

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>	11816 Dunster Lane, Parrish, FL 34219	<b>Order ID</b>	8472990	<b>Property ID</b>	33459199
<b>Inspection Date</b>	10/15/2022	<b>Date of Report</b>	10/18/2022		
<b>Loan Number</b>	49338	<b>APN</b>	503605156		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Manatee		

Tracking IDs					
<b>Order Tracking ID</b>	10.14.22 CS-Citi Update BPOs	<b>Tracking ID 1</b>	10.14.22 CS-Citi Update BPOs		
<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>	\$1,642	Condition appears good and there were no major repairs which were noted during the time of inspection.
<b>Assessed Value</b>	\$137,864	
<b>Zoning Classification</b>	Residential	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	The subject is located near schools and shopping. Location is close to all major amenities and commuter routes. The neighborhood boundaries consist of major roadways and highways, and staying within what is considered the subject market area which may be defined in miles.
<b>Sales Prices in this Neighborhood</b>	Low: \$331,000 High: \$599,900	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	11816 Dunster Lane	4231 Malickson Dr	11835 Shrewsbury Ln	12175 Maple Ridge Dr
City, State	Parrish, FL	Parrish, FL	Parrish, FL	Parrish, FL
Zip Code	34219	34219	34219	34219
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.56 <sup>1</sup>	0.13 <sup>1</sup>	0.82 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$550,000	\$544,000	\$599,900
List Price \$	--	\$530,000	\$544,000	\$599,900
Original List Date		09/16/2022	09/23/2022	10/14/2022
DOM · Cumulative DOM	-- · --	29 · 32	22 · 25	1 · 4
Age (# of years)	23	20	22	16
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	Beneficial ; Water
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,810	2,084	2,117	2,071
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	3 · 2
Total Room #	8	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	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	Pool - Yes
Lot Size	0.19 acres	0.17 acres	0.18 acres	0.15 acres
Other	None	None	None	None

\* Listing 3 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.

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

**Listing 1** Fair Market, Slightly superior in GLA, equal in bedroom and bathroom count, 2 garage, has a pool, similar in age and lot size, same style and condition.

**Listing 2** Fair Market, Slightly superior in GLA, equal in bathroom, less bedroom count, 2 garage, has a pool, similar in Age and lot size, same style and condition.

**Listing 3** Fair Market, Slightly inferior in lot size, superior in GLA, equal in bathroom, less bedroom count, 2 garage, similar in Age, same style and condition.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	11816 Dunster Lane	4138 Noble Pl	11515 Summit Rock Ct	12049 Warwick Cir
<b>City, State</b>	Parrish, FL	Parrish, FL	Parrish, FL	Parrish, FL
<b>Zip Code</b>	34219	34219	34219	34219
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.56 <sup>1</sup>	0.62 <sup>1</sup>	0.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$589,900	\$544,900	\$575,000
<b>List Price \$</b>	--	\$563,000	\$565,000	\$594,000
<b>Sale Price \$</b>	--	\$563,000	\$565,000	\$594,000
<b>Type of Financing</b>	--	Va	Conventional	Cash
<b>Date of Sale</b>	--	05/20/2022	08/30/2022	05/31/2022
<b>DOM · Cumulative DOM</b>	-- · --	22 · 51	3 · 31	4 · 54
<b>Age (# of years)</b>	23	19	19	20
<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	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,810	1,924	2,084	2,084
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	8	7	8	8
<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	Pool - Yes
<b>Lot Size</b>	0.19 acres	0.25 acres	0.26 acres	0.33 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$4,000	-\$6,000	-\$8,000
<b>Adjusted Price</b>	--	\$559,000	\$559,000	\$586,000

