

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	1233 Saint Andrews Drive, Dunedin, FL 34698	Order ID	8262292	Property ID	32915817
Inspection Date	06/09/2022	Date of Report	06/09/2022		
Loan Number	50279	APN	232815273960000600		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	06.09.22 BPO	Tracking ID 1	06.09.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	KENNETH B NEEDLE	Condition Comments	
R. E. Taxes	\$5,188	Subject appears unoccupied although there are 3 vehicles in the drive at least one of which is not drivable with a flat tire. There is also a boat and a trailer on the front of the property. Tax appraiser shows no homestead exemption for property yet lists address as owners mail address. Property appears in average condition with deferred maintenance in landscape and paint is tired. Per public records, roof was last replaced in 2007 and should be inspected for insurability. Tax appraiser indicates 2 full baths, 1514 sq. ft. living area, .20 acres lot, built in 1980 and pool with enclosure. Room/bed count is estimated for purposes of this report based on GLA and prevalence in the neighborhood. There is a notice on the inside of a front garage window that was not readable from the street.	
Assessed Value	\$295,737		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$6,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$6,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is in Fairway Manor subdivision in the City of Dunedin, Pinellas County FL and serviced by the Dunedin Fire Department and Pinellas County Sheriffs Department. Community adjoins Dunedin Country Club golf course on the north and is near downtown Dunedin, known for its restaurants, boutique shops, festivals, Pinellas Trail, waterfront and marina. Assigned schools are San Jose Elementary School (B rating), Palm Harbor Middle School (A rating) and Dunedin High School (C rating).	
Sales Prices in this Neighborhood	Low: \$294500 High: \$898500		
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	1233 Saint Andrews Drive	1980 Canadiana Ct	1101 Idlewild Dr S	1075 Jackmar Rd
City, State	Dunedin, FL	Dunedin, FL	Dunedin, FL	Dunedin, FL
Zip Code	34698	34698	34698	34698
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.37 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$695,000	\$599,000	\$513,000
List Price \$	--	\$550,000	\$549,000	\$475,000
Original List Date		05/25/2022	04/08/2022	05/12/2022
DOM · Cumulative DOM	-- · --	15 · 15	62 · 62	28 · 28
Age (# of years)	42	46	57	56
Condition	Average	Average	Good	Average
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 Historical	1 Story Historical	1 Story Historical	1 Story Historical
# Units	1	1	1	1
Living Sq. Feet	1,514	1,873	1,871	1,436
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	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	Pool - Yes	Pool - Yes	--	--
Lot Size	0.20 acres	0.24 acres	0.17 acres	0.18 acres
Other	Pool Enclosure	Pool Enclosure	None	None

* 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.

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

- Listing 1** Comp is in Canadiana subdivision and appears in maintained average condition without significant updates. Comp has a pool with enclosure, tile floors in living area and carpet in bedrooms. Second bath is in garage. Comp is fenced.
- Listing 2** Comp is in Idlewild Estates and has been completely remodeled. It is used as a comp for subject due to lack of suitable comps and appropriate adjustments were made.
- Listing 3** Comp is in Suemar subdivision and appears to be in maintained condition without significant updates. Comp is fenced and does not have a pool.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1233 Saint Andrews Drive	2217 Snead Ave	1205 Saint Andrews Dr	2057 Summit Dr
City, State	Dunedin, FL	Dunedin, FL	Dunedin, FL	Dunedin, FL
Zip Code	34698	34698	34698	34698
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.06 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$474,900	\$525,000	\$425,000
List Price \$	--	\$474,900	\$525,000	\$425,000
Sale Price \$	--	\$483,500	\$575,000	\$440,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/22/2022	05/27/2022	03/31/2022
DOM · Cumulative DOM	-- · --	47 · 47	49 · 49	44 · 44
Age (# of years)	42	63	54	64
Condition	Average	Average	Good	Average
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 Historical	1 Story Historical	1 Story Historical	1 Story Historical
# Units	1	1	1	1
Living Sq. Feet	1,514	1,415	1,532	1,291
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.20 acres	0.24 acres	0.19 acres	0.22 acres
Other	Pool Enclosure	None	None	None
Net Adjustment	--	+\$33,860	+\$1,430	+\$41,120
Adjusted Price	--	\$517,360	\$576,430	\$481,120

