

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	2609 Fiddlestick Circle, Lutz, FL 33559	Order ID	8644873	Property ID	33975203
Inspection Date	03/07/2023	Date of Report	03/09/2023		
Loan Number	51277	APN	U 32 27 19 1D7 000018 02609.0		
Borrower Name	Catamount Properties 2018 LLC	County	Hillsborough		

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
R. E. Taxes	\$3,026	Condition was based on exterior viewing of property. Interior condition assumed similar to exterior.
Assessed Value	\$195,575	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	NA 727-695-0127	
Association Fees	\$220 / Month (Landscaping)	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments
Local Economy	Stable	Property is conforming with the neighborhood, condos with some single family homes located near main roads with easy access to downtown and schools. Near restaurants and shopping malls and local community schools.
Sales Prices in this Neighborhood	Low: \$110,000 High: \$640,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2609 Fiddlestick Circle	14102 Cypress Run, #14102	4230 Fairway Cir, #0000	4006 Alexander Palm Ct
City, State	Lutz, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33559	33618	33618	33624
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.31 ¹	5.62 ¹	5.08 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$385,000	\$474,999	\$384,900
List Price \$	--	\$375,000	\$399,900	\$384,900
Original List Date		12/29/2022	02/01/2023	02/08/2023
DOM · Cumulative DOM	-- · --	68 · 70	34 · 36	1 · 29
Age (# of years)	37	50	50	22
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,664	1,308	1,738	1,724
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	7	6	7	8
Garage (Style/Stalls)	None	Carport 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	0.01 acres	0.01 acres	0.01 acres	0.01 acres
Other	Fenced	Courtyard, Lighting, Sidewalk, Sliding Doors,	Sidewalk	Sidewalk

* 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.

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

Listing 1 List 1 is similar in location and in general appearance, it differs slightly in age and GLA, located with the subjects neighborhood parameters.

Listing 2 List 2 is similar in neighborhood location an age, it has a small age variance, located within the subjects neighborhood parameters.

Listing 3 List 3 is similar in location and build, has a slight difference in appearance and is similar in GLA, located within the subjects neighborhood parameters.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2609 Fiddlestick Circle	13711 Lazy Oak Dr	4127 Northmeadow Cir	13607 Twin Lakes Ln, #13607
City, State	Lutz, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33559	33613	33618	33618
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.00 ¹	5.43 ¹	5.70 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$399,999	\$400,000	\$395,600
List Price \$	--	\$389,000	\$400,000	\$395,600
Sale Price \$	--	\$365,000	\$375,000	\$395,600
Type of Financing	--	Cash, Conventional	Cash, Conventional	Cash
Date of Sale	--	08/02/2022	06/08/2022	04/25/2022
DOM · Cumulative DOM	-- · --	11 · 51	10 · 33	1 · 0
Age (# of years)	37	37	48	48
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,664	1,760	1,672	1,537
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	2 · 2 · 1
Total Room #	7	7	7	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Carport 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	0.01 acres	0.01 acres	0.01 acres	0.01 acres
Other	Fenced	Lighting	Irrigation System, Sliding Doors	Irrigation System, Lighting
Net Adjustment	--	-\$5,460	+\$20	-\$130
Adjusted Price	--	\$359,540	\$375,020	\$395,470

* 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** Sale 1 is close in location and neighborhood value, has a small variance in age and GLA, located within the subjects neighborhood parameters. Sold one has adjustment as gla (-\$960), garage (-\$4000), half bath (-\$500).
- Sold 2** Sale 2 offers additional amenities, it's similar in GLA and age, located within the subjects neighborhood parameters. Sold two has adjustment as age (\$1100), gla (-\$80), garage (-\$1000).
- Sold 3** Sale 3 is similar in location, build and age, differs in appearance, located within the subjects neighborhood parameters. Sold three has adjustment as age (\$1100), gla (\$1270), garage (-\$4000), bed (\$2000), halfbath (-\$500).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NA			
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	\$382,000	\$382,000
Sales Price	\$376,000	\$376,000
30 Day Price	\$370,000	--
Comments Regarding Pricing Strategy		
<p>**There is a lack of comparables within distance guidelines after expanding the search to 1 mile radius and 12 months sold date. No comps found with same subdivision.** The sales Comparison Approach was used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property. A normal 90 to 120 day sale price would be recommended, market conditions with available inventory in this area of the Florida market and projected price point would not suggest a need for 30 day quick price sales strategy.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance is because the prior report valued the subject in line with a sold comp that was inferior in GLA with a very small square footage adjustment, thus resulting in an overall lower subject value.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 14102 CYPRESS RUN, #14102
Tampa, FL 33618



