

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.

<b>Address</b>	349 Glenlyon Drive, Orange Park, FL 32073	<b>Order ID</b>	8860727	<b>Property ID</b>	34467543
<b>Inspection Date</b>	08/03/2023	<b>Date of Report</b>	08/04/2023		
<b>Loan Number</b>	45865	<b>APN</b>	42042500881401200		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clay		

**Tracking IDs**

<b>Order Tracking ID</b>	BPO Request 08.02 Citi-CS	<b>Tracking ID 1</b>	BPO Request 08.02 Citi-CS
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,862		Subject in good condition per recent renovation
<b>Assessed Value</b>	\$305,673		
<b>Zoning Classification</b>	Residential RB		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	LOCH RANE 9044602785		
<b>Association Fees</b>	\$1200 / Year (Pool,Landscaping,Insurance,Tennis,Other: Sprinkler System; Tennis Court(s); Walking/Jogging Path; Security Guard; Vehicle Wash Area)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Private		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable		Subject is located in area convenient to shopping, dining, doctors, hospital and schools. The market trend is indicated to be decreasing, still with supply shortage.
<b>Sales Prices in this Neighborhood</b>	Low: \$140000 High: \$539950		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	349 Glenlyon Drive	312 Devonshire Ln	2322 Glenfinnan Dr	339 Devonshire Ln
<b>City, State</b>	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
<b>Zip Code</b>	32073	32073	32073	32073
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.19 <sup>1</sup>	0.06 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$409,900	\$430,000	\$549,900
<b>List Price \$</b>	--	\$409,900	\$430,000	\$519,900
<b>Original List Date</b>		06/21/2023	07/15/2023	06/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	23 · 44	20 · 20	55 · 55
<b>Age (# of years)</b>	46	44	35	43
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,271	2,010	2,294	2,665
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2	3 · 2	5 · 3 · 1
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	--	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.34 acres	0.37 acres	0.47 acres	0.42 acres
<b>Other</b>	Enclosed Patio	Patio , Covered; Patio , Screened; Sprinkler	Patio , Open; Patio , Glassed Summer Kitchen	

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Similar to subject based on property type, lot, location. GLA, bedrooms, baths inferior. Contingent fair market sale. "The perfect home in guarded/gated Loch Rane community. 3 Bedroom/2.5 Bath. Upon entry the welcoming foyer adjoins Living/Dining room with cathedral ceiling and full wall brick fireplace. Hallway from foyer leads to all bedrooms including Owner's Bedroom with ensuite bath. Sliding doors lead from Owner's bedroom, Living/Dining room and Kitchen to screened Florida room. Florida room is perfect space for family and social gatherings and overlooks unground pool. Kitchen features breakfast area with access to Florida room. Laundry room off of kitchen leads to 2 car side entry garage and has adjoining office area. New front windows 2021, HVAC 2021, Water heater 2020, Pool liner 2023."
- Listing 2** Similar to subject based on property type, GLA, lot, location. Bedrooms, baths, no pool inferior. Fair market sale. "Beautiful all Brick home in the Guard Gated Loch Rane/Orange Park Country Club. The home has 3 bedrooms 2 full baths plus living room or office. separate formal dining room. Relax on your glassed porch for morning coffee and watch birds and squirrels in the fenced back yard which has a beautiful live oak tree. It has an open plan, split bedrooms, Kitchen was remodeled with pull out drawers for pots and pans and the pantry as well slide out making it easier to see what is in back!! Kitchen has quartz countertops & tile backsplash. Includes a rolling prep island as well. Home has plantation shutters throughout. Dining room has chair rail, There is distinctive millwork in the living room, dining room, and den, 6 inch baseboards & crown molding. It also has built in cabinets in den for additional storage. Hardwood in den, Luxury Vinyl planking LR, DR, BR's, tile baths, tile flooring in Lanai and much more. Close to top clay county schools, shopping, I295, restaurants, and much more. Sprinkler system in all of yard, front and back. Side entry 2 car garage. There is a pool in the country club HOA. You can contact their HOA for amount."
- Listing 3** Similar to subject based on property type, lot, location. GLA, bedrooms, baths, spa superior. Fair market sale. "Welcome to this stunning POOL home in the highly desirable community of Orange Park Country Club! Built for generational living, it features an attached guest suite with a full bath, kitchen, and bedroom. Natural light floods the interior, showcasing brand new LVP flooring throughout. The open concept living area flows into the reconfigured chef's kitchen with custom backsplash and eat-in area. Enjoy the Florida room and a backyard oasis with pool, outdoor brick kitchen, and yard. Don't miss your chance to tour this impeccable home!"

