

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	543 Circle Drive E, Largo, FL 33770	Order ID	8501269	Property ID	33514638
Inspection Date	11/04/2022	Date of Report	11/04/2022		
Loan Number	49171	APN	332915747360030240		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

Tracking IDs

Order Tracking ID	11.02.22 CS_Citi Update	Tracking ID 1	11.02.22 CS_Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject property is in good condition and per MLS updated at upper end of market. Block construction built in 1957. There are no external influences affecting the marketing of this property. Conforms to neighborhood.
R. E. Taxes	\$2,104	
Assessed Value	\$147,563	
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 of this neighborhood. REO and pre foreclosure activity in area. there are no boarded up properties in this immediate area. Limited inventory, demand high, with DOM below normal marketing period
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$316000 High: \$1646500	
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	543 Circle Drive E	2652 Oakbrook Dr	2952 Adrian Ave	2245 Indian Ave N
City, State	Largo, FL	Largo, FL	Largo, FL	Belleair Bluffs, FL
Zip Code	33770	33770	33774	33770
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	1.05 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$487,500	\$602,000	\$699,000
List Price \$	--	\$487,500	\$569,000	\$699,000
Original List Date		10/27/2022	08/29/2022	10/31/2022
DOM · Cumulative DOM	-- · --	8 · 8	63 · 67	4 · 4
Age (# of years)	65	50	55	60
Condition	Good	Good	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	1,844	1,570	1,579	2,005
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)	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	Pool - Yes
Lot Size	0.24 acres	0.19 acres	0.50 acres	0.21 acres
Other	None	None	None	None

* 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** Listing #1 is located close in proximity to subject. Same number of beds and baths. Similar, yet less square footage than subject property. Two car garage. Newer, yet similar in age. Updated through out with high end finishes. No pool. Fair Market Property. Inferior due to square footage and no pool.
- Listing 2** Listing #2 is located close in proximity to subject with same number of beds and baths. Similar, yet less square footage than subject property. Two car garage. In ground pool. Updated through out with high end finishes. Located on a double lot with superior land value. Fair Market Prpoerty. Superior due to land value.
- Listing 3** Active Listing #3 is located close in proximity to subject with same number of beds and baths. Similar square footage. Updated at upper end of market. Two car garage. In ground pool. Fair Market Property. ***Based on sales, this property is priced above market value.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	543 Circle Drive E	665 Crescent Dr	2012 6th Ave Sw	1862 Stanton Ave
City, State	Largo, FL	Largo, FL	Largo, FL	Largo, FL
Zip Code	33770	33770	33770	33770
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.30 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$529,000	\$549,000	\$550,000
List Price \$	--	\$529,000	\$549,000	\$550,000
Sale Price \$	--	\$529,000	\$519,000	\$581,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	08/22/2022	10/12/2022	07/22/2022
DOM · Cumulative DOM	-- · --	3 · 24	18 · 41	2 · 38
Age (# of years)	65	62	52	65
Condition	Good	Good	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	1,844	1,665	1,569	1,703
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	4 · 2 · 1
Total Room #	7	9	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes	Pool - Yes
Lot Size	0.24 acres	0.37 acres	0.23 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	+\$24,320	+\$19,500	+\$1,280
Adjusted Price	--	\$553,320	\$538,500	\$582,280

* 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** Sold #1 is located on a cul de sac. Irregular size lot, larger than average, yet similar in value. Similar, yet less square footage. One additional bed and 1/2 additional bath. Two car garage. No pool. Similar in age. Updated with high end finishes similar to subject in condition. Adjusted for square footage (+\$14,320), additional bed (-\$10,000), 1/2 bath (-\$5000), lot value (-\$5000) and pool (+\$30,000).
- Sold 2** Sold #2 is located close in proximity to subject with same number of beds and baths. Similar, yet less square footage. Two car garage. In ground pool. Newer, yet similar in age. Updated with high end finishes through out. Fair Market Property. Adjusted for square footage (+\$22,000) and age (-\$2500).
- Sold 3** Sold #3 is located close in proximity to subject with one additional bed and 1/2 additional bath. Similar square footage. In ground pool. No covered parking. Updated through out with similar interior upgrades. Fair Market Property. Adjusted for square footage (+\$11,280), additional bed (-\$10,000), 1/2 additional bath (-\$5000), and no covered parking (+\$5000). Multiple offers, sold above list price. ***More than one offer, bidding war, sold above list price.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	CHARLES RUTENBERG REALTY INC	Per MLS listed on 08/26/2022 for \$619,900 (Active Listing). Listed on 03/25/2022 for \$439,000 and sold on 04/18/2022 for \$440,000. Per tax records sold on 08/14/2002 for \$162,000, on 09/30/1988 for \$80,400 and on 09/01/1983 for \$68,000					
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
03/25/2022	\$425,000	--	--	Sold	04/18/2022	\$440,000	MLS
08/26/2022	\$629,900	10/31/2022	\$619,900	Pending/Contract	09/28/2022	\$619,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$555,000	\$555,000
Sales Price	\$550,000	\$550,000
30 Day Price	\$540,000	--
Comments Regarding Pricing Strategy		
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. Due to the limited inventory in this immediate area, similar to subject property, expanded distance 1 mile for AC1, AC2, AC3 and SC3. Expanded age for AC1 and SC2. Wide range in values due to SC3 selling above list price with multiple offers. Put more weight on SC2 due to proximity, beds, baths, and conditions. Subject property is currently listed for \$619,000 and based on sales is priced above the current market value. These are currently the best comps available for subject property. The adjustments are sufficient to account for differences		

