

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	4131 Castlewood Drive, Holiday, FL 34691	Order ID	8644873	Property ID	33975202
Inspection Date	03/08/2023	Date of Report	03/08/2023		
Loan Number	51164	APN	3026160240000000400		
Borrower Name	Catamount Properties 2018 LLC	County	Pasco		

Tracking IDs

Order Tracking ID	03.06.23 BPO Citi-CS Update	Tracking ID 1	03.06.23 BPO Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC,	Condition Comments The subject property looks to be in average condition with no damage, the subject looks to have only normal wear, and is conforming to the neighborhood.
R. E. Taxes	\$2,699	
Assessed Value	\$181,558	
Zoning Classification	Residential PUD	
Property Type	PUD	
Occupancy	Vacant	
Secure?	Yes (lockbox)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	EDGEWOOD GULF TRACE REP	
Association Fees	\$5460 / Year (Pool)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject neighborhood is close to shopping and entertainment, and the subject neighborhood is with many amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$400,000	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4131 Castlewood Drive	4511 Glen Holw	5708 Kensington Rd	4654 Casswell Dr
City, State	Holiday, FL	New Port Richey, FL	New Port Richey, FL	New Port Richey, FL
Zip Code	34691	34653	34652	34652
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.86 ¹	2.36 ¹	2.32 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	\$	\$249,900	\$299,900	\$365,000
List Price \$	--	\$245,000	\$299,900	\$359,900
Original List Date		01/19/2023	10/06/2022	02/03/2023
DOM · Cumulative DOM	-- · --	34 · 48	149 · 153	21 · 33
Age (# of years)	36	34	43	17
Condition	Average	Average	Average	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 VILLA	1 Story VILLA	1 Story VILLA	1 Story VILLA
# Units	1	1	1	1
Living Sq. Feet	1,517	964	1,867	1,545
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	2 · 2
Total Room #	6	5	7	6
Garage (Style/Stalls)	Carport 1 Car	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	0.05 acres	.08 acres	.07 acres	.08 acres
Other	--	--	--	--

