood in Clermont, that dates back to 1997 and has continued to develop over the years. Kings Ridge mostly features midsize homes that feature 2 to 4 bedrooms and 2 to 3 bathrooms. Homes in Kings Ridge and its surrounding areas are on the market for an average of 30 days and are typically purchased at close to asking price. On average, homes here are \$228 per square foot and typically list for around \$320,000. REO activity is currently slow. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$280900 High: \$511000 | |
| Market for this type of property | Decreased 5 % in the past 6 months. | |
| Normal Marketing Days | <90 | |
| | | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|-------------------------------|-----------------------|--------------------------|-----------------------|-----------------------|
| Street Address | 2283 Addison Avenue | 2272 Addison Ave | 2312 Twickingham Ct | 2344 Hampstead Ave |
| City, State | Clermont, FLORIDA | Clermont, FL | Clermont, FL | Clermont, FL |
| Zip Code | 34711 | 34711 | 34711 | 34711 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.05 ¹ | 0.58 ¹ | 0.73 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$326,900 | \$359,000 | \$385,000 |
| List Price \$ | -- | \$326,900 | \$359,000 | \$385,000 |
| Original List Date | | 01/24/2023 | 03/18/2023 | 03/26/2023 |
| DOM · Cumulative DOM | -- · -- | 69 · 70 | 16 · 17 | 8 · 9 |
| Age (# of years) | 21 | 21 | 25 | 23 |
| 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 | Beneficial ; Golf Course | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,892 | 1,722 | 1,716 | 1,931 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 2 · 2 · 1 | 3 · 2 | 2 · 2 |
| Total Room # | 6 | 5 | 6 | 5 |
| 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 | 0.16 acres | 0.14 acres | 0.14 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** Slightly inferior comp in living area, bedroom count and lot size, offering superior golf view. It is similar to subject in construction quality, condition, bathroom count, age and features. This comp went under contract after 23 days on the market and it is currently in pending status.
- Listing 2** Well maintained home in overall average condition. It is similar to subject in room count, style, construction quality, condition, features and age, but slightly inferior in living area and lot size. This comp is currently in pending status and went under contract after 8 days on the market.
- Listing 3** Superior comp to subject in living area and living area offering inferior bedroom count. It is similar to subject in bathroom count, style, location, construction quality, age and condition. This comp went under contract after 6 days on the market and is in pending status.

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2283 Addison Avenue | 3501 Rollingbrook St | 3833 Avon Ct | 2227 Addison Ave |
| City, State | Clermont, FLORIDA | Clermont, FL | Clermont, FL | Clermont, FL |
| Zip Code | 34711 | 34711 | 34711 | 34711 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.48 ¹ | 0.56 ¹ | 0.18 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$380,000 | \$335,000 | \$342,000 |
| List Price \$ | -- | \$350,000 | \$335,000 | \$342,000 |
| Sale Price \$ | -- | \$320,000 | \$335,000 | \$342,000 |
| Type of Financing | -- | Cash | Conventional | Cash |
| Date of Sale | -- | 03/03/2023 | 01/20/2023 | 03/30/2023 |
| DOM · Cumulative DOM | -- · -- | 166 · 165 | 65 · 65 | 58 · 58 |
| Age (# of years) | 21 | 21 | 20 | 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 | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,892 | 1,705 | 1,710 | 1,879 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 2 · 2 |
| Total Room # | 6 | 6 | 6 | 5 |
| 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 | 0.16 acres | 0.12 acres | 0.13 acres | 0.15 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | +\$6,800 | +\$4,900 | -\$5,000 |
| Adjusted Price | -- | \$326,800 | \$339,900 | \$337,000 |

* Sold 3 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** Similar comp to subject in room count, age, style, construction quality, condition, location and features. It offers inferior living area and lot size and has been adjusted accordingly. This comp went under contract after 142 days on the market and was sold at 91% of asking price without seller's concessions. GLA \$5,600 Lot \$1,200
- Sold 2** Inferior comp to subject in living area and lot size, offering similar age, style, location, room count, condition and features. sold at asking price with concessions, this comp went under contract after 3 days on the market. GLA \$5,500 Lot \$900 Concessions - \$1,500
- Sold 3** This comp is similar to subject in living area, in lot size, age, condition, construction quality, style and features. Located on the same street as subject, this comp went under contract after 4 days on the market. It was sold at asking price with seller's concessions. Concessions -\$5,000

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|---------------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | Subject was recently sold | | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 0 | | | | | | |
| # of Sales in Previous 12 Months | 1 | | | | | | |
| Original List Date | Original List Price | Final List Date | Final List Price | Result | Result Date | Result Price | Source |
| 10/07/2022 | \$397,900 | 01/19/2023 | \$256,900 | Sold | 03/30/2023 | \$302,500 | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$345,000 | \$345,000 |
| Sales Price | \$335,000 | \$335,000 |
| 30 Day Price | \$320,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>All selected sold comps are located within the same subdivision as subject. Proximity and location were given more weight when selecting comps. They are similar to subject in all features, characteristics and features. Based on the comps selected and other comps in the area, this is a fair representation of the subject property in the current market for this area. Other comps of similar GLA and features are listed and selling at around the price I have suggested for the subject. Direct sales comparison approach given most weight it best reflects actions of buyers and sellers in the market place. The subject price opinion is reasonable and supported. NOTE: based on selected comps and other comps within Kings Ridge, it appears that the subject was recently sold slightly under current market value.</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



