

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 | 12429 Pecan Hickory Court, Jacksonville, FL 32226 | Order ID | 8559931 | Property ID | 33754932 |
| Inspection Date | 12/21/2022 | Date of Report | 12/21/2022 | | |
| Loan Number | 50230 | APN | 1065780730 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Duval | | |

| Tracking IDs | | | | | |
|--------------------------|--------------|----------------------|--------------|--|--|
| Order Tracking ID | 12.20.22 BPO | Tracking ID 1 | 12.20.22 BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | Condition Comments |
|---------------------------------------|--------------------------------|---|
| Owner | CATAMOUNT PROPERTIES 2018 LLC, | Subject is a stucco exterior home in good condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes. |
| R. E. Taxes | \$3,227 | |
| Assessed Value | \$150,958 | |
| Zoning Classification | Residential PUD | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes | |
| | (Locked windows and doors.) | |
| Ownership Type | Fee Simple | |
| Property Condition | Good | |
| Estimated Exterior Repair Cost | \$0 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$0 | |
| HOA | Northwoods | |
| Association Fees | \$750 / Year (Pool,Insurance) | |
| 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: \$280660 High: \$512000 | |
| Market for this type of property | Increased 3 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|---------------------------|-----------------------|------------------------|------------------------|
| Street Address | 12429 Pecan Hickory Court | 2715 Aldersgate Rd | 3495 Brahma Bull Cir N | 12488 Orchard Grove Dr |
| City, State | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL |
| Zip Code | 32226 | 32226 | 32226 | 32218 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.64 ¹ | 0.45 ¹ | 0.82 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$299,000 | \$325,782 | \$350,000 |
| List Price \$ | -- | \$294,000 | \$310,000 | \$345,000 |
| Original List Date | | 11/24/2022 | 08/27/2022 | 11/07/2022 |
| DOM · Cumulative DOM | -- · -- | 27 · 27 | 116 · 116 | 44 · 44 |
| Age (# of years) | 15 | 34 | 19 | 2 |
| 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 Traditional | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,227 | 1,248 | 1,519 | 1,711 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 6 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 1 Car | 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 | -- | -- | -- | -- |
| Lot Size | 0.15 acres | 0.30 acres | 0.23 acres | 0.14 acres |
| Other | porch, patio | porch, patio | porch, patio, FP | porch, patio, FP |

* Listing 1 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** Adorable, completely renovated 3br/2bth home! Carrera marble tile throughout the shared living areas, vinyl plank flooring in all of the bedrooms. Updated kitchen with granite countertops, and both baths completely redone! Roof is 6 years old, new water heater, and new well pump! Huge yard with plenty of space to store your toys!
- Listing 2** Screened patio with ceiling fan for outside comfort. Located on a .23 acre corner lot, easy access across the street to the large open field and community playset. Open floor plan with vaulted spacious ceiling. The owners suite is tucked away from the two front bedrooms and full bathroom. Convenient inside laundry, extra storage or parking in the attached two car garage. Check out the charming custom brick flooring in the kitchen and baths.
- Listing 3** Looking for new construction without the wait time, built in 2020 this home is the Cambridge Dreamfinders floor plan and been well maintained. With 3 bedrooms and 2 bathrooms tucked away in the Cherry Lake subdivision. Upgraded fully screened patio lanai that backs up to the private preserve which is peaceful for your evening or morning relaxation. Fully tiled main living space & carpeted bedrooms. Gray kitchen cabinets with quartz countertops, oversized kitchen island & stainless steel appliances.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|---------------------------|-----------------------|-----------------------|-----------------------------|
| Street Address | 12429 Pecan Hickory Court | 2311 Blush Blossom Ct | 12642 Brown Jersey Ct | 12821 Chandlers Crossing Ln |
| City, State | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL |
| Zip Code | 32226 | 32218 | 32226 | 32226 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.89 ¹ | 0.42 ¹ | 0.25 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$286,500 | \$339,000 | \$319,900 |
| List Price \$ | -- | \$286,500 | \$339,000 | \$319,900 |
| Sale Price \$ | -- | \$295,000 | \$315,000 | \$331,000 |
| Type of Financing | -- | Cash | Cash | Conventional |
| Date of Sale | -- | 01/06/2022 | 11/28/2022 | 04/20/2022 |
| DOM · Cumulative DOM | -- · -- | 6 · 34 | 31 · 31 | 30 · 30 |
| Age (# of years) | 15 | 4 | 18 | 5 |
| 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/Rambler | 1 Story Ranch/Rambler | 1 Story Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,227 | 1,316 | 1,615 | 1,490 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 6 |
| 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 | -- | -- | -- | -- |
| Lot Size | 0.15 acres | 0.14 acres | 0.26 acres | 0.16 acres |
| Other | porch, patio | porch, patio | porch, patio | porch, patio |
| Net Adjustment | -- | +\$9,110 | -\$4,880 | -\$1,630 |
| Adjusted Price | -- | \$304,110 | \$310,120 | \$329,370 |