* Listing 3 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** Beautifully updated in 2020, this 2 bed/2 bath villa with one car garage is ready for you to call home! Located in the wonderful Briar Patch 55+ community, this lovely home is the perfect low maintenance property with incredibly LOW HOA fees! As an end unit, this home allows in lots of natural light, boasts a tree lined backyard and is quiet and private. As you approach the front of the home, there is a lovely front covered patio, which will make the perfect spot for an outdoor living room. Heading inside, you will love the openness of the home as you can see all the way to the rear enclosed Florida room. The wood like flooring is in a herringbone pattern and is simply beautiful! The kitchen is on your right. It has beautiful wood cabinetry, granite counters, lovely Stainless Steel appliances and a bay window where you can add in a small breakfast nook. The kitchen is open to the great room and also has a breakfast bar space. The great room has a dining space and a living room, which will make the perfect space for entertaining. The master suite is a nice large room and includes a large walk-in closet and an oversized ensuite with step-in shower, ample cabinets and a large counter with an inlaid sink and brushed nickel fixtures. The second bedroom is also a generous size and has a good sized closet. The guest bathroom has a tub/shower combination. The washer and dryer closet is easily accessible and very convenient. All of this plus the lovely community pool and clubhouse! You will want to call this property home today; do not miss the chance to see it!
- Listing 2** AMAZING RARE OPPORTUNITY TO OWN A VILLA IN THE DESIRABLE QUIET COMMUNITY OF "TROUBLE CREEK VILLAS" . You will be amazed at the room inside this home. As well as outdoor very private entertaining space and additional screened patio with garden area. This home features 3 roomy bedrooms to include a master suite with sliding doors to a private patio retreat all on the main floor . Notice the space for a possible additional bedroom in the loft and an enclosed atrium where the spiral staircase takes you to the loft. This villa boasts lots of storage with a great number of cabinets in the oversized 2 car garage where you have attic access for additional storage. This quaint quiet 58 home community is very well kept and clean with an amazing pool and very low HOA. Trouble Creek Villas community is situated in the heart of New Port Richey but sits back from Trouble Creek and is peaceful and relaxing. Come see the recent updates in the kitchen and bathroom. Come enjoy all that New Port Richey has to offer at your fingertips. Local BEACHES, Kayaking, boating, fishing, scalloping and island hopping. Good schools, restaurants, Tampa or St Pete airports less than an hour away, nightlife and nearby medical professions and public transit system. This home has a newer roof in 2016 . New paint Many new updates. Don't miss this one, make an appointment today to come see this Gem. ALL INFORMATION IN LISTING IS DEEMED RELIABLE BUT MUST BE VERIFIED BY BUYER PRIOR TO PURCHASE
- Listing 3** Welcome home to this 2 Bedroom / 2 Bathroom Villa located Centrally in New Port Richey! The Paved Driveway/Front Walkway opens up to a Bright and Open Floor plan with Tile and Wood floors throughout the entire home and High Ceilings! There are 12-foot Tray ceilings in the Livingroom and Dining Room/Kitchen! The Kitchen boasts Stainless Steel Appliances, Breakfast Bar, Tile Backsplash, Combo baking over & convection roasting/convection baking oven, GRANITE Countertops, Pendant Lights, and LOTS of Wooded Cabinets + a Walk-In Pantry for AMPLE storage space! The Owners Suite presents Patio Access, a MASSIVE Walk-In Closet, and a Full Bathroom with Dual Vanity Sinks, Granite Countertops, a Garden Tub, Walk-In Glass Shower, and Wet Closet! The Secondary Bedroom and another Full Bathroom reside on the opposite side of the home for additional privacy. Come on Outside to a Covered and Screened-In Back Patio overlooking the FENCED-IN Backyard with NO REAR NEIGHBORS! EXTRAS: newer AC and air handler 2020, coded locks, garage door opener, water softener in garage, new high tech electric appliances 2020, new Maytag washer and dryer 2019, all new interior paint 2021, new granite and plumbing fixtures in master and guest bathrooms 2022, master and guest bathrooms painted 2023, Polly plantation shutters, high baseboards, rain gutters, entertainment center with electric fireplace(optional), SUPER CLOSE TO THE GULF! The Highly Sought-After GATED Community of Gulf Harbor Villas offers amenities such as a private beach, 2 private boat ramps, a clubhouse, picnic areas, golf cart friendly! Maintenance Included with HOA: Exterior paint every 5 years, general landscaping, lawn/fertilization, irrigation, pest control exterior, garbage removal, cable, internet, roof tiles, mulching. This villa is close to highly-rated public schools, shopping, dining, and entertainment! You do NOT want to miss this opportunity! Schedule your showing today!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4131 Castlewood Drive	4142 Castlewood Dr	4210 Castlewood Dr	2841 Featherstone Dr
City, State	Holiday, FL	Holiday, FL	Holiday, FL	Holiday, FL
Zip Code	34691	34691	34691	34691
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.06 ¹	0.10 ¹
Property Type	PUD	SFR	SFR	SFR
Original List Price \$	--	\$320,000	\$250,000	\$264,500
List Price \$	--	\$320,000	\$250,000	\$264,500
Sale Price \$	--	\$310,000	\$260,000	\$269,000
Type of Financing	--	Cash	Fha	Cash
Date of Sale	--	12/21/2022	06/03/2022	04/08/2022
DOM · Cumulative DOM	-- · --	9 · 62	12 · 42	1 · 16
Age (# of years)	36	36	35	36
Condition	Average	Good	Average	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 VILLA	1 Story VILLA	1 Story VILLA	1 Story VILLA
# Units	1	1	1	1
Living Sq. Feet	1,517	1,517	1,232	1,517
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	6	6	5	6
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.05 acres	0.04 acres	.05 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,000	+\$7,500	\$0
Adjusted Price	--	\$300,000	\$267,500	\$269,000

