

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	820 17th Avenue, Jacksonville Beach, FL 32250	Order ID	8682099	Property ID	34070248
Inspection Date	04/04/2023	Date of Report	04/04/2023		
Loan Number	49260	APN	1751890000		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

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		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	\$7,372	
Assessed Value	\$415,698	
Zoning Classification	Residential JRS-1	
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: \$350000 High: \$1495000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	820 17th Avenue	570 Seagate Ave	2007 Penman Rd	525 10th Ave N
City, State	Jacksonville Beach, FL	Neptune Beach, FL	Jacksonville Beach, FL	Jacksonville Beach, FL
Zip Code	32250	32266	32250	32250
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.36 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$479,900	\$549,900	\$560,000
List Price \$	--	\$479,900	\$529,900	\$560,000
Original List Date		03/22/2023	03/01/2023	03/03/2023
DOM · Cumulative DOM	-- · --	13 · 13	34 · 34	32 · 32
Age (# of years)	65	63	68	72
Condition	Average	Average	Average	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 Traditional	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,186	1,168	1,231	1,403
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 1	3 · 2
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	Carport 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.14 acres	0.17 acres	0.17 acres
Other	porch, patio	porch, patio	porch, patio	porch, patio

* 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** Only five blocks to the beach! This home sits in prime location of everything Florida is all about Sun, Surf, Sand, and Shopping!! Come fix this home up to make your dreams come true or to use as a profit potential vacation rental. 2 bed rooms and two full baths plus a flex area to use with your imagination.
- Listing 2** Well maintained block home close to everything. Beautiful wood floors, nice kitchen for entertaining. Two car covered carport. Private backyard for weekend relaxing.
- Listing 3** This concrete block home consists of 3 bedrooms and 2 full bathrooms as well a an additional room that would be perfect for a nursery of home office. Current owners have been using the back owners suite with private exterior access as a short term rental and generating on average over \$2,000 a month for just the back bedroom and bathroom. Newer Roof, HVAC and updated electric.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	820 17th Avenue	928 9th Ave N	1910 Oak Grove Cir	525 Patricia Ln
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.	--	0.55 ¹	0.28 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$595,000	\$697,990	\$625,000
List Price \$	--	\$499,900	\$599,900	\$625,000
Sale Price \$	--	\$490,000	\$550,000	\$590,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	02/28/2023	08/11/2022	01/03/2023
DOM · Cumulative DOM	-- · --	144 · 144	45 · 56	49 · 49
Age (# of years)	65	69	51	72
Condition	Average	Average	Average	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	1,186	1,140	1,557	1,224
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.21 acres	0.15 acres	0.20 acres	0.20 acres
Other	porch, patio	porch, patio	porch, patio, FP	porch, patio
Net Adjustment	--	-\$19,540	-\$15,710	-\$10,380
Adjusted Price	--	\$470,460	\$534,290	\$579,620

* 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** Live the Beach Life this 3bd/2ba home which sits on a large corner Lot is located just blocks to the Ocean. Enjoy great Restaurants, Farmers Market, Outdoor Concerts and Festivals. Adjustments made in CONCESSIONS = \$-20000 and GLA = \$460.
- Sold 2** The property also features a woodburning fireplace, real wood floors, Automatic Hurricane shutter and plenty of space in your fenced in backyard, just waiting for family events and friends to enjoy your Jacksonville Beach home! Adjustments made in DATED COMP = \$5000, GLA = \$-3710, PARKING = \$-2000, POOL = \$-10000 and FP = \$-5000.
- Sold 3** Come enjoy the beach life in this beautiful, completely renovated coastal home. Located approximately 5-6 blocks from the beach! Stunning features include: large open kitchen with granite countertops and stainless steel appliances, gorgeous and durable bamboo wood floors, paved driveway, tiled front porch, full irrigation system, inside laundry, large paved/wood patio and lovely fenced back yard for entertaining. Adjustments made in CONDITION = \$-10000 and GLA = \$-380.

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
03/30/2022	\$514,900	--	--	Sold	04/15/2022	\$480,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$545,000	\$545,000
Sales Price	\$535,000	\$535,000
30 Day Price	\$492,200	--
Comments Regarding Pricing Strategy		
<p>ADDRESS VERIFICATION NOT AFFIXED TO SUBJECT. VERIFIED BY NEIGHBORING ADDRESS AND GOOGLE MAPS. Subject is in the vicinity of water but this doesn't have any effect on subject's marketability. 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 CS2 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 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