* 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** 3-bedroom 2 full bathroom home comes with a bright open floor plan, all kitchen appliances, kitchen island, inside laundry room. From this home's location you will have easy access to I-95 and I-295. Adjustments made in DATED COMP = \$10000 and GLA = \$-890.
- Sold 2** It is the perfect size at three bedrooms and two baths. With tasteful updates throughout, you will not be disappointed. New Roof in 2020! Low HOA fees (86 per year) and no CDD fees. Adjustments made in GLA = \$-3880 and LOT SIZE = \$-1000.
- Sold 3** This beautiful move in ready home was built in 2017. Home includes 3 bedrooms, 2 bathrooms, 2 car garage split floor plan with a large open kitchen. This open floor plan is perfect for entertaining. The back porch is great for drinking coffee in the morning while over looking the pond and woods. Adjustments made in DATED COMP = \$10000, CONCESSIONS = \$-4000, GLA = \$-2630 and VIEW = \$-5000.

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 | 1 | | | | | | |
| # 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 |
| 11/05/2022 | \$309,900 | 12/02/2022 | \$299,900 | Withdrawn | 12/11/2022 | \$299,900 | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$315,000 | \$315,000 |
| Sales Price | \$305,000 | \$305,000 |
| 30 Day Price | \$280,600 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Subject is in the vicinity of water but this doesn't have any effect on subject's marketability. Subject's GLA is the smallest within a 1.0 mile radius search. I was forced to use CL1 and CS1 because of subject's small GLA. I gave most weight to CL1 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 and DISTANCE guidelines due to limited comps in subject's immediate neighborhood. The comps used are the best possible currently available comps within 1.75 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 2715 ALDERSGATE RD
Jacksonville, FL 32226



