

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	1348 Foxforrest Circle, Apopka, FLORIDA 32712	Order ID	9234118	Property ID	35232433
Inspection Date	03/26/2024	Date of Report	03/26/2024		
Loan Number	57029	APN	332028709900120		
Borrower Name	Catamount Properties 2018 LLC	County	Orange		

Tracking IDs					
Order Tracking ID	3.25_BPO	Tracking ID 1	3.25_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	SUNANAH M QUINONES	Condition Comments	
R. E. Taxes	\$1,611	Subject is a 2 story house, located in a n established neighborhood and a comparable style to others in neighborhood. Features include an attached garage. The property just sold on 3/22/2024 and the listing shows the inside to be in fair condition, and value is significantly lower than comparable size properties in neighborhood. Repair amount is an estimate and should be verified with interior inspection. The photos at a minimum show flooring needing and exterior paint, also property has never been updated.	
Assessed Value	\$139,145		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(windows and doors secure)			
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$15,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$15,000		
HOA	Pines of Wekiva 407- 455-5950		
Association Fees	\$112 / Quarter (Other: common areas)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Established neighborhood with homes of comparable style and ranging in size , age and condition with varying features. Location is within 1-3 miles to grocery, retailers and area businesses. Market stats show a shortage of inventory, with demand declining and with values stable. Short sales and REO were 1% of zip code. Unemployment rate is stable. Concessions typically 3% of sales price. The sales price to list ratio is 98%.	
Sales Prices in this Neighborhood	Low: \$125800 High: \$409600		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1348 Foxforrest Circle	766 Lake Francis Dr	1301 Osprey Way	526 Birch Ct
City, State	Apopka, FLORIDA	Apopka, FL	Apopka, FL	Apopka, FL
Zip Code	32712	32712	32712	32712
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.32 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$455,000	\$468,888
List Price \$	--	\$394,000	\$449,000	\$450,000
Original List Date		12/14/2023	11/20/2023	02/04/2024
DOM · Cumulative DOM	-- · --	103 · 103	98 · 127	14 · 51
Age (# of years)	32	27	22	22
Condition	Fair	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 conventional	1 Story ranch	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	2,648	2,061	2,865	2,072
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	4 · 3	4 · 2 · 1
Total Room #	7	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	--	Pool - Yes	--	--
Lot Size	0.19 acres	0.15 acres	0.17 acres	0.17 acres
Other	porch	porch	porch	porch

* 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 Standard sale, inferior size and bath counts, superior condition, carpet and tile flooring, appliances included.

Listing 2 Standard sale, same neighborhood, superior size and bed counts, larger bath, superior condition, carpet, laminate and tile flooring.

Listing 3 Standard sale, sale pending, inferior size, same neighborhood, superior condition, recent upgrades, appliances included.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1348 Foxforrest Circle	1063 Eagles Forrest Dr	954 Welch Hill Cir	950 Stonechapel Ct
City, State	Apopka, FLORIDA	Apopka, FL	Apopka, FL	Apopka, FL
Zip Code	32712	32712	32712	32712
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.58 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,900	\$365,000	\$389,900
List Price \$	--	\$349,999	\$365,000	\$364,900
Sale Price \$	--	\$312,000	\$328,000	\$365,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	03/19/2024	03/22/2024	01/26/2024
DOM · Cumulative DOM	-- · --	40 · 64	34 · 104	60 · 163
Age (# of years)	32	33	24	31
Condition	Fair	Fair	Fair	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 conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	2,648	2,980	2,142	2,348
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	7	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.19 acres	0.2 acres	0.16 acres	0.12 acres
Other	porch	porch	porch	porch
Net Adjustment	--	+\$40	+\$10,180	-\$26,000
Adjusted Price	--	\$312,040	\$338,180	\$339,000

* Sold 1 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** Standard sale, same neighborhood, superior size, comparable features, lacks a garage, needs flooring like subject, interior condition similar to subject and also not updated at all. -9960 sf, +10000 garage
- Sold 2** Standard sale, inferior size, comparable features, needs repairs and upgrades, needs flooring, appliances, +15180 sf, -5000 bed
- Sold 3** Standard sale, same neighborhood, inferior size, comparable features, superior condition, carpet and tile flooring. +9000 sf, -5000 concessions, -30000 condition

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			just 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
01/19/2024	\$380,000	02/09/2024	\$350,000	Sold	03/22/2024	\$310,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$323,000	\$353,000
Sales Price	\$313,000	\$343,000
30 Day Price	\$303,000	--
Comments Regarding Pricing Strategy		
<p>Comparables used are taken from within a 1 mile radius and within last 12 months. Sale 1 best represent subjects "as is" value as within subjects neighborhood and interior condition similar.. There were no fair condition comparables located, with a shortage of listings in area.</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