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	349 Glenlyon Drive	316 Glenlyon Dr	2305 Glenfinnan Dr	314 Gleneagles Dr
<b>City, State</b>	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
<b>Zip Code</b>	32073	32073	32073	32073
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.16 <sup>1</sup>	0.21 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$379,900	\$400,000	\$429,000
<b>List Price \$</b>	--	\$379,900	\$400,000	\$415,000
<b>Sale Price \$</b>	--	\$370,000	\$400,000	\$415,000
<b>Type of Financing</b>	--	Conv	Conv	Va
<b>Date of Sale</b>	--	03/16/2023	06/24/2023	04/29/2023
<b>DOM · Cumulative DOM</b>	-- · --	16 · 62	39 · 93	64 · 105
<b>Age (# of years)</b>	46	39	36	41
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	2 Stories Traditional	1 Story Ranch	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,271	2,578	2,341	2,586
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 3 · 1	4 · 3	4 · 2 · 2
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	0.34 acres	0.35 acres	0.58 acres	0.57 acres
<b>Other</b>	Enclosed Patio	Equipment Shed	Lanai , Screened	Lanai , Screened
<b>Net Adjustment</b>	--	-\$5,000	+\$4,000	-\$5,000
<b>Adjusted Price</b>	--	\$365,000	\$404,000	\$410,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 to subject based on property type, lot, location. GLA (-\$3000), baths (-\$2000) superior. Fair market sale conventional financing no concessions. "Don't miss out on this opportunity to own a 2 story home with a pool in the Loch Rane neighborhood. Enjoy the good life in this guard gated community. This spacious home boost a huge kitchen with a large island, granite countertops, huge serving and breakfast counter and large family/grand room with fireplace. Walk into the master suite where you'll find dual sinks, two walk-in closets and separate shower and tub. Go out back to the inground pool with a safety fence, 6ft privacy fence and room to park a large RV or boat. Other features of the house are 2 bathrooms on the 1st floor, plantation shutters, walking distance to the tennis courts, large hot tub, irrigation well, climate controlled garage, car lift and more. This 4 bdrm 4 bath has two additional rooms that could easily convert in into additional bedrooms, offices, game room or more. Schedule your showing today. Sold AS IS."
- Sold 2** Similar to subject based on property type, GLA, lot, location. No pool (+\$10,000) inferior; lot (-\$2000) superior. Fair market sale conventional financing \$2000 concessions. "Welcome home to your sprawling ranch brick home in the tucked away, immaculate, and sought after community of Loch Rane. Enter through the guard gate into your tranquil oasis in the middle of it all - I-295, shopping, dining, and movies are all just moments away. This impossible-to-find home on over a half-acre boasts a 164-foot wide lot that allows for BOAT and RV PARKING! Two master suites adorn this split floor plan, which is perfect for guests or in-laws. The large screened lanai overlooks the massive, fully privacy fenced backyard. The seller has tastefully updated this home with remodeled bathrooms, kitchen, lighting, flooring, and much more. The water heater was installed this year, and the HVAC has been serviced annually. A new roof will even be installed prior to closing!"
- Sold 3** Similar to subject based on property type, location. GLA (-\$3000), lot (-\$2000) superior. Fair market sale VA financing no concessions. "This well-maintained 2,586 sq ft home has 4 bedrooms, 2 full baths and 2 half baths that sits on over a half-acre lot. Located in a 24 hour guarded gated community. There's room to park your RV and/or boat in the backyard! The primary bedroom has a natural brick accent wall and 2 walk in closets with an on suite that has a soaker tub! This home has 2 wood burning fireplaces either downstairs which is a 2 sided fireplace or on the loft off the primary bedroom. Sit and relax in the screened lanai (32 x 12)that has tile flooring, new fans and lights enjoying your view of the in-ground pool. While in the backyard pick an orange from an orange tree and enjoy! Exterior has Hardie board and brick which is easy to maintain. Pool was redone 2022. Newer roof, 2021. Two A/C units."

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject last listed 2/8/2023 for \$499,900. The listing expired 4/9/2023 with no price changes.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	2						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
12/02/2022	\$499,900	02/08/2023	\$499,900	Pending/Contract	02/08/2023	\$499,900	MLS
02/08/2023	\$499,900	--	--	Expired	04/09/2023	\$499,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$415,000	\$415,000
<b>Sales Price</b>	\$405,000	\$405,000
<b>30 Day Price</b>	\$372,600	--
<b>Comments Regarding Pricing Strategy</b>		
Price was determined by using the most comparable sales at the current time. Normal adjustments have been made to acquire estimated value of subject. All comps share similar characteristics to the subject and are located in reasonable proximity. They will share marketability and buyer profile. All comps appear to be good substitutes for buyers and are viable indicators of value.		

