

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	4375 Coquina Drive, Jacksonville Beach, FL 32250	Order ID	8367661	Property ID	33141614
Inspection Date	08/05/2022	Date of Report	08/08/2022		
Loan Number	45751	APN	1801730000		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	UNKNOWN	Tracking ID 1	UNKNOWN		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Subject is a stucco exterior home in average condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.
R. E. Taxes	\$8,972	
Assessed Value	\$443,399	
Zoning Classification	Residential RLD-60	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. Comps were chosen because of value opinion and condition. There are 0 REO's and 0 Short Sales for Active comps. There are 0 REO's and 0 Short Sales for Sold comps. I conducted a 3.0 mile (radius) search for both Active/Sold comps. All comps should be considered similar to subject in condition. Within 1 mile of shopping, schools, restaurants and major roadways. Typically, \$3000 is being offered for seller concessions.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$432500 High: \$1135000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4375 Coquina Drive	4190 Tradewinds Dr	13775 Deer Chase Pl	1349 Plantation Oaks Dr N
City, State	Jacksonville Beach, FL	Jacksonville Beach, FL	Jacksonville, FL	Jacksonville Beach, FL
Zip Code	32250	32250	32224	32250
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	1.36 ¹	1.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$995,000	\$899,900	\$895,000
List Price \$	--	\$995,000	\$899,900	\$869,500
Original List Date		07/22/2022	06/17/2022	04/29/2022
DOM · Cumulative DOM	-- · --	16 · 17	18 · 52	58 · 101
Age (# of years)	60	22	18	29
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Beneficial ; Waterfront	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Woods	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Ranch	2 Stories Traditional	1 Story Ranch	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,535	1,992	2,602	2,485
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	7	8	9	9
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	Pool - Yes	--
Lot Size	0.24 acres	0.25 acres	0.37 acres	0.37 acres
Other	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP

* 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** Waterfront 3 bedroom, 2.5 bath with loft. Enclosed heated pool and spa. Outdoor kitchen with grill, oven and fridge. Dock with 10lb boat lift, floating dock, and fish cleaning station. Kitchen and master bath have been updated. New roof in 2018.
- Listing 2** Call Seller (Lee) directly to book showing. Drive up and view the mature palm trees and lush landscaping. Step onto the front porch travertine tile and open the double entry glass doors and step inside where you'll be greeted with soaring ceilings, architectural arches, and huge picture window overlooking your amazing back yard with screened, heated saltwater pool, stacked stone feature wall with fountains, and a relaxing spa. This stunning home features 4 bedrooms, 3 baths, 2 car garage, separate dining room with over looking serving bar, gas fireplace, stainless steel double sink, granite countertops and so much more! The garage is oversized and comes complete with surround sound, cabinets, and the recently replaced HVAC system. Call Seller directly for showings!
- Listing 3** PRICE REDUCTION! \$10,000! Amazing opportunity to live at the beach !!! Short bike ride, less than 10 minutes, to beach and world famous Jax Beach Golf Club is walking distance. This all-brick beauty is nestled between the beach and the intra-coastal waterway with 4 beds, and 2.5 bath. Expansive living room plus family room have high 11 ft ceiling and crown molding. New kitchen cabinets. Granite countertop, farmhouse sink and all new SS appliances, with an air fryer oven. Spacious master bath with free standing soaking tub and frameless shower enclosure. Waking closet. And lots of storage-space. New tiles and flooring throughout house. Fully fenced backyard and paved driveway with two car garage. Roof replaced in 2019. Sprinkler system for lawn.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4375 Coquina Drive	4493 Coquina Dr	4335 Coquina Dr	4345 Coquina Dr
City, State	Jacksonville Beach, FL	Jacksonville Beach, FL	Jacksonville Beach, FL	Jacksonville Beach, FL
Zip Code	32250	32250	32250	32250
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.06 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$959,000	\$839,000	\$825,000
List Price \$	--	\$945,000	\$779,000	\$800,000
Sale Price \$	--	\$917,000	\$763,000	\$775,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	09/30/2021	12/15/2021	02/25/2022
DOM · Cumulative DOM	-- · --	81 · 135	10 · 188	81 · 99
Age (# of years)	60	21	60	30
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Busy Road
View	Beneficial ; Woods	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water
Style/Design	1 Story Ranch	2 Stories Traditonal	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,535	2,442	3,282	2,142
Bdrm · Bths · ½ Bths	3 · 2	4 · 4	4 · 4	4 · 2
Total Room #	7	10	10	8
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	0.24 acres	0.58 acres	0.25 acres	0.26 acres
Other	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio
Net Adjustment	--	-\$29,500	-\$33,470	-\$20,930
Adjusted Price	--	\$887,500	\$729,530	\$754,070

