EXHIBIT A

COLDWELL BANKER REALTY

COLDWELL BANKER COMMERCIAL NRT

Broker Price Opinion Proposal
For consideration by the Receiver in the matter of:
Securities and Exchange Commission v. Equialt, LLC. et al.

Scope of Work:

Coldwell Banker Realty and Coldwell Banker Commercial NRT propose to provide Broker Price Opinion ("BPO") reports for 350+ properties in the Greater Tampa Bay region and 20+/- properties which are outside the Tampa Bay Metro.
Each BPO will be an exterior-only evaluation report and will include 3 photos of each property to include a clear front photo, address photo and street photo. The contents of each report will include the following (Sample BPO included at end of proposal):

- Property Information Summary
- General Market Conditions
- Subject Property Marketability
- 3 Competitive Closed Sales
- 3 Competitive Active Listings
- Location Map.
- Summary of Public Property Appraiser Data
- Opinion of value considering the income approach and/or market approach, as applicable.

Timeframe for Completion:

Photos will be obtained from a third-party vendor to minimize completion timeframe. We anticipate having property photos completed within 14 business days. Reports will be completed at a rate of +/- 15 per business day and we estimate completion of all reports within 5-6 full weeks.

Fee Schedule:

BPOs will be billed at $110/report. Reports will be delivered via email on a daily basis, as completed with payment due within 14 business days of receipt.

Respectfully submitted by:

John A. Skicewicz, CCIM and Jamie Meloni

COLDWELL BANKER REALTY

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The Brokers

Jamie Meloni is a residential foreclosure sales specialist and has sold over 2000 foreclosed properties in the past 12 years in business and has completed over 5000 broker price opinions. Jamie has worked with many corporate clients including HUD, Fannie Mae, Freddie Mac, the VA and many others.

John Skicewicz, CCIM, is a commercial-investment real estate expert with closed transaction volume in excess of $1 billion. John's clients benefit from his 38 years of brokerage experience and market savvy by receiving prequalified, competitive offers. Every transaction has its challenges and John has likely seen it & solved it before.

The Company

Coldwell Banker Residential Real Estate, LLC and Coldwell Banker Commercial NRT are subsidiaries of Realogy Corporation. Since its founding in 1906 the Coldwell Banker brand has grown to enjoy global recognition for excellence in real estate brokerage. Realogy is a publicly traded company – NYSE RLGY.

The Ethisphere Institute has named Realogy among the world's most ethical companies each year since 2012.

Since 2007, The Ethisphere® Institute has been the global leader in defining and advancing the standards of ethical business practices that fuel corporate character, marketplace trust and business success.

The agents of Coldwell Banker are Realtors and as such, they voluntarily subscribe to the most comprehensive Code of Ethics of any professional organization.

Broker's Price Opinion

Regarding 10113 Somersby Dr Riverview, FL 33578
In the matter of SEC vs Equialt, LLC, et al.