Side



Street

Listing Photos

L1 766 Lake Francis Dr
Apopka, FL 32712



Front

L2 1301 Osprey Way
Apopka, FL 32712



Front

L3 526 Birch Ct
Apopka, FL 32712



Front

Sales Photos

S1 1063 Eagles Forrest Dr
Apopka, FL 32712



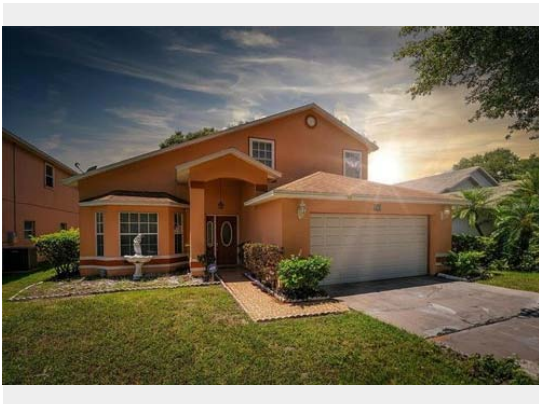
Front

S2 954 Welch Hill Cir
Apopka, FL 32712



Front

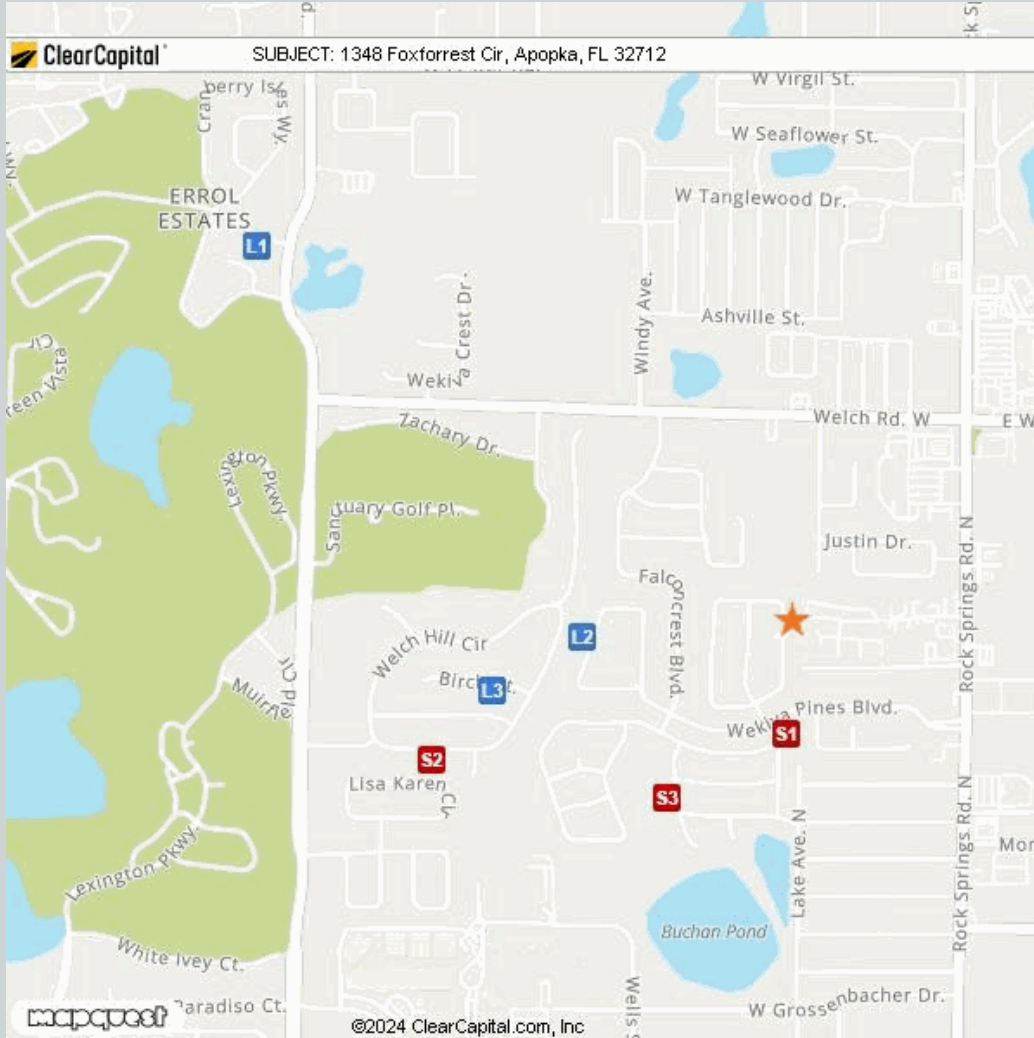
S3 950 Stonechapel Ct
Apopka, FL 32712



Front

ClearMaps Addendum

Address ★ 1348 Foxforrest Circle, Apopka, FLORIDA 32712
Loan Number 57029 **Suggested List** \$323,000 **Suggested Repaired** \$353,000 **Sale** \$313,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1348 Foxforrest Circle, Apopka, Florida 32712	--	Parcel Match
L1 Listing 1	766 Lake Francis Dr, Apopka, FL 32712	0.98 Miles ¹	Parcel Match
L2 Listing 2	1301 Osprey Way, Apopka, FL 32712	0.32 Miles ¹	Parcel Match
L3 Listing 3	526 Birch Ct, Apopka, FL 32712	0.46 Miles ¹	Parcel Match
S1 Sold 1	1063 Eagles Forrest Dr, Apopka, FL 32712	0.17 Miles ¹	Parcel Match
S2 Sold 2	954 Welch Hill Cir, Apopka, FL 32712	0.58 Miles ¹	Parcel Match
S3 Sold 3	950 Stonechapel Ct, Apopka, FL 32712	0.33 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	Kim M. Minehart	Company/Brokerage	Minehart Real Estate LLC
License No	SL3119700	Address	542 Lancer Oak Drive Apopka FL 32712
License Expiration	03/31/2025	License State	FL
Phone	4079204510	Email	kimminehart@gmail.com
Broker Distance to Subject	0.38 miles	Date Signed	03/26/2024

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.