* Sold 2 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** Back on the Market! Buyers could not perform. Boat Lovers Dream! Step out your back door and Paradise awaits in your own backyard. This immaculately kept home in the highly desirable Isle Of Palms will make you never want to leave - with views of the water from every room. This home offers four bedrooms ,four bathrooms, office and a workshop (can be converted into another room)updated master bath with all travertine, kitchen has newer stainless steel appliances with granite countertops and new double paned windows. This home will not disappoint sitting on one of the biggest lots on the water. Dock is equipped with 2 boatlifts one holding max capacity 4,000 ILBS and other max capacity of 10,000 ILBS...So bring your boat and jet ski and call this place your HOME. Adjustment made for Condition (-\$10,000), Age (-\$4000), Bedroom/Bath Count (-\$12,000) and Lot size (-\$3500).
- Sold 2** Welcome to the fish camp! Boater's paradise located on the widest canal in south Isle of Palms! Minutes from open water. Enjoy fun in the sun while splashing in the pool. Relaxing evenings in the hot tub await you. The spacious double deck with outdoor kitchen is perfect for family and friend entertaining. 16000 lb boat lift. Five bedroom/four bathroom with over 3000 sq ft. New exterior deck. Large Owners Suite. Adjustment made for GLA (-\$7470), Bedroom/Bath Count (-\$16,000) and Pool (-\$10,000).
- Sold 3** Dock your boat behind your house! 75 feet of waterfront paradise. This seller added approx. 25 feet of land via the bulkhead project that would cost you \$150,000 anywhere else. More backyard space than almost any in the neighborhood and has the highest elevation. Both stories have a bank of sliding glass doors that allow you to invite the outdoors in. Roll down storm shutters already installed for peace of mind. Enjoy the sunrise looking over the water in this East facing home and stay in your backyard all day as you savor the shade while the sunsets in the West. Park your RV/Boat in privacy behind your front gate. Two 30 amp connections plus an additional driveway provide extensive parking. 2012 roof, 2018 AC, dredged 2021, see feature sheet for more details! Adjustment made for Condition (-\$10,000), Age (-\$3000), GLA (-\$3930), Bedroom Count (-\$4000) and FP (\$2000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no listing history available for subject for the past 12 months. Information was researched in MLS.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$745,000	\$745,000
Sales Price	\$735,000	\$735,000
30 Day Price	\$676,000	--
Comments Regarding Pricing Strategy		
<p>It was necessary to expand beyond AGE, GLA, Sold date, Distance and Wide Comp Value Range guidelines due to limited comps in the area. Please note that I was forced to use good condition comps due to proximity. Also, subject neighborhood is a neighborhood where most comps have been renovated/updated. I gave most weight to CL2 and CS2 which is similar to subject in overall appeal and condition. The Anticipated Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market value. Per your request final value conclusion revised.</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