BPO
10113 Somersby Dr
Riverview, FL 33578
March 13, 2020

COLDWELL BANKER REALTY

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Property Summary

★ 10113 Somersby Drive, Riverview, FL 33578

Beds	Bath	SQFT	Lot Size
3	2	1,827	5,830 SqFt

Listing Detail

Property Type Single-Family

Year Built 1998

County Hillsborough County

Tax Amount $2,983

Tax Year 2018

Parcel # U-18-30-20-2NW-000002-00003.0

MLS Area 33578 - RIVERVIEW

Community Lake St. Charles

Senior Community No

Subdivision LAKE ST CHARLES UNIT 6

HOA Dues $120

School District Riverview

Elementary School Riverview Elem School-Hb

Middle School Giunta Middle-Hb

High School Spoto High-Hb

Building Style Ranch

Features

New Construction No

Floors Laminate

Garage 2, 20X20

Parking 2 Car Garage

Basement None

Roof Shingle

Heat/AC Electric, Central Air

Fuel Electric

Fireplace None

View Residential

Waterfront No

Pool Screen Enclosure, In Ground

Exterior Block, Stucco

Bathroom Details Full Bath 2

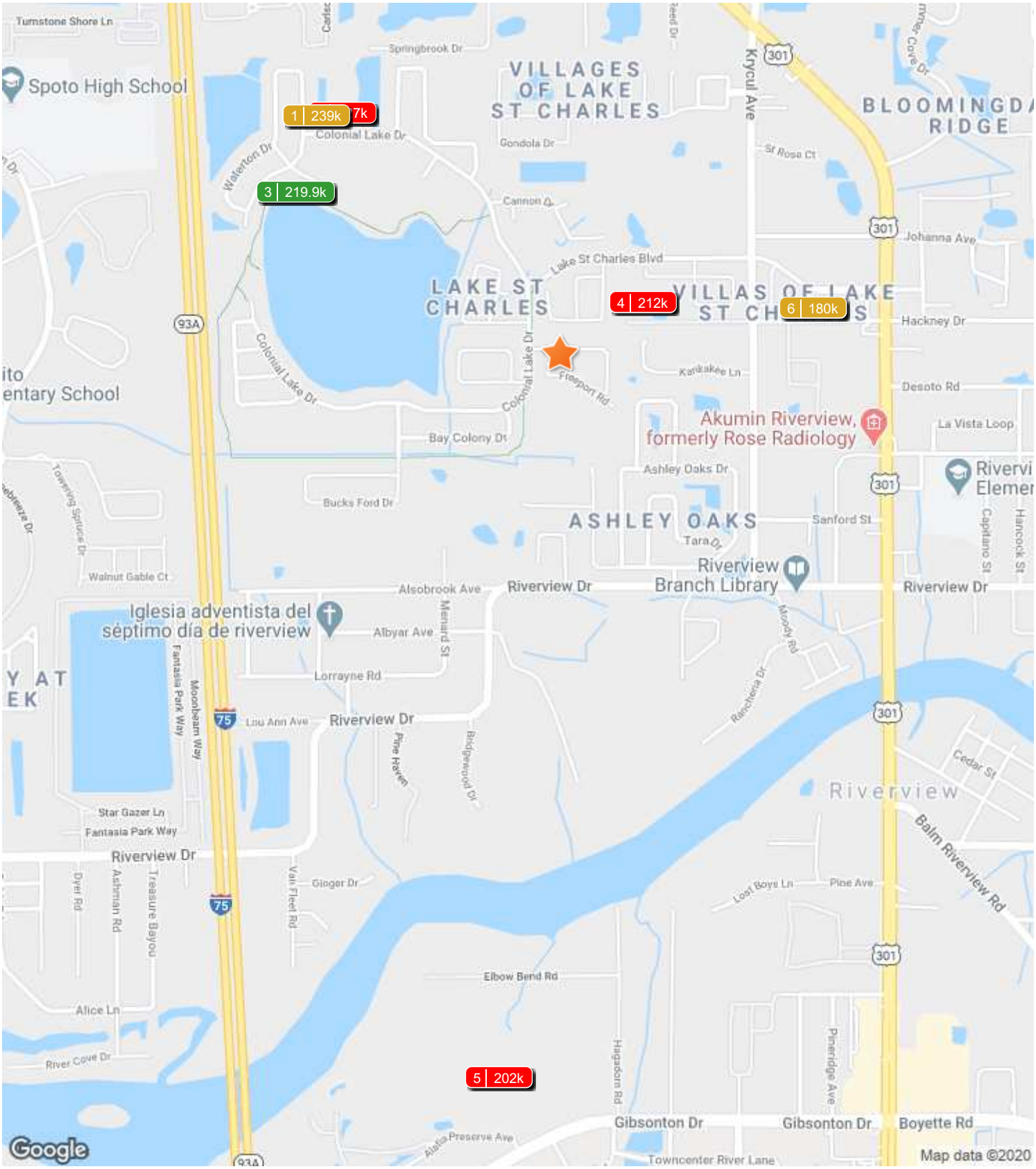
Remarks

Beautiful pool home located in Lake St. Charles ready for immediate occupancy! Home features include a screened pool, laminate flooring through much of the home and convenient location near I-75 in a growing area of Hillsborough County.

