

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	6900 Greenholly Drive, Jacksonville, FLORIDA 32277	Order ID	8444660	Property ID	33346334
Inspection Date	09/27/2022	Date of Report	09/27/2022		
Loan Number	48927	APN	1171550000		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	09.26.22 BPO	Tracking ID 1	09.26.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Subject is a concrete 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	\$2,965	
Assessed Value	\$155,592	
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 1.0 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	Improving	
Sales Prices in this Neighborhood	Low: \$165500 High: \$370000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6900 Greenholly Drive	6818 Merrill Ct	2905 Red Oak Dr	3241 Vinewood Ln
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32277	32211	32277	32277
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.63 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$319,000	\$350,000
List Price \$	--	\$275,000	\$314,000	\$344,000
Original List Date		05/27/2022	09/01/2022	08/06/2022
DOM · Cumulative DOM	-- · --	123 · 123	26 · 26	52 · 52
Age (# of years)	60	67	66	62
Condition	Average	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 Traditional	1 Story Traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,185	1,608	2,233	1,870
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1	4 · 2	4 · 3
Total Room #	7	5	7	8
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.34 acres	0.19 acres	0.24 acres	0.21 acres
Other	porch, patio	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** Come see this charming brick and well maintained 3 Bedrooms/1 Bath/plus an office/den room. This one-story furnished home offers wall to wall carpet and tile floors with a wood-burning fireplace in its Florida Room. Irrigate your yard while saving money with the shallow well and pump. The garage has all the electrical connections and a water heater to make it the best tool garage you ever had.
- Listing 2** Open rooms and plenty of space will make this house perfect for any family with all the room for entertainment. Features include an open living space, brand new stainless steel appliances, as well as a private, master bedroom with ensuite master bath.
- Listing 3** Situated on a quiet street with no HOA, this property features 4 bedrooms and 3 baths, plus a converted garage (currently used as a bedroom with an ensuite bath), a screened porch, a fenced, private backyard retreat, and loads of potential. HVAC is only one year old and the pool pump was replaced this year! Roof is nearing end of life, but seller is willing to replace it with strong offer.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6900 Greenholly Drive	6805 Greenfern Ln	3133 Fruitwood Ln	3050 Townsend Blvd
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32277	32277	32277	32277
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.03 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$299,900	\$369,000
List Price \$	--	\$265,000	\$299,900	\$369,000
Sale Price \$	--	\$276,500	\$305,000	\$342,500
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	11/02/2021	08/15/2022	01/27/2022
DOM · Cumulative DOM	-- · --	37 · 37	32 · 32	71 · 71
Age (# of years)	60	62	62	55
Condition	Average	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 Colonial	1 Story Ranch/Rambler	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,185	2,114	1,790	2,112
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	5 · 4
Total Room #	7	6	6	10
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.34 acres	0.28 acres	0.23 acres	0.31 acres
Other	porch, patio	porch, patio, FP	porch, patio	porch, patio, FP
Net Adjustment	--	+\$14,710	-\$2,050	-\$8,270
Adjusted Price	--	\$291,210	\$302,950	\$334,230

* 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** Enjoy cozy nights by the Wood Burning Fireplace with plenty of space for all of your books with the Beautiful Built In Shelves. You will be Blown Away with the size of the Living Room. You are sure to have plenty of room for Family Gatherings and Celebrations. Adjustments made in DATED COMP = \$15000, GLA = \$710, BATH COUNT = \$1000 and FP = \$-2000.
- Sold 2** Stunning move-in-ready 3 bed 2 bath 1 car garage home in Arlington! This spacious home is perfect for entertaining with a large family room, bar and screened in patio. Newer roof, appliances and a detached shed for extra storage. Adjustments made in DATED COMP = \$-10000, GLA = \$3950, BATH COUNT = \$1000, PARKING = \$2000 and LOT SIZE = \$1000.
- Sold 3** JUST UPGRADED!!! NEW KITCHEN!!!! NEW FLOORS!!!! NEW BATHROOMS!!!! NEW APPLIANCE!!!! . 2-story colonial style home. Features 2 car garage, spacious backyard with plenty of space for a pool! Adjustments made in DATED COMP = \$10000, CONDITION = \$-10000, GLA = \$730, BED COUNT = \$-4000, BATH COUNT = \$-3000 and FP = \$-2000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No additional history comments.			
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
--	--	--	--	Sold	03/31/2022	\$200,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$305,000	\$305,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$271,400	--
Comments Regarding Pricing Strategy		
<p>Subject is in the vicinity of powerlines, a busy road, a school and commercial properties. This could have a negative effect on subject's marketability. I gave most weight to CL2 and CS1 which is similar to subject in overall appeal and condition. The Anticipated Sales Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market value. It was necessary to expand beyond DATED COMPS, DISTANCE and CONDITION guidelines due to limited comps in subject's immediate neighborhood. Please note that I was forced to use Good condition comps due to proximity. The comps used are the best possible currently available comps within 1.0 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</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 6818 Merrill Ct
Jacksonville, FL 32211