\* 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** Fair Market, Slightly superior in lot size, equal in bathroom, less bedroom count, 2 garage, has a pool, similar in GLA and age, same style and condition, water view. Adj. Bed +\$8k, GLA -\$4k, Lot size -\$3k, View -\$5k.
- Sold 2** Fair Market, Slightly superior in GLA and lot size, equal in bedroom and bathroom count, 2 garage, has a pool, similar in Age, same style and condition. Adj. GLA -\$4k, Lot size -\$2k.
- Sold 3** Fair Market, Slightly superior in GLA and lot size, equal in bedroom and bathroom count, 2 garage, has a pool, similar in Age, same style and condition. Adj. GLA -\$4k, Lot size -\$4k.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	CHARLES RUTENBERG REALTY INC	Based in the MLS record U8178504, subject property was listed 10/07/2022 for \$549,900.					
<b>Listing Agent Name</b>	Andrea Stoll						
<b>Listing Agent Phone</b>	727-490-9964						
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>
10/07/2022	\$549,900	--	--	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$575,000	\$575,000
<b>Sales Price</b>	\$565,000	\$565,000
<b>30 Day Price</b>	\$545,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Price arrived after searching through 1 mile radius from the subject, with +/-20% GLA and +/-10 years. Results are 19 comp listing (350,000 low 599,900 high 0 REO 0 SS and 19 FMV) 21 comp sales (331,000 low 649,900 high 0 REO 0 SS and 21 FMV). Broker price opinion as of this date based on the current market trend considering all factors mentioned and the subject's location is \$565,000. For faster marketability, strategy for the subject is to list it AS is at no more than 3% higher than subject value. The listing Realtor should market on the MLS to both investors as well as users. Showing cost to borrow for user as well as potential cash flow for investor. It is noted that this report is a broker price opinion and was based on the available public records/appraisal. If any significant differences exist between what we have reported and what the subject is eventually found to include, I reserve the right to alter the content of this valuation accordingly.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** There is a 31.4% increase since the prior completed 4/2022- this is due to at the time, the subject had sold in Average condition and has since been  
**Notes** renovated and is in Good condition and pending for \$549,900. The value is coming in slightly higher than the pending price, however review of comps available in the neighborhood, these are the closest to the subject and the most similar in updated/renovated condition.