Front

L2 4230 FAIRWAY CIR, #0000
Tampa, FL 33618



Front

L3 4006 ALEXANDER PALM CT
Tampa, FL 33624



Front

Sales Photos

S1 13711 LAZY OAK DR
Tampa, FL 33613



Front

S2 4127 NORTHMEADOW CIR
Tampa, FL 33618



Front

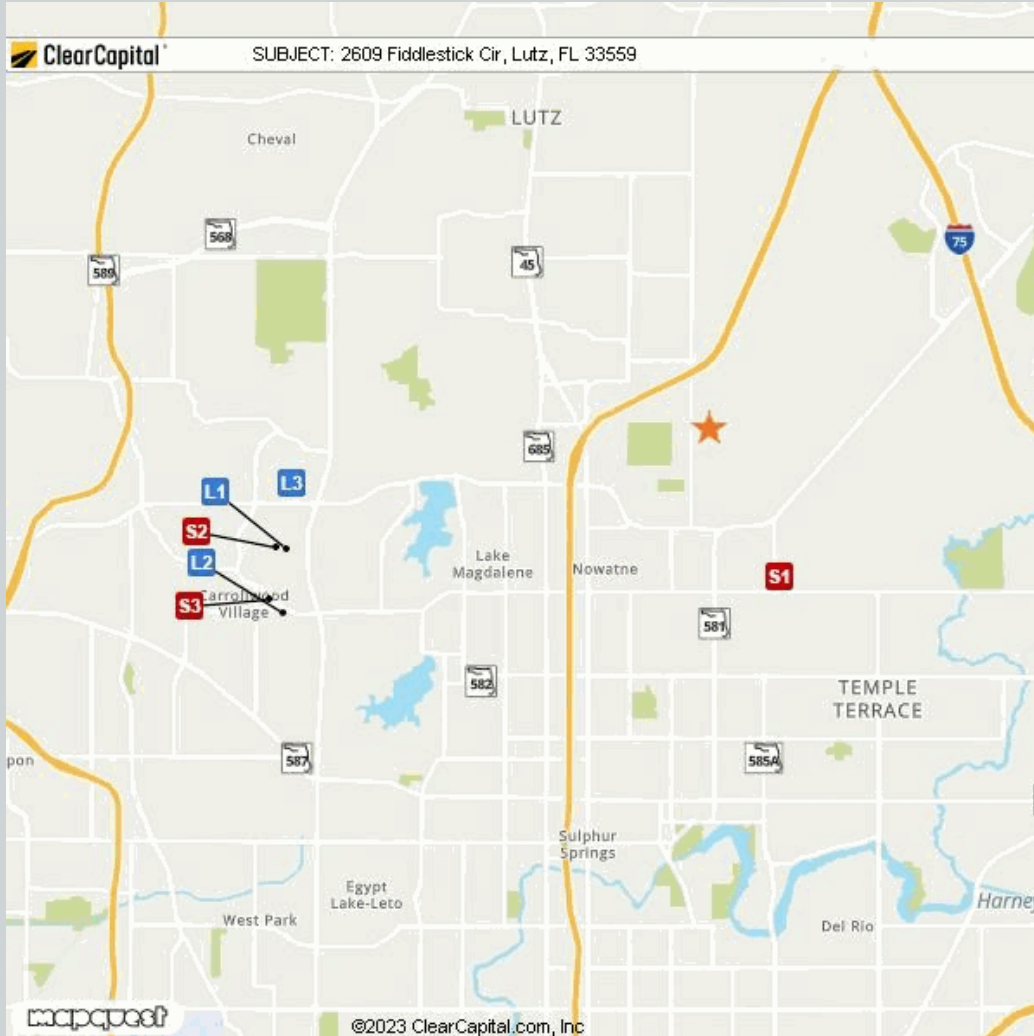
S3 13607 TWIN LAKES LN, #13607
Tampa, FL 33618



Front

ClearMaps Addendum

Address ★ 2609 Fiddlestick Circle, Lutz, FL 33559
Loan Number 51277 **Suggested List** \$382,000 **Suggested Repaired** \$382,000 **Sale** \$376,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2609 Fiddlestick Circle, Lutz, FL 33559	--	Parcel Match
L1 Listing 1	14102 Cypress Run, #14102, Tampa, FL 33618	5.31 Miles ¹	Parcel Match
L2 Listing 2	4230 Fairway Cir, #0000, Tampa, FL 33618	5.62 Miles ¹	Parcel Match
L3 Listing 3	4006 Alexander Palm Ct, Tampa, FL 33624	5.08 Miles ¹	Parcel Match
S1 Sold 1	13711 Lazy Oak Dr, Tampa, FL 33613	2.00 Miles ¹	Parcel Match
S2 Sold 2	4127 Northmeadow Cir, Tampa, FL 33618	5.43 Miles ¹	Parcel Match
S3 Sold 3	13607 Twin Lakes Ln, #13607, Tampa, FL 33618	5.70 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	Anne Banks	Company/Brokerage	Florida Invest Realty
License No	SL3112172	Address	912 W. Orient Street Tampa FL 33603
License Expiration	09/30/2024	License State	FL
Phone	8138435064	Email	anne@floridainvestrealty.com
Broker Distance to Subject	8.57 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.