

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	20305 Chestnut Grove Drive, Tampa, FL 33647	Order ID	8682099	Property ID	34070244
Inspection Date	04/04/2023	Date of Report	04/04/2023		
Loan Number	49013	APN	0329031182		
Borrower Name	Catamount Properties 2018 LLC	County	Hillsborough		

Tracking IDs

Order Tracking ID	04.03.23 BPO Citi-CS Update Request	Tracking ID 1	04.03.23 BPO Citi-CS Update Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject appears to have been maintained and is consistent with the average condition of the surrounding homes. Based on the drive by there were no signs of needed repair.
R. E. Taxes	\$4,419	
Assessed Value	\$203,989	
Zoning Classification	Residential PD-A	
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	Grand Hampton	
Association Fees	\$877 / Quarter (Pool,Landscaping,Tennis)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Grand Hampton is a deed restricted community, managed by an HOA with an additional CDD fee collected in taxes. It is roughly a 10-minute drive to the nearest highway and has access to most all amenities within the same time frame. The average marketing time for all homes here is 45 days. The current absorption rate is 27% with a 3.7 month's supply. These factors taken together indicate a market that favors sellers.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$270400 High: \$824499	
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	20305 Chestnut Grove Drive	20129 Heron Crossing Dr	20076 Heritage Point Dr	8310 Windsor Bluff Dr
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33647	33647	33647	33647
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.31 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$530,000	\$619,990	\$725,000
List Price \$	--	\$524,995	\$599,990	\$670,000
Original List Date		01/25/2023	11/22/2022	01/26/2023
DOM · Cumulative DOM	-- · --	69 · 69	133 · 133	68 · 68
Age (# of years)	17	15	17	18
Condition	Good	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories SFR	1 Story SFR	2 Stories SFR	1 Story SFR
# Units	1	1	1	1
Living Sq. Feet	2,546	2,346	2,814	2,825
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	5 · 3	5 · 4
Total Room #	7	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.16 acres	0.24 acres
Other	--	--	--	--

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 This comp is located in the same community of Grand Hampton and brackets the subject's GLA on the low end. It offers less GLA, one less half bathroom, is older and is in average condition.

Listing 2 This comp is located in the same community of Grand Hampton and brackets the subject's GLA on the high end. It offers more GLA, one more bathroom and more land but does not offer a water view, one less half bathroom and in average condition.

Listing 3 This comp is located in the same community of Grand Hampton and brackets the subject's GLA on the high end. It offers more GLA, two more bathrooms, one more garage, more land and is older but does not offer a water view and one less half bathroom.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	20305 Chestnut Grove Drive	20303 Heritage Point Dr	8117 Hampton Glen Dr	8223 Dunham Station Dr
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33647	33647	33647	33647
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.15 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$585,000	\$649,000	\$599,900
List Price \$	--	\$585,000	\$649,000	\$598,900
Sale Price \$	--	\$610,000	\$625,000	\$579,000
Type of Financing	--	Cash	Private	Conventional
Date of Sale	--	06/14/2022	11/28/2022	01/11/2023
DOM · Cumulative DOM	-- · --	7 · 53	95 · 95	49 · 49
Age (# of years)	17	16	16	17
Condition	Good	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
Style/Design	2 Stories SFR	1 Story SFR	1 Story SFR	2 Stories SFR
# Units	1	1	1	1
Living Sq. Feet	2,546	2,084	2,381	3,030
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	4 · 3	5 · 3
Total Room #	7	6	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.18 acres	0.18 acres	0.13 acres
Other	--	--	Concessions , \$1500	--
Net Adjustment	--	+\$22,860	-\$50	+\$12,350
Adjusted Price	--	\$632,860	\$624,950	\$591,350

* 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** To locate this comp in similar condition I had to expand my search 12 months. This comp is located in the same community of Grand Hampton and brackets the subject's GLA on the low end. It offered less GLA (+13860), one less bedroom (+5000), one less half bathroom (+1500) and no water view (+3000) but offers more land (-400) and is younger (-100). This comp is weighted at 60%
- Sold 2** This comp is located in the same community of Grand Hampton and brackets the subject's GLA on the low end. It offered less GLA (+4950) and one less half bathroom (+1500) but with concessions (-1500), one more bathroom (-3000), more land (-400), one more garage (-1500) and is younger (-100). This comp is weighted at 20%
- Sold 3** This comp brackets the subject's GLA on the high end. It offered more GLA (-14250), one more bedroom (-5000) and one more bathroom (-3000) but does not offer a water view (+3000), one less half bathroom (+1500) and less land (+100). This property is also in average condition (+30000). This comp is weighted at 20%

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	CHARLES RUTENBERG REALTY INC	The subject property is currently listed					
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	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/31/2023	\$669,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$622,976	\$622,976
Sales Price	\$622,976	\$622,976
30 Day Price	\$622,976	--
Comments Regarding Pricing Strategy		
<p>Due to an extreme shortage of comp sales, I expanded the radius up to 1 mile and back 6 months to locate three comps that bracketed the subject's GLA. A weighted comparable method was used to reconcile the subject's current market value with more weight given to the sold comp most like the subject. A list to sale ratio of 100% is reflected in the suggested list price. The 30-day price is the same as the sale price given the speed of the current market, the low supply, and the high demand.</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