* 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** OUTSTANDING, UPDATED, LIGHT & BRIGHT 3 bedroom, 2 bath end unit villa in Gulf Trace is in mint condition and truly move in ready! The tree shaded community of Edgewood is quiet and was built by Arthur Rutenberg. The community swimming pool and spa are heated for your year around enjoyment. The neighborhood is pet friendly and no age restrictions apply. The streets are private and safe which make the community very walkable, under the majestic oak shade trees. This ideal floor plan features split bedrooms, a large dining area, a wonderful kitchen, vaulted ceilings, a large living room, plenty of storage and an inside laundry. There is an outside deck right off the kitchen while the enclosed air conditioned Florida room provides extra living space. The back open paved patio deck is another option for your back yard bar-b-ques. The kitchen is open and features a pass through window to the dining room, loads of cabinets with roll out shelves, a breakfast bar with extra storage in the breakfast bar cabinets. The large master bedroom has an en suite updated bathroom with a walk in shower, & granite vanity with soft close cabinets. The other 2 bedrooms are a good size and share another updated full bathroom. NEW AC IN 2017, NEW ROOF 2019, Plantation shutters, and MANY UPGRADED WINDOWS. Newer amenities include -2 remote controlled ceiling fans with lights, refrigerator, dishwasher, oven 2020, professional cleaning in duct work and ventilation, new floor, luxury vinyl in living/dining room, new foyer and dining room lighting, new foyer and dining room lighting, painted interior with Sherwin Williams paint, new wall plugs and light switches, updated landscaping including landscape lighting. Location is great, situated close to all shopping, restaurants, golf courses, beaches, the famous Sponge Docks of Tarpon Springs and its wonderful Greek restaurants and the airports of Tampa Bay. adjust -\$10000 for condition.
- Sold 2** Beautiful Villa in desirable Edgewood Gulf Trace community! Open split floor plan with vaulted ceilings and lots of windows for natural lighting. 1,610 Sq Ft total including the fully airconditioned Florida room. Huge living room and formal dining with new laminate flooring. Kitchen with breakfast bar and a cozy breakfast nook with newer ceramic flooring and a nice size window overlooking the beautiful newly landscaped front yard. Indoor laundry closet includes washer and dryer. Master suite with an organized walk-in closet and large windows overlooking a private fenced-in backyard, gorgeous new master bath with a large shower, 2nd Bedroom with a good size closet and large window, Huge Florida room with a large closet can be used as a 3rd bedroom, also has lots of windows, 2 new skylights and door leading to a new back patio, 2nd Bath is also new with beautiful Calacotta quartz countertop. New roof. Villa includes 1 covered assigned parking space, additional guest parking is available. Beautiful community offers resort-like pool, spa and clubhouse! Non age-restricted. Pet friendly community welcomes 2 pets, HOA covers the community pool, roof, exterior maintenance, exterior paint, basic cable, internet, water, trash, sewer and pest control. Great location, close to shopping and schools. 15-20 Minutes to Sunset Beach, Fred Howard Park and downtown Tarpon Springs sponge docks. Enjoy carefree living at its best in the Florida sunshine state! adjust \$2500 for interior sq/ft, \$2500 for bedroom, \$2500 for total rooms.
- Sold 3** Welcome to a slice of paradise at Edgewood of Gulf Trace. This beautiful, large villa is a corner unit with a large enclosed Florida room. The gorgeous canopy of mature oak trees make this community feel very tranquil and serene. This unit has a split floor plan with amazing vault ceilings in the living room. It boasts 3 bedrooms, 2 bathrooms, a very large living/dining room, kitchen with an eat-in breakfast area, indoor laundry closet, and the spacious enclosed Florida room. The kitchen has light cabinets, stainless appliances, tile floors, pantry closet and a bar area that looks into the dining room/living room. The bedrooms are split with the Master on one end and the other two bedrooms and a bathroom on the other end. The Master bedroom is very large with an en-suite and a huge walk in closet. Included with this unit is one covered parking spot with an additional guest spot. The very reasonable HOA covers the maintenance of the outside of the home, lawn care/watering, basic cable, internet, water, sewer, trash and a heated community pool! This community also welcomes pets! It is located just a quick drive to our beautiful local beaches, parks and golf courses!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				the subject property is not currently listed for sale on the MLS service, and has not been listed for sale.			
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	\$269,000	\$269,000
Sales Price	\$269,000	\$269,000
30 Day Price	\$269,000	--
Comments Regarding Pricing Strategy		
the subject property looks to be in average condition, and the price valuation falls in the top of the sold comps after the adjustments have been made to them. any comps that sold above asking price is the result of multiple offers and selling at highest and best. i had to expand my search out a year and go out 2 miles to find comps for the subject.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 4511 Glen Holw
New Port Richey, FL 34653