* Sold 3 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** Comp is in Fairway Estates and features mature landscaping, fenced backyard, terrazzo flooring and kitchen cabinets have been refaced and have granite countertops. Comp does not have a pool.
- Sold 2** Comp is on subject street and has been remodeled. Flooring is brick/stone with travertine in baths. Comp does not have a pool.
- Sold 3** Comp is in Pinehurst Meadow subdivision. Home has new roof, new water heater and newer windows and otherwise appears in maintained condition. Comp does not have a pool.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history located for subject since purchase by current owner of record.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$493,000	\$505,000
Sales Price	\$493,000	\$505,000
30 Day Price	\$493,000	--
Comments Regarding Pricing Strategy		
<p>I went back 3 months and out 1 mile and selected 1 sale and 3 list comps or subject. I went out 6 months and selected 2 more sale comps for subject after relaxing Age (Sale #1 and Sale #3), Condition (List #2 and Sale #2). Pools are not prevalent in the area and only List #1 of the available comps has a pool. Adjustments were made for the remaining comps. After adjustments, I feel List #1 and Sale #3 provide the most support for subject price opinion and they received the most weight in the final price conclusion. Using these 2 comps, I feel the final price conclusion for subject is close to the lower end of the adjusted sale bracket. Current market conditions for comparable homes i properties in zip code 34698 indicate a declining number of sales and a declining number of active listings for the current 3-month period. Median DOM for comparable properties is 7 days for the same period. The Median Sale Price as a % of List Price is currently 102%. Median comparable list price is \$492,500 and median comparable sale price is \$479,250. REO and short sales are not prevalent in this market. Based on the current market conditions, I feel the Suggested List, Sale and 30-Day Price are equal. Comps used are the best possible currently available comps and the adjustments are sufficient for the area to account for the differences.</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