Listing Photos

L1 20129 Heron Crossing Dr
Tampa, FL 33647



Front

L2 20076 Heritage Point Dr
Tampa, FL 33647



Front

L3 8310 Windsor Bluff Dr
Tampa, FL 33647



Front

Sales Photos

S1 20303 HERITAGE POINT DR
Tampa, FL 33647



Front

S2 8117 Hampton Glen Dr
Tampa, FL 33647



Front

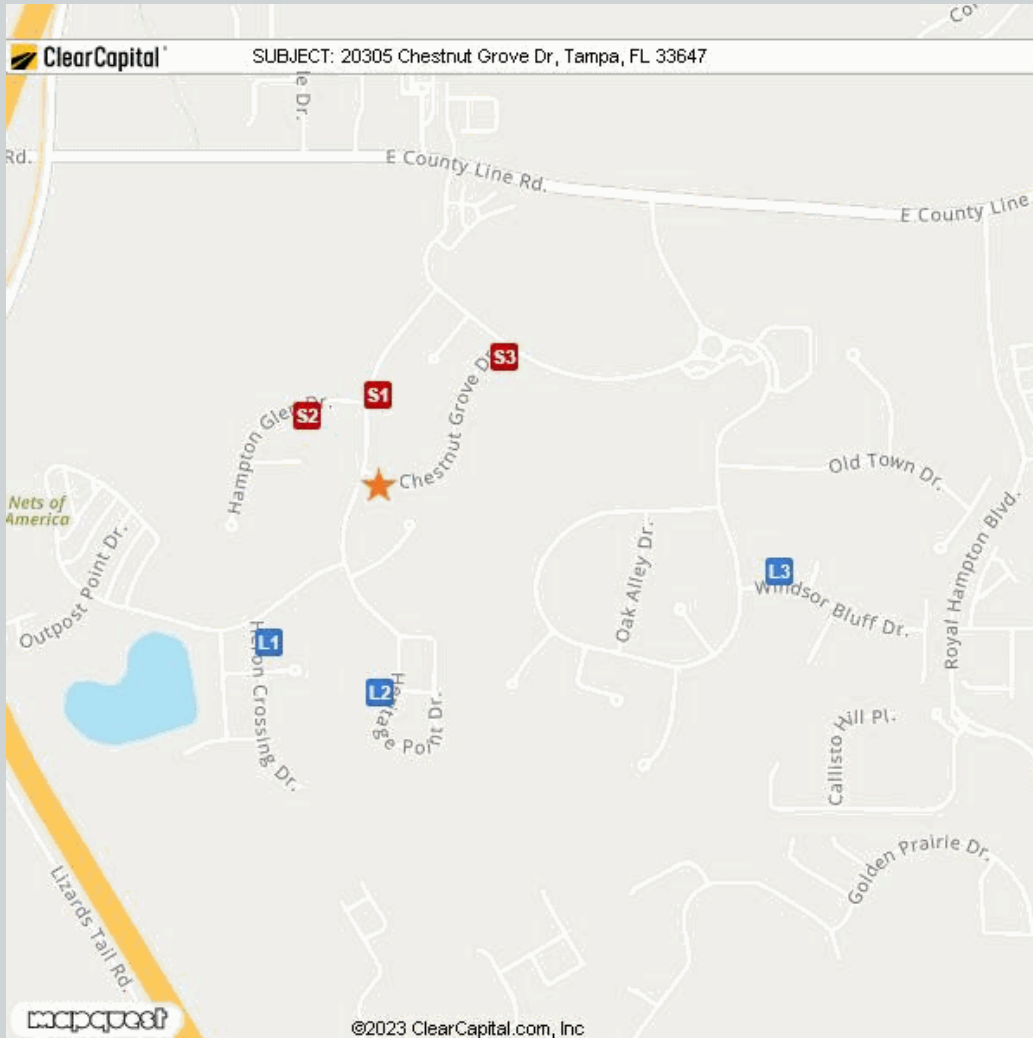
S3 8223 Dunham Station Dr
Tampa, FL 33647



Front

ClearMaps Addendum

Address ★ 20305 Chestnut Grove Drive, Tampa, FL 33647
Loan Number 49013 **Suggested List** \$622,976 **Suggested Repaired** \$622,976 **Sale** \$622,976



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	20305 Chestnut Grove Drive, Tampa, FL 33647	--	Parcel Match
L1 Listing 1	20129 Heron Crossing Dr, Tampa, FL 33647	0.29 Miles ¹	Parcel Match
L2 Listing 2	20076 Heritage Point Dr, Tampa, FL 33647	0.31 Miles ¹	Parcel Match
L3 Listing 3	8310 Windsor Bluff Dr, Tampa, FL 33647	0.62 Miles ¹	Parcel Match
S1 Sold 1	20303 Heritage Point Dr, Tampa, FL 33647	0.14 Miles ¹	Parcel Match
S2 Sold 2	8117 Hampton Glen Dr, Tampa, FL 33647	0.15 Miles ¹	Parcel Match
S3 Sold 3	8223 Dunham Station Dr, Tampa, FL 33647	0.27 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Jeremy Rickard	Company/Brokerage	Excellecore Real Estate, Inc
License No	BK3217961	Address	20719 Sterlington Dr Unit 101 Land O Lakes FL 34638
License Expiration	03/31/2025	License State	FL
Phone	8132989325	Email	jeremy@excellecore.com
Broker Distance to Subject	5.84 miles	Date Signed	04/04/2023

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.