

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	157 Tropic Boulevard, Largo, FL 33770	Order ID	7865337	Property ID	31905412
Inspection Date	01/06/2022	Date of Report	01/11/2022		
Loan Number	45618	APN	332915924120000180		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	01.04.22_BPO_Update	Tracking ID 1	01.04.22_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	Subject property is in good condition with updates through out. Granite counter tops, new cabinets, fixtures and flooring. S/S appliances. Block construction built in 1978. There are no external influences affecting the marketing of this property. Conforms to neighborhood.
R. E. Taxes	\$1,051		
Assessed Value	\$100,337		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Neighborhood within 2 miles of local schools, parks, shopping, restaurants, and other amenities. There are no commercial or industrial influences affecting the marketing in this neighborhood. REO and pre foreclosure activity in area, there are no boarded up properties in this immediate area.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$245429 High: \$601250		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	157 Tropic Boulevard	2084 Victory Ave	821 10th St Sw	576 Eastview Rd
City, State	Largo, FL	Largo, FL	Largo, FL	Largo, FL
Zip Code	33770	33770	33770	33770
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.83 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$469,000	\$489,900
List Price \$	--	\$385,000	\$389,000	\$489,900
Original List Date		12/16/2021	12/03/2021	11/18/2021
DOM · Cumulative DOM	-- · --	1 · 26	35 · 39	3 · 54
Age (# of years)	44	36	66	52
Condition	Good	Average	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,290	1,530	1,502	1,430
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	Pool - Yes
Lot Size	0.19 acres	0.19 acres	0.17 acres	0.19 acres
Other	None	None	None	None

* Listing 3 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** Listing #1 is located close in proximity to subject with same number of beds and baths. Two car garage with an in ground pool. Average condition, no updates. Fair Market Property. Similar in value after adjustments for differences.
- Listing 2** Listing #2 is located close in proximity to subject with same number of beds and baths. Similar, yet superior square footage. No covered parking. Older in age than subject property. Similar in value after adjustments for differences.
- Listing 3** Listing #3 is located close in proximity to subject with same number of beds and baths. Similar, yet superior square footage. Two car garage. In ground pool. Good condition with updates through out. Quartz counter tops, new cabinets, fixtures, flooring, and S/S appliances. Fair Market Property. Superior due to pool. Comparable to subject in beds, baths, and condition. Superior due to pool..

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	157 Tropic Boulevard	2223 Overbrook Ave N	32 Southwind Dr	697 Crescent Dr
City, State	Largo, FL	Belleair Bluffs, FL	Belleair Bluffs, FL	Largo, FL
Zip Code	33770	33770	33770	33770
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.37 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,500	\$425,000	\$485,000
List Price \$	--	\$385,500	\$425,000	\$485,000
Sale Price \$	--	\$390,000	\$425,000	\$464,222
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/12/2021	08/17/2021	11/22/2021
DOM · Cumulative DOM	-- · --	5 · 31	5 · 62	15 · 40
Age (# of years)	44	62	65	50
Condition	Good	Average	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,290	1,271	1,558	1,487
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 3	3 · 2
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	0.23 acres	0.25 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	+\$25,000	-\$11,580	-\$41,820
Adjusted Price	--	\$415,000	\$413,420	\$422,402

* 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** Sold #1 is located close in proximity to subject with same number of beds, baths and square footage. Two car garage. Average condition, no updates. Fair market Property. Adjusted for age (+\$5000) and condition differences (+\$20,000).
- Sold 2** Sold #2 is located close in proximity to subject with one less bed and one additional bath. Superior square footage. Two car garage. Good condition with similar interior upgrades as subject property. Older in age than subject property. Fair Market Property. Adjusted for square footage (-\$16,080), one less bed (+\$5000), one additional bath (-\$6000). and age (+\$5000), Superior due to square footage.
- Sold 3** Sold #3 is located close in proximity to subject with same number of beds and baths. Similar yet superior square footage. Similar to subject in age. Good condition with updates through out. New cabinets, solid surface counter tops, new fixtures, hardware, and flooring. New appliances. Two car garage. Screen enclosed in ground pool. Fair Market Property. Adjusted for square footage (-\$11,820), and screen enclosed pool (-\$30,000). Superior due to pool and square footage.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	CHARLES RUTENBERG REALTY INC	Per MLS listed on 12/31/2021 for \$399,900 (Pending Contract). Listed on 07/07/2021 for \$299,000 and sold on 09/22/2021 for \$300,000. Per tax records sold on 01/01/1980 for \$65,000					
Listing Agent Name	Andrea Stoll						
Listing Agent Phone	727-490-9964						
# 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
07/07/2021	\$299,000	12/31/2021	\$399,900	Sold	09/22/2021	\$300,000	MLS
12/31/2021	\$399,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$420,000	\$420,000
Sales Price	\$415,000	\$415,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
<p>Searched subdivision and zip code for properties similar to subject in age, condition, beds, baths, and square footage. Keeping proximity heavily weighted criteria. Based value on subject in good condition as a fair market property to sell in a normal marketing period. As Is with no seller concessions. Based value on active and solds and adjusted for differences. Subject property is newer in age than average for immediate area. Due to the limited inventory similar to subject property, expanded age for AC2, SC2 and SC3. Expanded distance 1 mile for AC2 and SC3. Same neighborhood with similar values. These are currently the best comps available for subject property and the adjustments are sufficient to account for differences between subject and comps. ***Subject property based on sales is priced below market value for immediate area. Subject property has been updated at upper end of market since prior report and prior report comps are almost 1 year old. Properties have increased in this area.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value variance is due to the subject property having been completely renovated since prior report and prior comps are currently 9 to 12 months old. Properties have increased in this immediate area. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