Side



Street



Street



Other

Subject Photos



Other



Other



Other

Listing Photos

L1 1980 Canadiana Ct
Dunedin, FL 34698



Front

L2 1101 Idlewild Dr S
Dunedin, FL 34698



Front

L3 1075 Jackmar Rd
Dunedin, FL 34698



Front

Sales Photos

S1 2217 Snead Ave
Dunedin, FL 34698



Front

S2 1205 Saint Andrews Dr
Dunedin, FL 34698



Front

S3 2057 Summit Dr
Dunedin, FL 34698



Front

ClearMaps Addendum

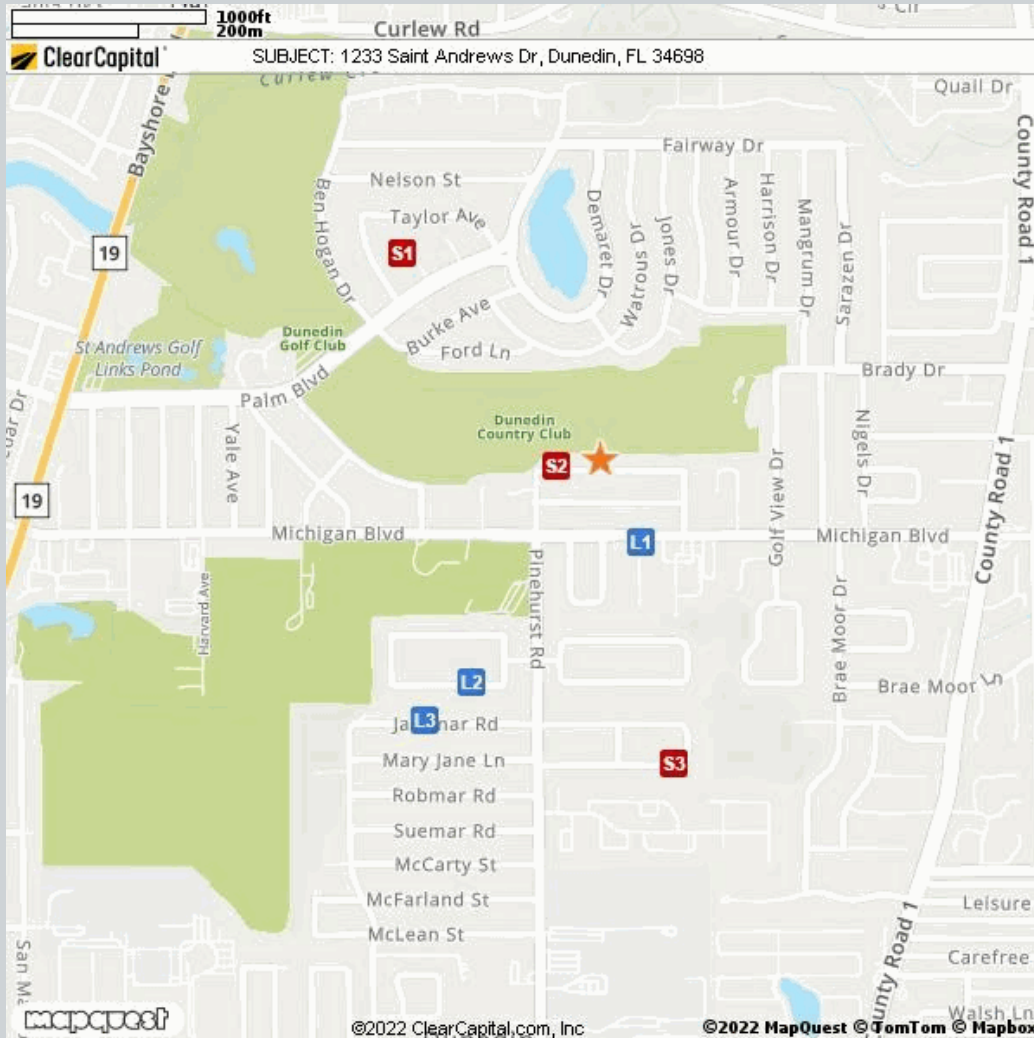
Address ★ 1233 Saint Andrews Drive, Dunedin, FL 34698

Loan Number 50279

Suggested List \$493,000

Suggested Repaired \$505,000

Sale \$493,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1233 Saint Andrews Drive, Dunedin, FL 34698	--	Parcel Match
L1 Listing 1	1980 Canadiana Ct, Dunedin, FL 34698	0.14 Miles ¹	Parcel Match
L2 Listing 2	1101 Idlewild Dr S, Dunedin, FL 34698	0.37 Miles ¹	Parcel Match
L3 Listing 3	1075 Jackmar Rd, Dunedin, FL 34698	0.46 Miles ¹	Parcel Match
S1 Sold 1	2217 Shead Ave, Dunedin, FL 34698	0.43 Miles ¹	Parcel Match
S2 Sold 2	1205 Saint Andrews Dr, Dunedin, FL 34698	0.06 Miles ¹	Parcel Match
S3 Sold 3	2057 Summit Dr, Dunedin, FL 34698	0.47 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	Jewel Vincent	Company/Brokerage	CHARLES RUTENBERG REALTY
License No	BK673304	Address	1545 S. BELCHER RD CLEARWATER FL 33764
License Expiration	03/31/2023	License State	FL
Phone	7276924145	Email	jewel.vincent44@gmail.com
Broker Distance to Subject	6.95 miles	Date Signed	06/09/2022

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.