Front

L2 2905 Red Oak Dr
Jacksonville, FL 32277



Front

L3 3241 Vinewood Ln
Jacksonville, FL 32277



Front

Sales Photos

S1 6805 Greenfern Ln
Jacksonville, FL 32277



Front

S2 3133 Fruitwood Ln
Jacksonville, FL 32277



Front

S3 3050 Townsend Blvd
Jacksonville, FL 32277



Front

ClearMaps Addendum

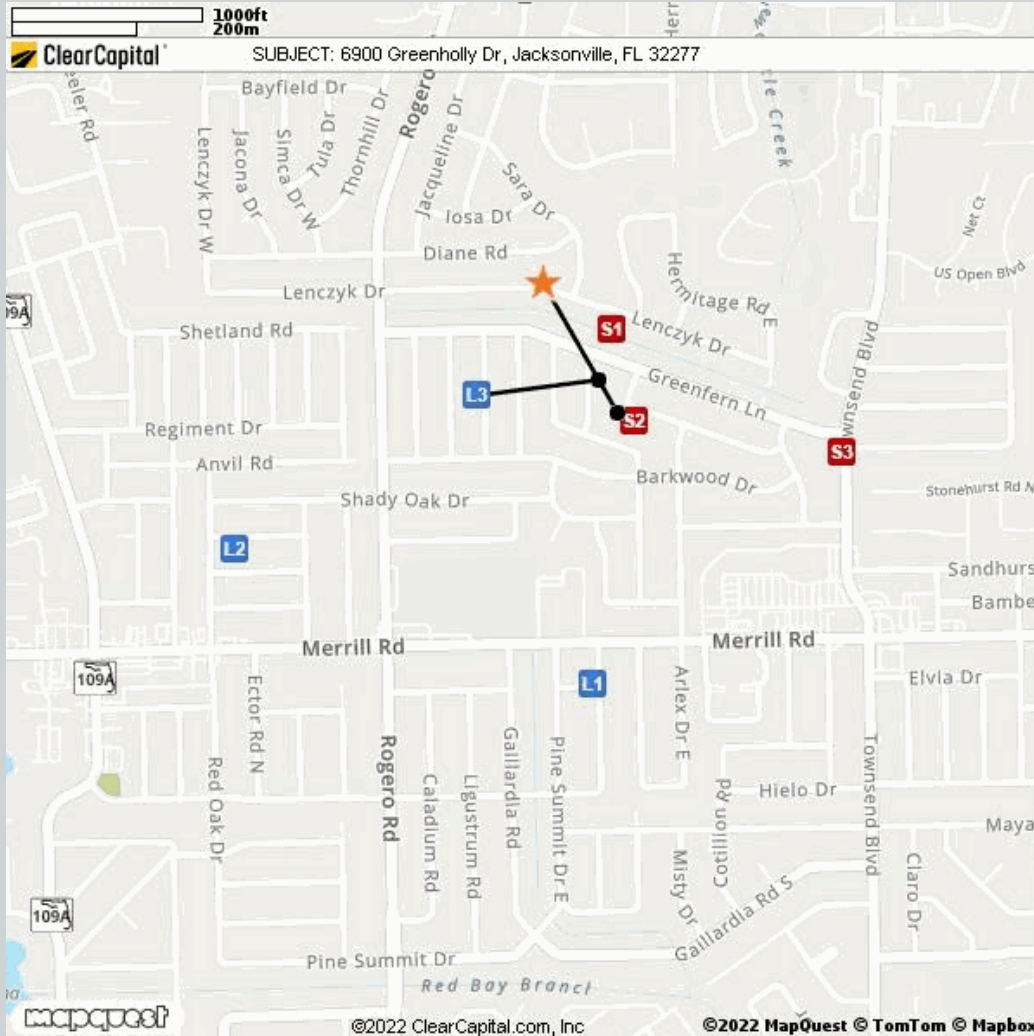
Address ★ 6900 Greenholly Drive, Jacksonville, FLORIDA 32277

Loan Number 48927

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6900 Greenholly Drive, Jacksonville, Florida 32277	--	Parcel Match
L1 Listing 1	6818 Merrill Ct, Jacksonville, FL 32211	0.43 Miles ¹	Parcel Match
L2 Listing 2	2905 Red Oak Dr, Jacksonville, FL 32277	0.63 Miles ¹	Parcel Match
L3 Listing 3	3241 Vinewood Ln, Jacksonville, FL 32277	0.06 Miles ¹	Parcel Match
S1 Sold 1	6805 Greenfern Ln, Jacksonville, FL 32277	0.11 Miles ¹	Parcel Match
S2 Sold 2	3133 Fruitwood Ln, Jacksonville, FL 32277	0.03 Miles ¹	Parcel Match
S3 Sold 3	3050 Townsend Blvd, Jacksonville, FL 32277	0.32 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	Michelle Morgan	Company/Brokerage	CCarter Realty Group
License No	SL3294209	Address	9100 Merrill Road JACKSONVILLE FL 33225
License Expiration	03/31/2024	License State	FL
Phone	9044349457	Email	aldraemorgan@gmail.com
Broker Distance to Subject	2.12 miles	Date Signed	09/27/2022

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.