Street



Street

Listing Photos

L1 4190 TRADEWINDS DR
Jacksonville Beach, FL 32250



Front

L2 13775 DEER CHASE PL
Jacksonville, FL 32224



Front

L3 1349 PLANTATION OAKS DR N
Jacksonville Beach, FL 32250



Front

Sales Photos

S1 4493 COQUINA DR
Jacksonville Beach, FL 32250



Front

S2 4335 COQUINA DR
Jacksonville Beach, FL 32250



Front

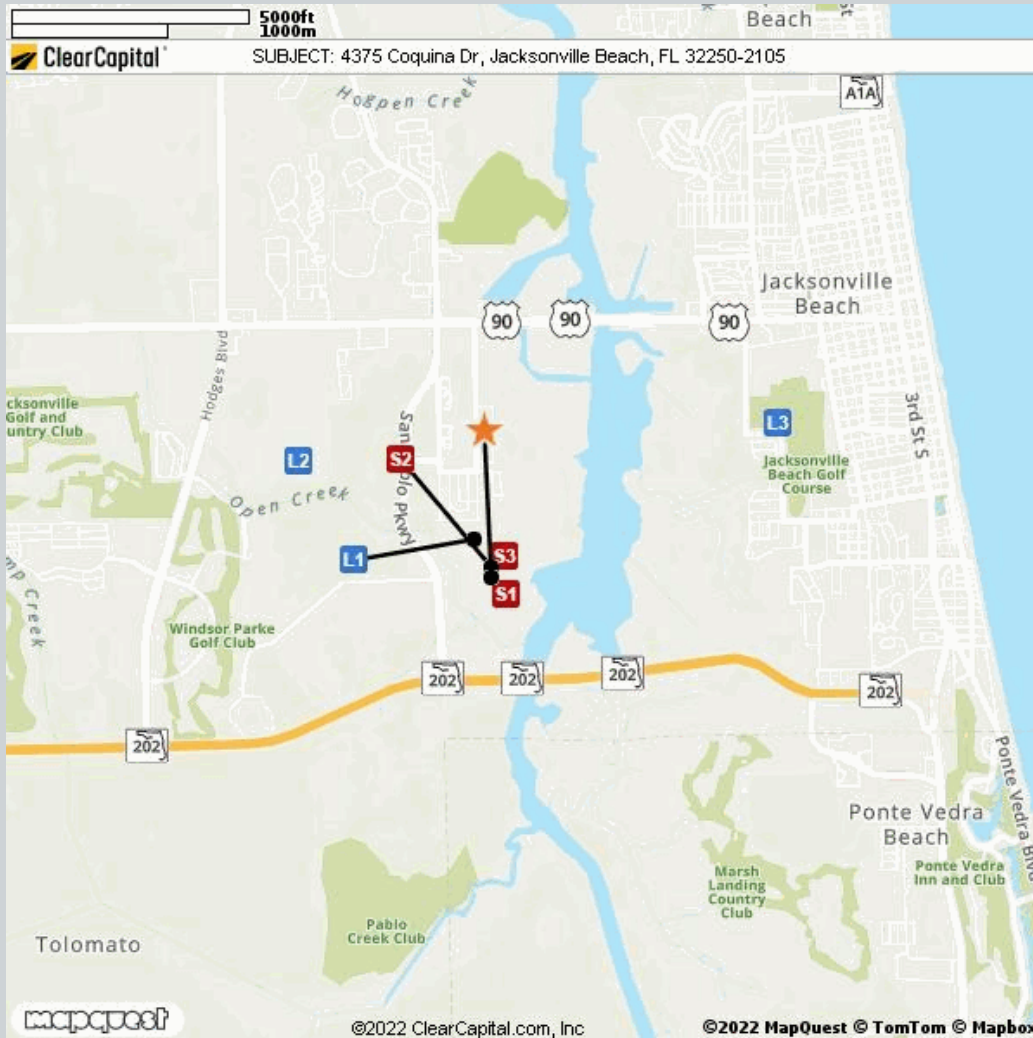
S3 4345 COQUINA DR
Jacksonville Beach, FL 32250



Front

ClearMaps Addendum

Address ★ 4375 Coquina Drive, Jacksonville Beach, FL 32250
Loan Number 45751 **Suggested List** \$745,000 **Suggested Repaired** \$745,000 **Sale** \$735,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4375 Coquina Drive, Jacksonville Beach, FL 32250	--	Parcel Match
L1 Listing 1	4190 Tradewinds Dr, Jacksonville Beach, FL 32250	0.25 Miles ¹	Parcel Match
L2 Listing 2	13775 Deer Chase Pl, Jacksonville, FL 32224	1.36 Miles ¹	Parcel Match
L3 Listing 3	1349 Plantation Oaks Dr N, Jacksonville Beach, FL 32250	1.82 Miles ¹	Street Centerline Match
S1 Sold 1	4493 Coquina Dr, Jacksonville Beach, FL 32250	0.19 Miles ¹	Parcel Match
S2 Sold 2	4335 Coquina Dr, Jacksonville Beach, FL 32250	0.06 Miles ¹	Parcel Match
S3 Sold 3	4345 Coquina Dr, Jacksonville Beach, FL 32250	0.04 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	James Morgan	Company/Brokerage	James Morgan
License No	SL3153800	Address	1450 Holly Oaks Lake Rd W Jacksonville FL 32225
License Expiration	09/30/2023	License State	FL
Phone	9045367867	Email	jmdaryl50@gmail.com
Broker Distance to Subject	8.15 miles	Date Signed	08/07/2022

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.