All information provided is deemed reliable but is not guaranteed and should be independently verified.

Jamie Meloni | jamie.meloni@cbrealty.com

Listing Location Map



Active Properties | Pending Properties | Sold Properties

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Listing Location Map

		Address	Price	Beds	Baths	Days	SQFT	$/SQFT
★		10113 Somersby Drive Riverview, FL 33578	$185,000	3	2	14	1,827	$101
1.		6717 Waterton Drive Riverview, FL 33578	$239,000	3	2	58	1,796	$133
2.		6756 Waterton Drive Riverview, FL 33578	$227,000	3	2	65	1,662	$137
3.		6813 Waterton Drive Riverview, FL 33578	$219,900	3	2	32	1,780	$124
4.		6912 Jamestown Manor D… Riverview, FL 33578	$212,000	3	2	140	1,643	$129
5.		10428 Maronda Drive Riverview, FL 33578	$202,000	3	2	112	1,874	$108
6.		10512 Fire Oak Court Riverview, FL 33578	$179,999	3	2	67	1,624	$111

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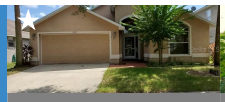
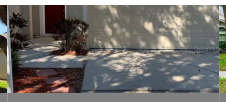
Side by Side Comparisons

	 10113 Somersby Drive Riverview, FL 33578	6717 Waterton Drive Riverview, FL 33578	6756 Waterton Drive Riverview, FL 33578	 6813 Waterton Drive Riverview, FL 33578	6912 Jamestown Manor ... Riverview, FL 33578	10428 Maronda Drive Riverview, FL 33578
Status	Pending	Pending	Sold	Active	Sold	Sold
Bedrooms	3	3	3	3	3	3
Bathrooms	2	2	2	2	2	2
Bathroom Details	- Full Bath 2	- Full Bath 2	- Full Bath 2	- Full Bath 2	- Full Bath 2	- Full Bath 2
Sqft	1,827	1,796	1,662	1,780	1,643	1,874
Lot SqFt	5,830	4,950	5,700	5,786	5,500	6,404
Year Built	1998	2002	2003	2003	1996	2002
Property Type	Single-Family	Residential	Residential	Residential	Residential	Residential
Building Style	Ranch	Contemporary	-	-	-	-
Days on Market	14	58	65	32	140	112
List Price	$185,000	$239,000	$229,999	$219,900	$219,900	$200,000
Original List Price	$185,000	$245,000	$239,900	$239,900	$225,000	$225,000
% Of List Price	-	-	99%	-	96%	101%
Pre-Adjusted Price	-	$239,000	$227,000	$219,900	$212,000	$202,000
Sold Price	-	-	$227,000	-	$212,000	$202,000
Sold Date	-	-	08/16/2019	-	08/27/2019	04/09/2019
$/SqFt	$101	$133	$137	$124	$129	$108
$/Lot SqFt	$32	$48	$40	$38	$39	$32
MLS #	T3204598	T3219765	T3175491	T3218377	T3161544	T3142707
County	Hillsborough County	Hillsborough County	Hillsborough County	Hillsborough County	Hillsborough County	Hillsborough County
Tax Amount	$2,983	$3,062	$2,585	$4,876	$2,644	$3,718
Tax Year	2018	2018	2018	2018	2018	2017
Community	Lake St. Charles	-	-	-	-	-
Subdivision	LAKE ST CHARLES UNIT 6	LAKE ST CHARLES UN 13 & 14	LAKE ST CHARLES UN 13 & 14	LAKE ST CHARLES UNIT 11	LAKE ST CHARLES UNIT 02	LAKE ST CHARLES VLGS A B C D
HOA Dues	$120	$120	$120	$120	$120	$325
New Construction	No	-	-	-	-	-
School District	Riverview	-	-	-	-	-
Elementary School	Riverview Elem School-Hb	Riverview Elem School-Hb	-	-	-	-
Middle School	Giunta Middle-Hb	Giunta Middle-Hb	-	-	-	-
High School	Spoto High-Hb	Spoto High-Hb	-	-	-	-