Street



Street



Other

Listing Photos

L1 570 Seagate Ave
Neptune Beach, FL 32266



Front

L2 2007 Penman Rd
Jacksonville Beach, FL 32250



Front

L3 525 10th Ave N
Jacksonville Beach, FL 32250



Front

Sales Photos

S1 928 9th Ave N
Jacksonville Beach, FL 32250



Front

S2 1910 Oak Grove Cir
Jacksonville Beach, FL 32250



Front

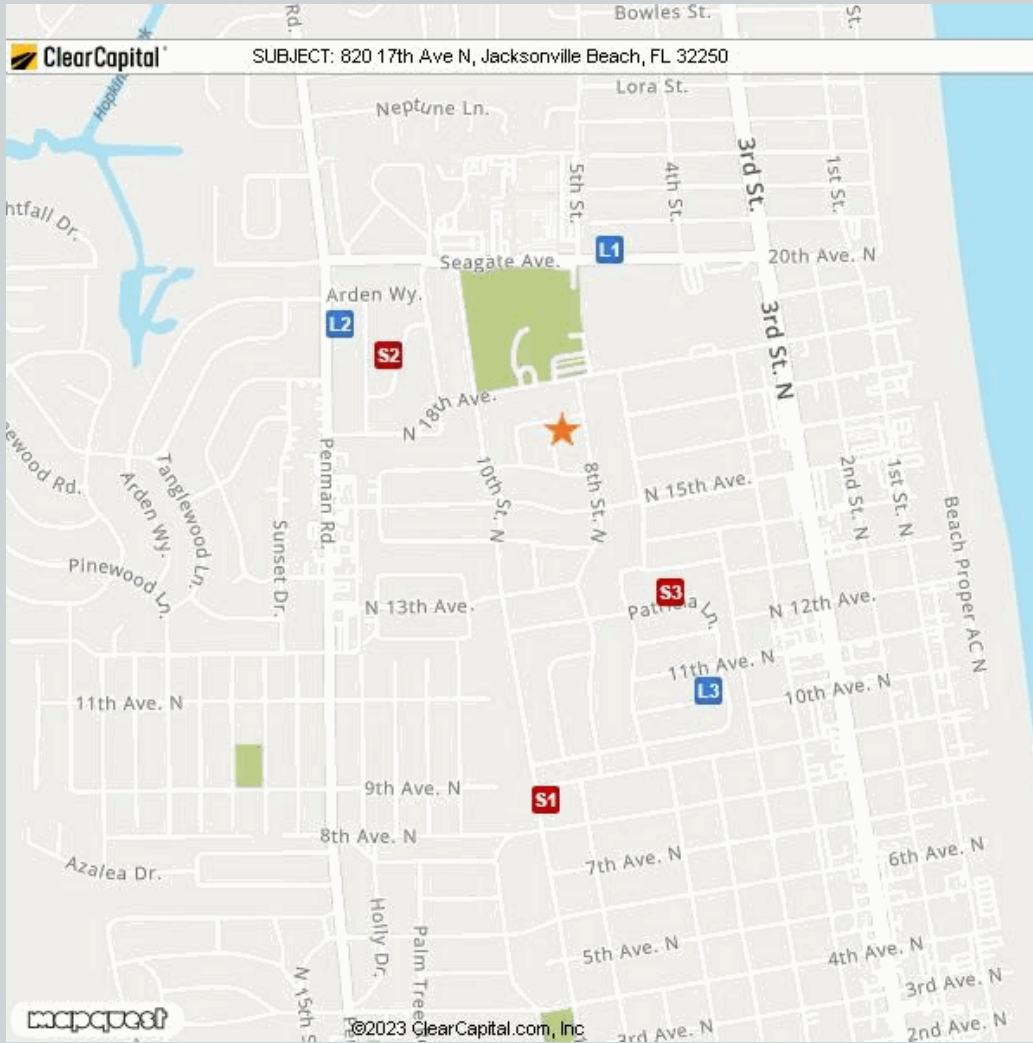
S3 525 Patricia Ln
Jacksonville Beach, FL 32250



Front

ClearMaps Addendum

Address ★ 820 17th Avenue, Jacksonville Beach, FL 32250
Loan Number 49260 **Suggested List** \$545,000 **Suggested Repaired** \$545,000 **Sale** \$535,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	820 17th Avenue, Jacksonville Beach, FL 32250	--	Parcel Match
L1 Listing 1	570 Seagate Ave, Neptune Beach, FL 32266	0.28 Miles ¹	Parcel Match
L2 Listing 2	2007 Penman Rd, Jacksonville Beach, FL 32250	0.36 Miles ¹	Parcel Match
L3 Listing 3	525 10th Ave N, Jacksonville Beach, FL 32250	0.44 Miles ¹	Parcel Match
S1 Sold 1	928 9th Ave N, Jacksonville Beach, FL 32250	0.55 Miles ¹	Parcel Match
S2 Sold 2	1910 Oak Grove Cir, Jacksonville Beach, FL 32250	0.28 Miles ¹	Parcel Match
S3 Sold 3	525 Patricia Ln, Jacksonville Beach, FL 32250	0.29 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	Michelle Morgan	Company/Brokerage	CCarter Realty Group
License No	SL3294209	Address	1450 W Holly Oaks Lake Road Jacksonville FL 32225
License Expiration	03/31/2024	License State	FL
Phone	9044349457	Email	aldraemorgan@gmail.com
Broker Distance to Subject	8.45 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.