Front

L2 5708 Kensington Rd
New Port Richey, FL 34652



Front

L3 4654 Casswell Dr
New Port Richey, FL 34652



Front

Sales Photos

S1 4142 Castlewood Dr
Holiday, FL 34691



Front

S2 4210 Castlewood Dr
Holiday, FL 34691



Front

S3 2841 Featherstone Dr
Holiday, FL 34691



Front

ClearMaps Addendum

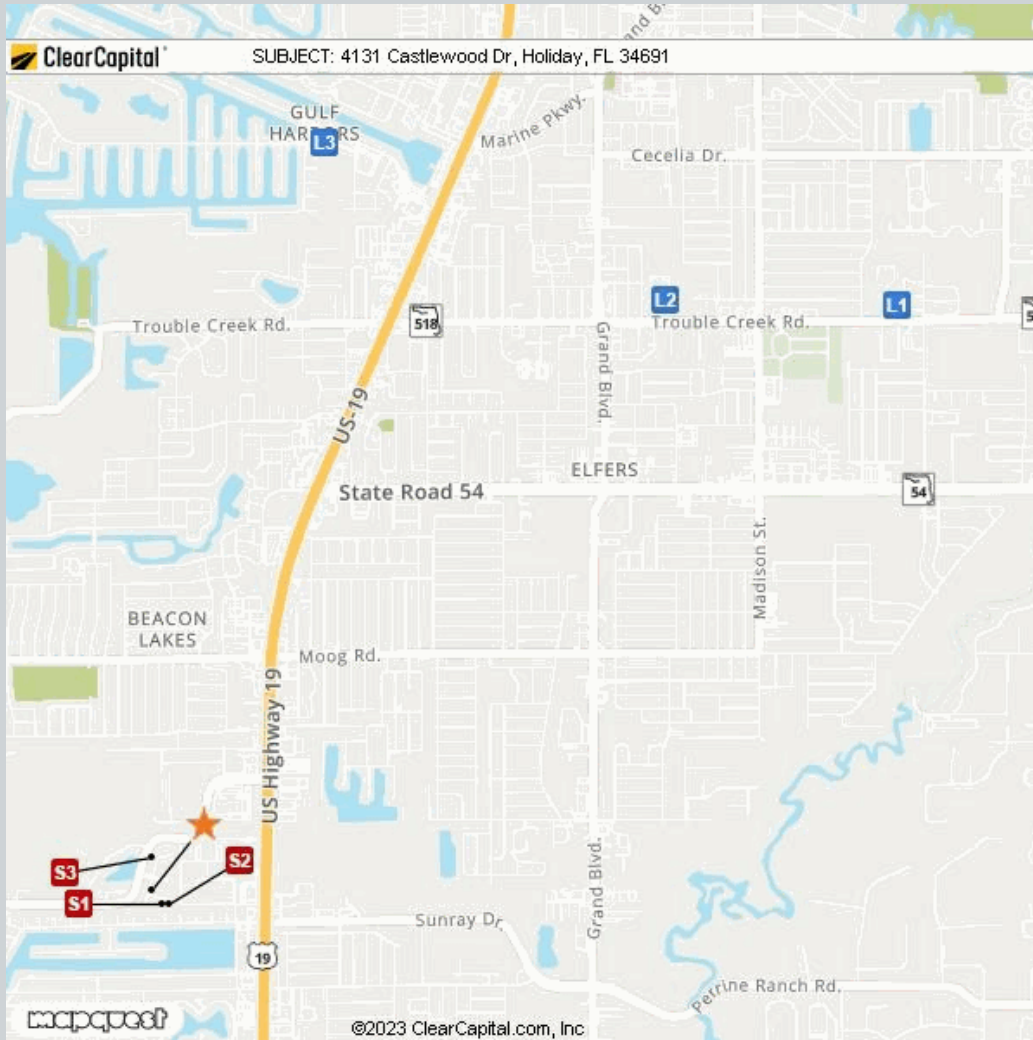
Address ★ 4131 Castlewood Drive, Holiday, FL 34691

Loan Number 51164

Suggested List \$269,000

Suggested Repaired \$269,000

Sale \$269,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4131 Castlewood Drive, Holiday, FL 34691	--	Parcel Match
L1 Listing 1	4511 Glen Holw, New Port Richey, FL 34653	2.86 Miles ¹	Parcel Match
L2 Listing 2	5708 Kensington Rd, New Port Richey, FL 34652	2.36 Miles ¹	Parcel Match
L3 Listing 3	4654 Casswell Dr, New Port Richey, FL 34652	2.32 Miles ¹	Parcel Match
S1 Sold 1	4142 Castlewood Dr, Holiday, FL 34691	0.05 Miles ¹	Parcel Match
S2 Sold 2	4210 Castlewood Dr, Holiday, FL 34691	0.06 Miles ¹	Parcel Match
S3 Sold 3	2841 Featherstone Dr, Holiday, FL 34691	0.10 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	Wayne Markley	Company/Brokerage	Suncoast Group Realtors
License No	BK3420349	Address	1918 Mary Ln Holiday FL 34690
License Expiration	03/31/2024	License State	FL
Phone	2157183422	Email	wmarkley63@gmail.com
Broker Distance to Subject	1.23 miles	Date Signed	03/08/2023

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.