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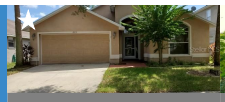
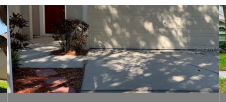
	 10113 Somersby Drive Riverview, FL 33578	6717 Waterton Drive Riverview, FL 33578	6756 Waterton Drive Riverview, FL 33578	 6813 Waterton Drive Riverview, FL 33578	6912 Jamestown Manor ... Riverview, FL 33578	10428 Maronda Drive Riverview, FL 33578
Basement	None	-	-	-	-	-
Garage	2, 20X20	2, 20X22	2, 19X20	2, 22X22	2, 20X20	2, 12X12
Fireplace	None	-	-	-	-	-
Fuel	Electric	Central	Natural Gas	Central	Central	Electric, Central
Heat/AC	Electric, Central Air	Central, Central Air	Natural Gas, Central Air	Central, Central Air	Central, Central Air	Electric, Central, Central Air
Floors	Laminate	Vinyl, Travertine, Ceramic Tile	Ceramic Tile, Laminate	Ceramic Tile, Carpet	Ceramic Tile, Carpet	Ceramic Tile, Carpet
Exterior	Block, Stucco	Stucco, Block	Block	Stucco	Block, Stucco	Stucco, Block
Roof	Shingle	Shingle	Shingle	Shingle	Shingle	Shingle
Pool	Screen Enclosure, In Ground	-	-	-	-	-
View	Residential	-	-	-	-	-
Waterfront	No	-	-	-	-	-

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	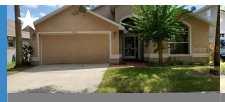 10113 Somersby Drive Riverview, FL 33578	10512 Fire Oak Court Riverview, FL 33578
Status	Pending	Pending
Bedrooms	3	3
Bathrooms	2	2
Bathroom Details	- Full Bath 2	- Full Bath 2
Sqft	1,827	1,624
Lot SqFt	5,830	4,443
Year Built	1998	2002
Property Type	Single-Family	Residential
Building Style	Ranch	Ranch, Patio
Days on Market	14	67
List Price	$185,000	$179,999
Original List Price	$185,000	$185,000
% Of List Price	-	-
Pre-Adjusted Price	-	$179,999
Sold Price	-	-
Sold Date	-	-
$/SqFt	$101	$111
$/Lot SqFt	$32	$41
MLS #	T3204598	T3217171
County	Hillsborough County	Hillsborough County
Tax Amount	$2,983	$2,322
Tax Year	2018	2018
Community	Lake St. Charles	-
Subdivision	LAKE ST CHARLES UNIT 6	LAKE ST CHARLES UNIT 15
HOA Dues	$120	$220
New Construction	No	-
School District	Riverview	-
Elementary School	Riverview Elem School-Hb	-
Middle School	Giunta Middle-Hb	-
High School	Spoto High-Hb	Spoto High-Hb

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	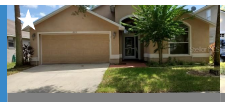 10113 Somersby Drive Riverview, FL 33578	10512 Fire Oak Court Riverview, FL 33578
Basement	None	-
Garage	2, 20X20	2, 18X20
Fireplace	None	-
Fuel	Electric	Heat Pump
Heat/AC	Electric, Central Air	Heat Pump, Central Air
Floors	Laminate	Laminate, Ceramic Tile, Carpet
Exterior	Block, Stucco	Stucco, Block
Roof	Shingle	Shingle
Pool	Screen Enclosure, In Ground	-
View	Residential	-
Waterfront	No	-