Subject Photos



Front



Front



Address Verification



Street



Street



Other

Listing Photos

L1 2084 Victory Ave
Largo, FL 33770



Front

L2 821 10th St Sw
Largo, FL 33770



Front

L3 576 Eastview Rd
Largo, FL 33770



Front

Sales Photos

S1 2223 Overbrook Ave N
Belleair Bluffs, FL 33770



Front

S2 32 Southwind Dr
Belleair Bluffs, FL 33770



Front

S3 697 Crescent Dr
Largo, FL 33770



Front

ClearMaps Addendum

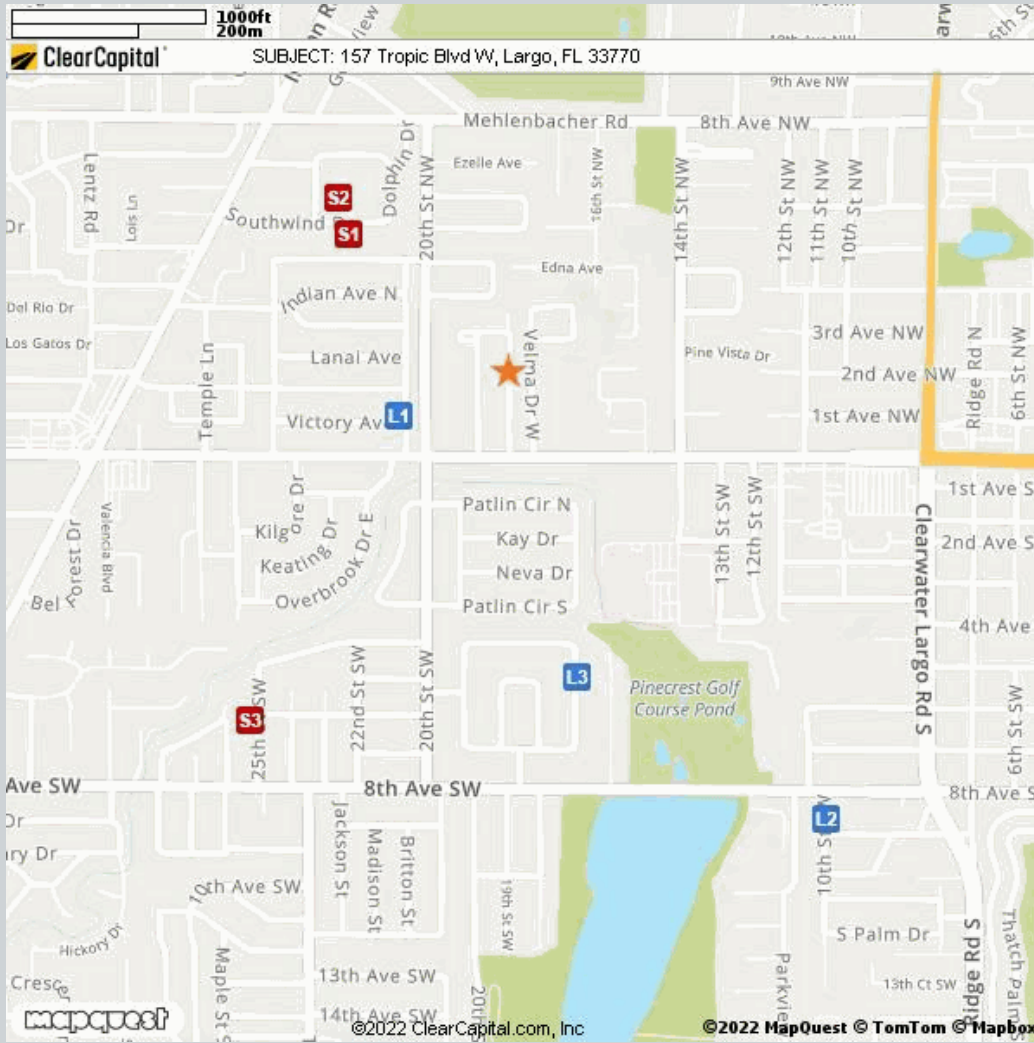
Address ★ 157 Tropic Boulevard, Largo, FL 33770

Loan Number 45618

Suggested List \$420,000

Suggested Repaired \$420,000

Sale \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	157 Tropic Boulevard, Largo, FL 33770	--	Parcel Match
L1 Listing 1	2084 Victory Ave, Largo, FL 33770	0.17 Miles ¹	Parcel Match
L2 Listing 2	821 10th St Sw, Largo, FL 33770	0.83 Miles ¹	Parcel Match
L3 Listing 3	576 Eastview Rd, Largo, FL 33770	0.47 Miles ¹	Street Centerline Match
S1 Sold 1	2223 Overbrook Ave N, Largo, FL 33770	0.32 Miles ¹	Parcel Match
S2 Sold 2	32 Southwind Dr, Largo, FL 33770	0.37 Miles ¹	Parcel Match
S3 Sold 3	697 Crescent Dr, Largo, FL 33770	0.64 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	Carin Bowman	Company/Brokerage	Century 21 Real Estate Champions
License No	SL646550	Address	11140 8th St. E Treasure Island FL 33706
License Expiration	09/30/2022	License State	FL
Phone	8133634642	Email	carinbowman@aol.com
Broker Distance to Subject	10.17 miles	Date Signed	01/11/2022

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.