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



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 2652 Oakbrook Dr
Largo, FL 33770



Front

L2 2952 Adrian Ave
Largo, FL 33774



Front

L3 2245 Indian Ave N
Belleair Bluffs, FL 33770



Front

Sales Photos

S1 665 Crescent Dr
Largo, FL 33770



Front

S2 2012 6th Ave Sw
Largo, FL 33770



Front

S3 1862 Stanton Ave
Largo, FL 33770



Front

ClearMaps Addendum

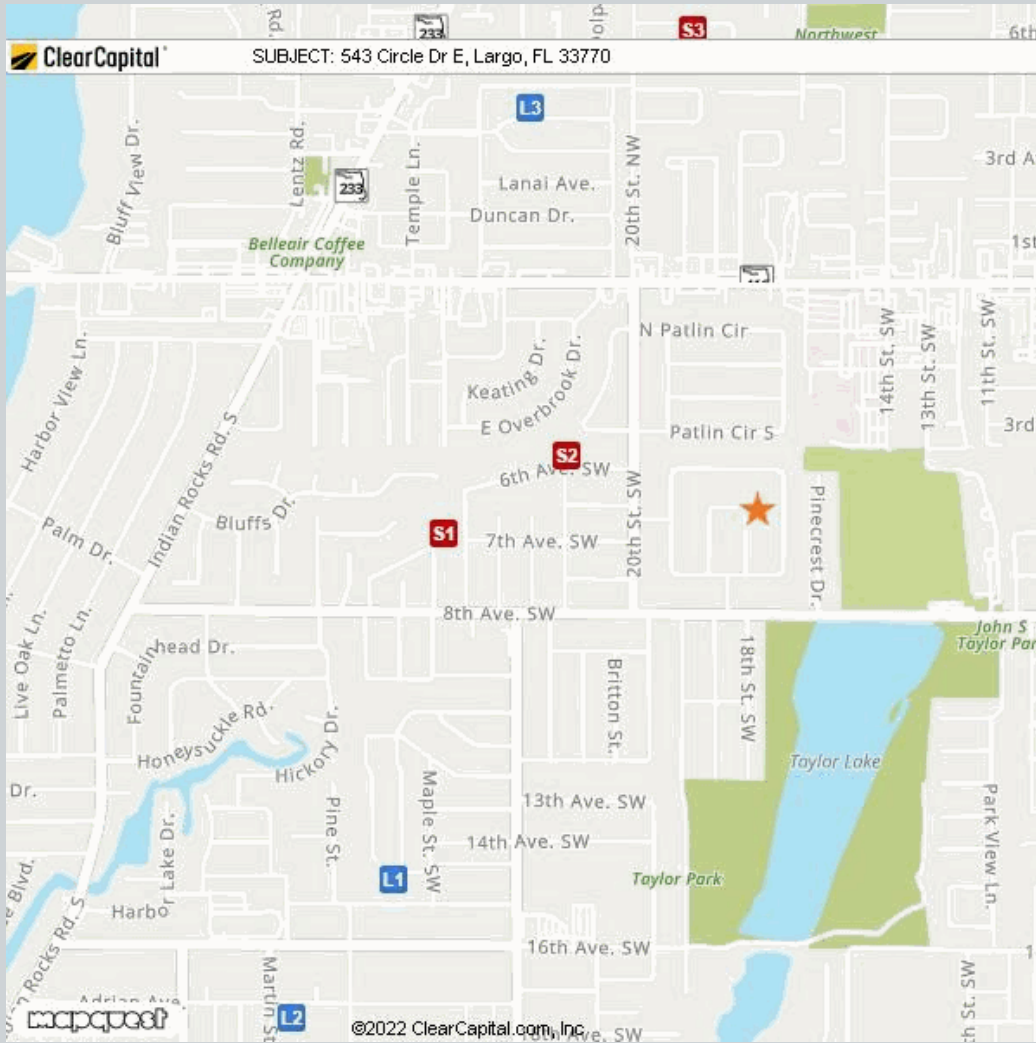
Address ★ 543 Circle Drive E, Largo, FL 33770

Loan Number 49171

Suggested List \$555,000

Suggested Repaired \$555,000

Sale \$550,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	543 Circle Drive E, Largo, FL 33770	--	Parcel Match
L1 Listing 1	2652 Oakbrook Dr, Largo, FL 33770	0.79 Miles ¹	Parcel Match
L2 Listing 2	2952 Adrian Ave, Largo, FL 33774	1.05 Miles ¹	Parcel Match
L3 Listing 3	2245 Indian Ave N, Largo, FL 33770	0.70 Miles ¹	Parcel Match
S1 Sold 1	665 Crescent Dr, Largo, FL 33770	0.48 Miles ¹	Parcel Match
S2 Sold 2	2012 6th Ave Sw, Largo, FL 33770	0.30 Miles ¹	Parcel Match
S3 Sold 3	1862 Stanton Ave, Largo, FL 33770	0.73 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	09/30/2024	License State	FL
Phone	8133634642	Email	carinbowman@aol.com
Broker Distance to Subject	9.70 miles	Date Signed	11/04/2022

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.