Front

L2 3495 Brahma Bull Cir N
Jacksonville, FL 32226



Front

L3 12488 Orchard Grove Dr
Jacksonville, FL 32218



Front

Sales Photos

S1 2311 BLUSH BLOSSOM CT
Jacksonville, FL 32218



Front

S2 12642 Brown Jersey Ct
Jacksonville, FL 32226



Front

S3 12821 Chandlers Crossing Ln
Jacksonville, FL 32226



Front

ClearMaps Addendum

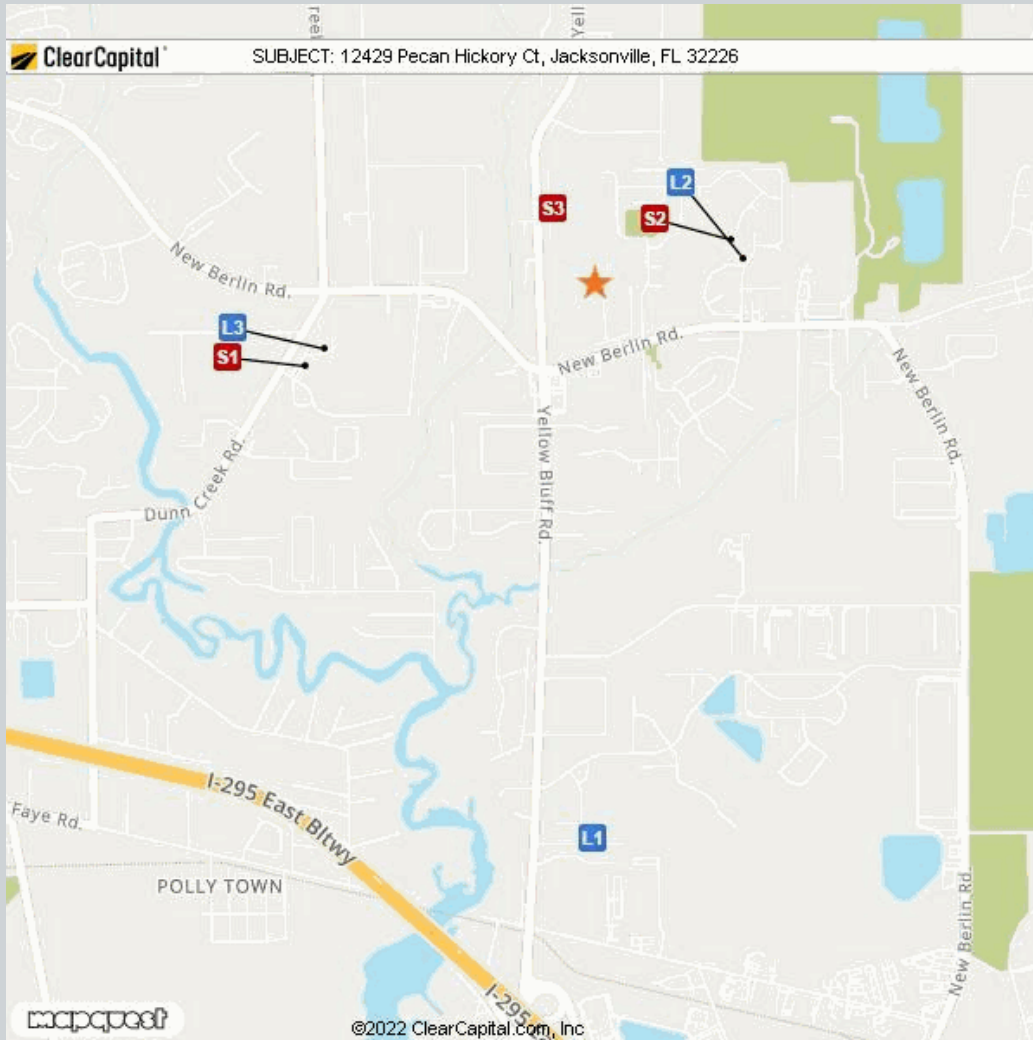
Address ★ 12429 Pecan Hickory Court, Jacksonville, FL 32226

Loan Number 50230

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$305,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 12429 Pecan Hickory Court, Jacksonville, FL 32226 | -- | Parcel Match |
| L1 Listing 1 | 2715 Aldersgate Rd, Jacksonville, FL 32226 | 1.64 Miles ¹ | Parcel Match |
| L2 Listing 2 | 3495 Brahma Bull Cir N, Jacksonville, FL 32226 | 0.45 Miles ¹ | Parcel Match |
| L3 Listing 3 | 12488 Orchard Grove Dr, Jacksonville, FL 32218 | 0.82 Miles ¹ | Parcel Match |
| S1 Sold 1 | 2311 Blush Blossom Ct, Jacksonville, FL 32218 | 0.89 Miles ¹ | Parcel Match |
| S2 Sold 2 | 12642 Brown Jersey Ct, Jacksonville, FL 32226 | 0.42 Miles ¹ | Parcel Match |
| S3 Sold 3 | 12821 Chandlers Crossing Ln, Jacksonville, FL 32226 | 0.25 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 | 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 | 8.67 miles | Date Signed | 12/21/2022 |

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.