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Status Comparisons

	Bed	Bath	SqFt	Lot SqFt	List Price	$/SqFt	Sold Date	Sale Price	Adj Price
★ Subject Property	3	2	1,827	5,830	$185,000	$101	-	-	-

Active Properties

		Bed	Bath	SqFt	Lot SqFt	List Price	$/SqFt	Sold Date	Sale Price	Adj Price
3.	6813 Waterton Drive Riverview, FL 33578	3	2	1,780	5,786	$219,900	$124	-	-	-

Pending Properties

		Bed	Bath	SqFt	Lot SqFt	List Price	$/SqFt	Sold Date	Sale Price	Adj Price
1.	6717 Waterton Drive Riverview, FL 33578	3	2	1,796	4,950	$239,000	$133	-	-	-
6.	10512 Fire Oak Court Riverview, FL 33578	3	2	1,624	4,443	$179,999	$111	-	-	-

Sold Properties

		Bed	Bath	SqFt	Lot SqFt	List Price	$/SqFt	Sold Date	Sale Price	Adj Price
2.	6756 Waterton Drive Riverview, FL 33578	3	2	1,662	5,700	$229,999	$137	08/16/2019	$227,000	-
4.	6912 Jamestown Manor... Riverview, FL 33578	3	2	1,643	5,500	$219,900	$129	08/27/2019	$212,000	-
5.	10428 Maronda Drive Riverview, FL 33578	3	2	1,874	6,404	$200,000	$108	04/09/2019	$202,000	-

Provided by Your Brokerage. All information provided is deemed reliable but is not guaranteed and should be independently verified.

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Listing Averages

Active Properties

Home Averages (1 property)

Beds	Baths	SqFt
3.0	2.00	1,780
$/SqFt	**Lot SqFt**	**$/Lot SqFt**
$124	5,786	$38
Days		
32		

Pending Properties

Home Averages (2 properties)

Beds	Baths	SqFt
3.0	2.00	1,710
$/SqFt	**Lot SqFt**	**$/Lot SqFt**
$122	4,697	$44
Days		
63		

Sold Properties

Home Averages (3 properties)

Beds	Baths	SqFt
3.0	2.00	1,726
$/SqFt	**Lot SqFt**	**$/Lot SqFt**
$124	5,868	$37
Days		
106		

Property Pricing

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Estimate Comparison

AVG ZESTIMATE ®
3% Over

Under | Accurate | Over

Sold Listings

2. 6756 Waterton Drive — $5,201 Over

Sold Price	$227,000
Zestimate ®	$232,201

4. 6912 Jamestown Manor Drive — $4,674 Over

Sold Price	$212,000
Zestimate ®	$216,674

5. 10428 Maronda Drive — $7,648 Over

Sold Price	$202,000
Zestimate ®	$209,648

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Pricing Analysis

★ 10113 Somersby Drive, Riverview, FL 33578

Approximate Market Value

$210,000

Details

Property is a distressed home but located in a nice community with rising values and home is well maintained too. Features a maintained in ground pool with screened enclosure and easy access to I-75 and many new developments in the area will help values remain stable and rise in the coming years as demand continues to grow in this area. In addition, there is strong rental demand for homes like these from out of area investment groups and hedge funds.

Valuation is based upon an exterior inspection and interior condition is assumed to be average condition and comparable to other homes in the neighborhood.

Price Based on Average Sales

Average Price of Sold Comparable Properties	**$213,667**

Price Based on Square Footage

Average $/SqFt of Sold Comparable Properties	**$124.47**
Square Footage of Subject Property	**1,827**
Price based on square footage of Subject Property	**$227,404**

Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

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Agent Profile

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