## 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.

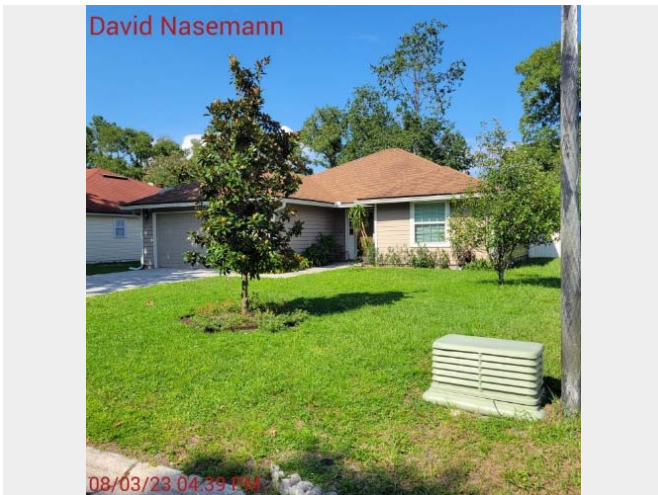
## Subject Photos



Front



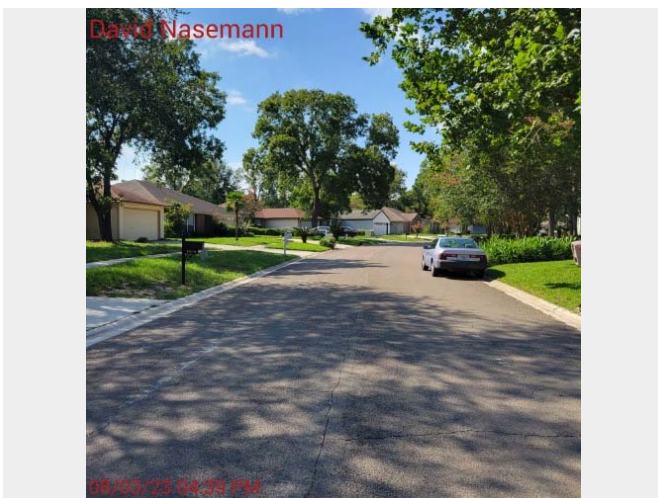
Address Verification



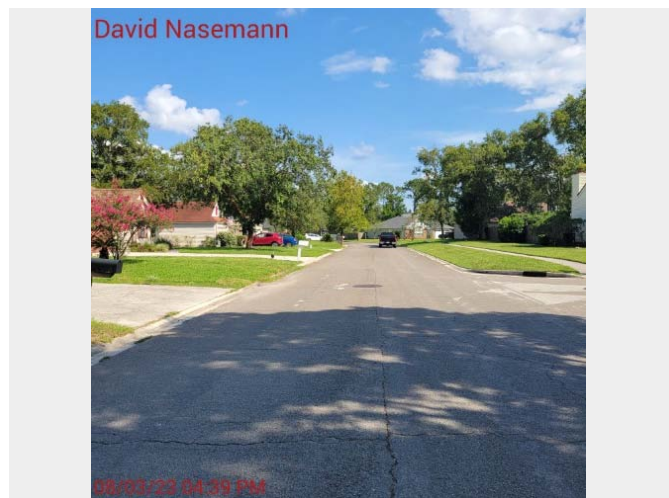
Side



Side



Street



Street



## Subject Photos



David Nasemann

08/03/23 04:40 PM

Other

## Listing Photos

**L1** 312 DEVONSHIRE LN  
Orange Park, FL 32073



Front

**L2** 2322 GLENFINNAN DR  
Orange Park, FL 32073



Front

**L3** 339 DEVONSHIRE LN  
Orange Park, FL 32073



Front

## Sales Photos

**S1** 316 GLENLYON DR  
Orange Park, FL 32073



Front

**S2** 2305 GLENFINNAN DR  
Orange Park, FL 32073



Front

**S3** 314 GLENEAGLES DR  
Orange Park, FL 32073



Front

### ClearMaps Addendum

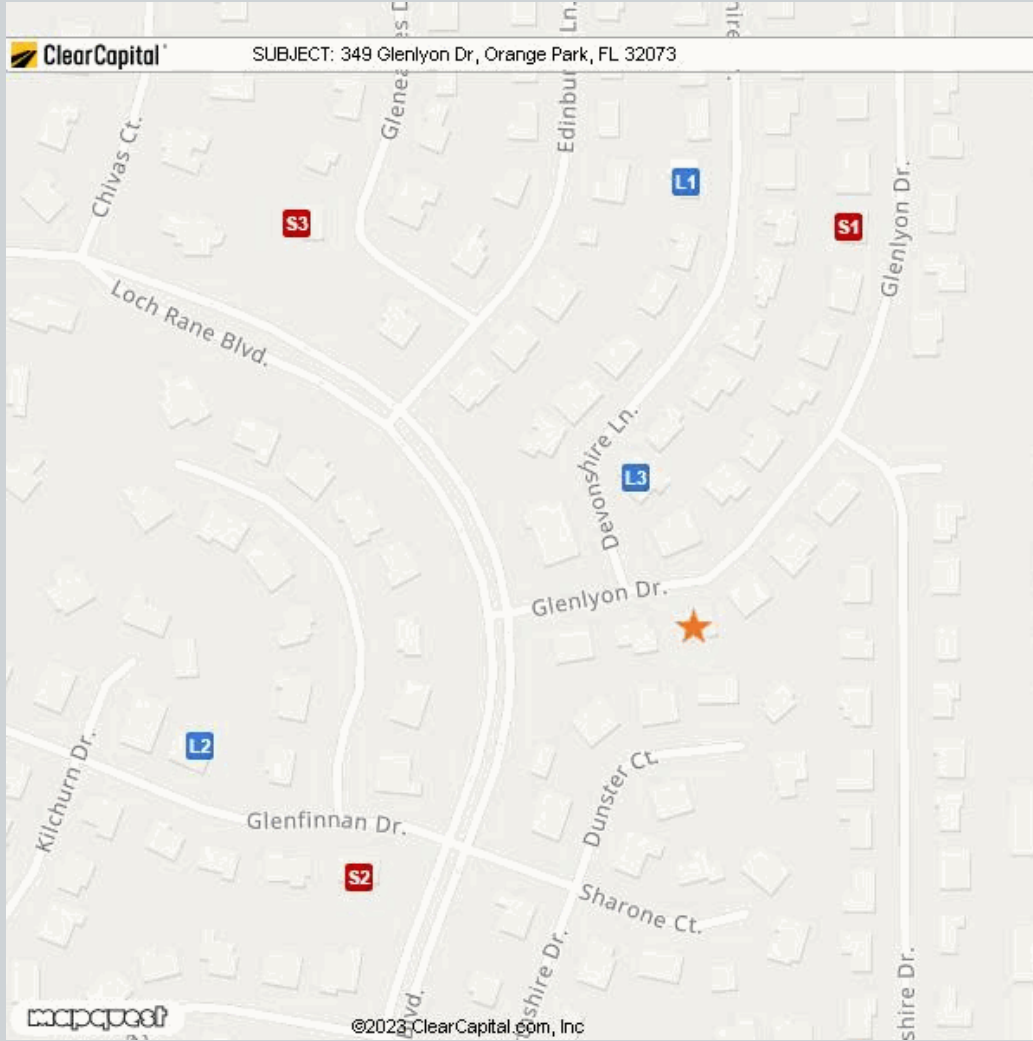
**Address** ★ 349 Glenlyon Drive, Orange Park, FL 32073

**Loan Number** 45865

**Suggested List** \$415,000

**Suggested Repaired** \$415,000

**Sale** \$405,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	349 Glenlyon Drive, Orange Park, FL 32073	--	Parcel Match
L1 Listing 1	312 Devonshire Ln, Orange Park, FL 32073	0.16 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2322 Glenfinnan Dr, Orange Park, FL 32073	0.19 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	339 Devonshire Ln, Orange Park, FL 32073	0.06 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	316 Glenlyon Dr, Orange Park, FL 32073	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2305 Glenfinnan Dr, Orange Park, FL 32073	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	314 Gleneagles Dr, Orange Park, FL 32073	0.21 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	David Nasemann	<b>Company/Brokerage</b>	FUTURE REALTY GROUP LLC
<b>License No</b>	SL3119564	<b>Address</b>	1404 Sapling Drive Orange Park FL 32073
<b>License Expiration</b>	03/31/2025	<b>License State</b>	FL
<b>Phone</b>	9043343116	<b>Email</b>	dnrealtor@gmail.com
<b>Broker Distance to Subject</b>	1.77 miles	<b>Date Signed</b>	08/04/2023

*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.