### Subject Photos



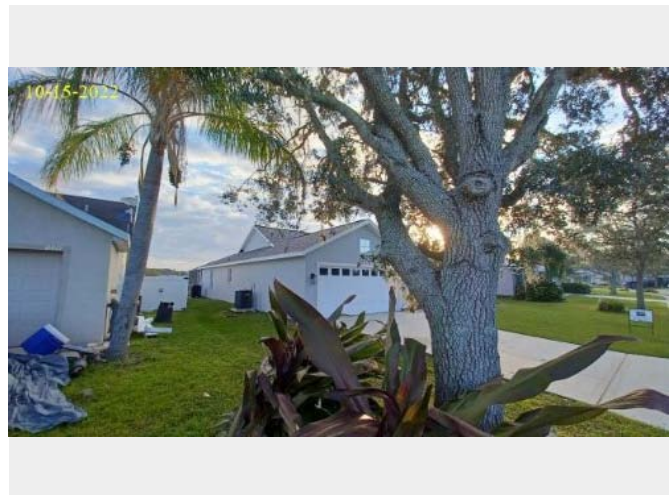
Front



Address Verification



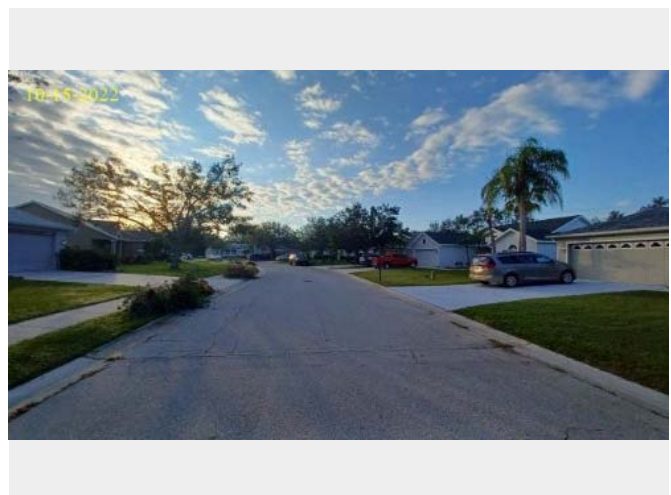
Side



Side



Street



Street

### Subject Photos



Other



Other



## Listing Photos

**L1** 4231 MALICKSON DR  
Parrish, FL 34219



Front

**L2** 11835 SHREWSBURY LN  
Parrish, FL 34219



Front

**L3** 12175 MAPLE RIDGE DR  
Parrish, FL 34219



Front

## Sales Photos

**S1** 4138 NOBLE PL  
Parrish, FL 34219



Front

**S2** 11515 SUMMIT ROCK CT  
Parrish, FL 34219



Front

**S3** 12049 WARWICK CIR  
Parrish, FL 34219



Front

### ClearMaps Addendum

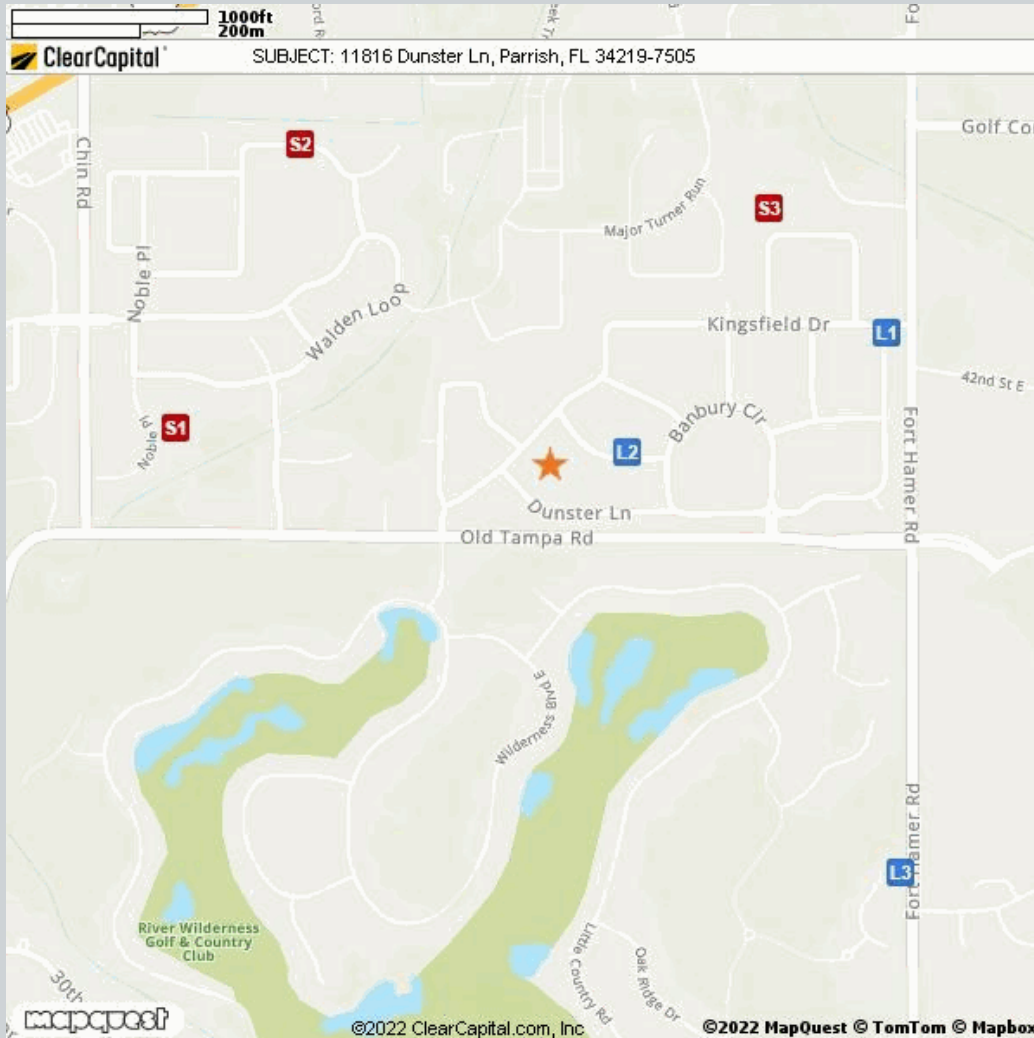
**Address** ★ 11816 Dunster Lane, Parrish, FL 34219

**Loan Number** 49338

**Suggested List** \$575,000

**Suggested Repaired** \$575,000

**Sale** \$565,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11816 Dunster Lane, Parrish, FL 34219	--	Parcel Match
L1 Listing 1	4231 Malickson Dr, Parrish, FL 34219	0.56 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11835 Shrewsbury Ln, Parrish, FL 34219	0.13 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	12175 Maple Ridge Dr, Parrish, FL 34219	0.82 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4138 Noble Pl, Parrish, FL 34219	0.56 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	11515 Summit Rock Ct, Parrish, FL 34219	0.62 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	12049 Warwick Cir, Parrish, FL 34219	0.53 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>	William Greenfield	<b>Company/Brokerage</b>	Greenfield & Associates
<b>License No</b>	BK479160	<b>Address</b>	10304 Clubhouse Dr. Bradenton FL 34202
<b>License Expiration</b>	09/30/2023	<b>License State</b>	FL
<b>Phone</b>	9419206821	<b>Email</b>	bill@sync31.com
<b>Broker Distance to Subject</b>	8.85 miles	<b>Date Signed</b>	10/15/2022

*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:**

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