Street



Street

Listing Photos

L1 2272 Addison Ave
Clermont, FL 34711



Front

L2 2312 Twickingham Ct
Clermont, FL 34711



Front

L3 2344 Hampstead Ave
Clermont, FL 34711



Front

Sales Photos

S1 3501 ROLLINGBROOK ST
Clermont, FL 34711



Front

S2 3833 AVON CT
Clermont, FL 34711



Front

S3 2227 ADDISON AVE
Clermont, FL 34711



Front

ClearMaps Addendum

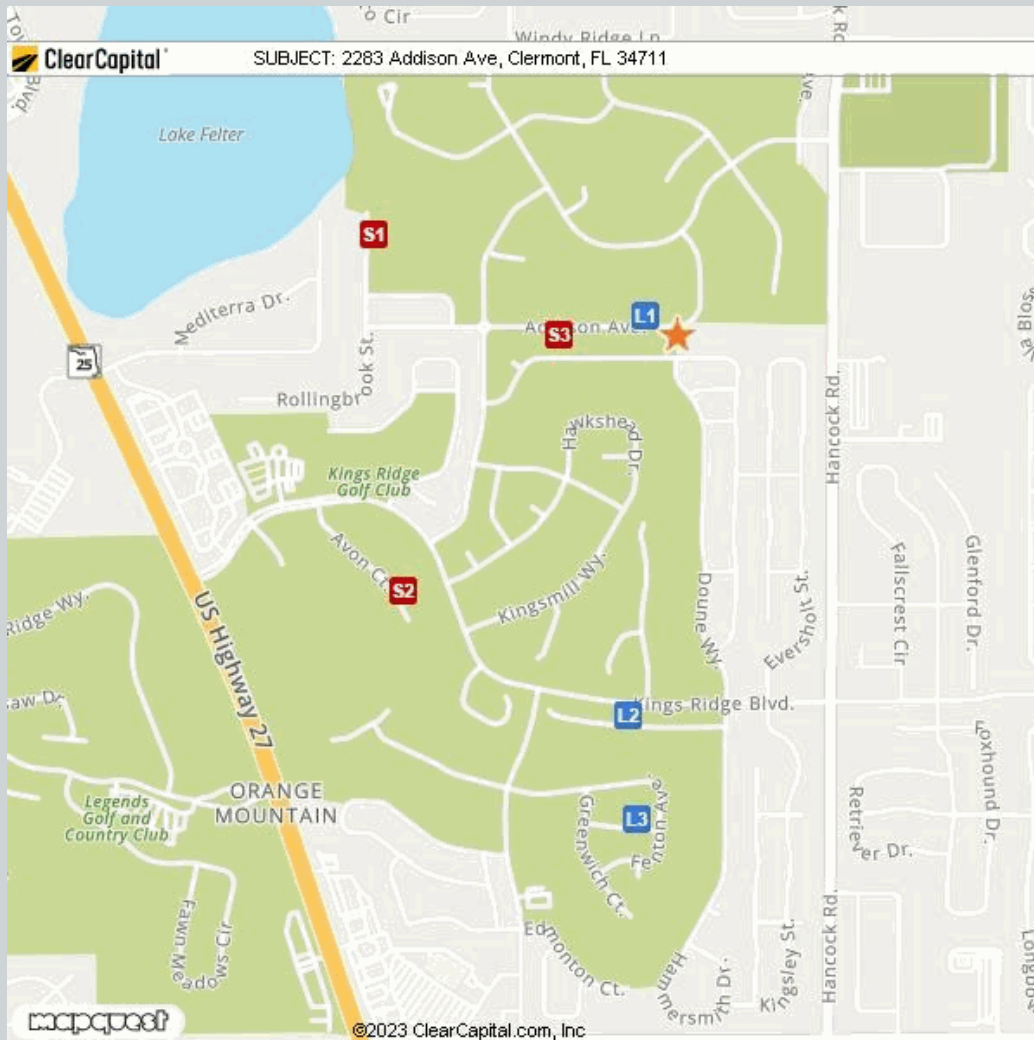
Address ★ 2283 Addison Avenue, Clermont, FLORIDA 34711

Loan Number 52964

Suggested List \$345,000

Suggested Repaired \$345,000

Sale \$335,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 2283 Addison Avenue, Clermont, Florida 34711 | -- | Parcel Match |
| L1 Listing 1 | 2272 Addison Ave, Clermont, FL 34711 | 0.05 Miles ¹ | Parcel Match |
| L2 Listing 2 | 2312 Twickingham Ct, Clermont, FL 34711 | 0.58 Miles ¹ | Parcel Match |
| L3 Listing 3 | 2344 Hampstead Ave, Clermont, FL 34711 | 0.73 Miles ¹ | Parcel Match |
| S1 Sold 1 | 3501 Rollingbrook St, Clermont, FL 34711 | 0.48 Miles ¹ | Parcel Match |
| S2 Sold 2 | 3833 Avon Ct, Clermont, FL 34711 | 0.56 Miles ¹ | Parcel Match |
| S3 Sold 3 | 2227 Addison Ave, Clermont, FL 34711 | 0.18 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.

*** 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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

| | | | |
|-----------------------------------|-----------------------|--------------------------|---------------------------------------|
| Broker Name | Nicoletta Buonaccordo | Company/Brokerage | Invest Realty Group |
| License No | SL3150651 | Address | 735 OAKDALE ST WINDERMERE FL 34786 |
| License Expiration | 09/30/2023 | License State | FL |
| Phone | 3212978266 | Email | bpocentralflorida@gmail.com |
| Broker Distance to Subject | 10.96 miles | Date Signed | 04/04/2023 |

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.