

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>	959 Sandstone Drive, Orange Park, FL 32065	<b>Order ID</b>	8768453	<b>Property ID</b>	34234010
<b>Inspection Date</b>	06/03/2023	<b>Date of Report</b>	06/05/2023		
<b>Loan Number</b>	51951	<b>APN</b>	13042502033600117		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clay		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	06.02.23 Citi-CS BPO Request	<b>Tracking ID 1</b>	06.02.23 Citi-CS BPO Request		
<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>	\$2,220	Subject shows good condition and appears to have possibly been renovated since my last report of 12/24/2022.
<b>Assessed Value</b>	\$171,500	
<b>Zoning Classification</b>	Residential RB	
<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	Subject is located in area convenient to shopping, dining, doctors, hospital and schools. The market trend is indicated to be decreasing, still with supply shortage.
<b>Sales Prices in this Neighborhood</b>	Low: \$208000 High: \$387800	
<b>Market for this type of property</b>	Decreased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	959 Sandstone Drive	2444 Ridgecrest Ave	2539 Sandlewood Cir	2888 Circle Ridge Dr
<b>City, State</b>	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
<b>Zip Code</b>	32065	32065	32065	32065
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.67 <sup>1</sup>	0.87 <sup>1</sup>	0.43 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$380,000	\$399,900	\$479,900
<b>List Price \$</b>	--	\$375,000	\$389,900	\$479,900
<b>Original List Date</b>		03/16/2023	04/14/2023	06/01/2023
<b>DOM · Cumulative DOM</b>	-- · --	48 · 81	52 · 52	4 · 4
<b>Age (# of years)</b>	39	37	39	42
<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	Beneficial ; Waterfront	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,282	1,832	1,951	2,496
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 3	4 · 2	4 · 2 · 1
<b>Total Room #</b>	8	8	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 Spa - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.26 acres	0.33 acres	0.28 acres	0.34 acres
<b>Other</b>	Patio , Screened	Patio , Glassed; Detached Shed	None listed	None listed

\* 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.

## Current Listings - Cont.

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

- Listing 1** Similar to subject based on property type, lot, location. GLA inferior; baths, spa, water view superior. Pending fair market sale. "Welcome to the beautiful Ridgecrest neighborhood. This brick home is located on an oversized lot with a beautiful pond view. Inside you will find 4 bedrooms and 3 bathrooms. The layout is perfect for someone who needs two main bedrooms or a mother-in-law suite. In the kitchen you will find white cabinets, butcher block countertops and stainless-steel appliances. The Kitchen has space for a dining room table as well as a breakfast nook. Directly off of the living room is a beautiful sunroom. The hot tub, shed and carport cover will convey. The new roof was completed March 1, 2023. Other updates include fresh paint throughout and new carpet in bedrooms. If you are looking for a spacious home, a great outdoor space and plenty of room for your boat or RV, then this is the home for you!"
- Listing 2** Similar to subject based on property type, lot, location. GLA inferior. Fair market sale. "This spacious 4-bedroom pool home is located in a highly desirable area, offering both privacy and convenience. The backyard is complete with a pool that is perfect for hosting summer BBQs or enjoying a relaxing swim. Located in a fantastic neighborhood, just minutes away from top-rated schools, shopping centers, restaurants, and major highways, making your commute a breeze. "This spacious 4-bedroom pool home is located in a highly desirable area, offering both privacy and convenience. The backyard is complete with a pool that is perfect for hosting summer BBQs or enjoying a relaxing swim. Located in a fantastic neighborhood, just minutes away from top-rated schools, shopping centers, restaurants, and major highways, making your commute a breeze."
- Listing 3** Similar to subject based on property type, lot, location. GLA, baths superior. Fair market sale. " Come see this well maintained pool home! Hardwood floors, solid surface kitchen counter tops and a gleaming back yard pool are just a few of the details you will not want to miss! First Showings will occur at the OPEN HOUSE on Sunday 6/4 from 11-2"

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	959 Sandstone Drive	2435 Stonebridge Dr	2317 Stonebridge Dr	2350 Stonebridge Dr
<b>City, State</b>	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
<b>Zip Code</b>	32065	32065	32065	32065
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.11 <sup>1</sup>	0.16 <sup>1</sup>	0.09 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$370,000	\$399,900	\$425,000
<b>List Price \$</b>	--	\$370,000	\$399,900	\$398,900
<b>Sale Price \$</b>	--	\$370,000	\$399,900	\$400,000
<b>Type of Financing</b>	--	Fha	Conv	Va
<b>Date of Sale</b>	--	05/15/2023	05/29/2023	05/08/2023
<b>DOM · Cumulative DOM</b>	-- · --	76 · 96	31 · 80	152 · 169
<b>Age (# of years)</b>	39	36	40	40
<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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,282	1,984	2,067	2,252
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	3 · 2
<b>Total Room #</b>	8	88	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
<b>Lot Size</b>	0.26 acres	0.27 acres	0.29 acres	0.25 acres
<b>Other</b>	Patio , Screened	Patio , Glassed; Sprinkler System; Other Buil	None listed	Patio , Open; Patio , Covered; Lanai , Screen
<b>Net Adjustment</b>	--	+\$11,500	+\$3,000	+\$1,000
<b>Adjusted Price</b>	--	\$381,500	\$402,900	\$401,000

\* Sold 3 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** Similar to subject based on property type, lot, location. GLA (+\$3000), no pool (+\$10,000) inferior. Fair market sale FHA financing \$1500 concessions. "Welcome to a beautiful well maintained home in an established family friendly Orange Park neighborhood. NO CDD/HOA! Home is located in close proximity to shopping, NAS Jax , OP Hospital and I-295. Brick front and hardy board siding. 4th bedroom is ideal for a sitting room/office/nursery. Large Master suit/bathroom with garden tub. Formal living and dining areas with like new carpet. Ceramic tile in entry and den. Enclosed and air conditioned 200 SF Florida room (not included in square footage). Side entry 2 car garage with lots of driveway parking."
- Sold 2** Similar to subject based on property type, lot, location. GLA (+\$3000) inferior. Fair market sale conventional financing no concessions. "Beautiful 4 bedroom, 2-1/2 bath in the heart of Orange Park. Pool home. Completely rehabbed, new carpet and vinyl plank floors. Come see for yourself."
- Sold 3** Similar to subject based on property type, GLA, lot, location. Bedrooms (+\$6000) inferior. Fair market sale VA financing \$5000 concessions. "Exceptional, Spacious & Freshly Updated 3 Bed/2 Bath home presenting a Glassed Florida Room capturing lots of natural light from a Screened, refreshingly efficient Salt Water Pool surrounded by a Private, Fenced & Landscaped Backyard w/both a Covered & Open Patio, Wood Shed & Firepit. This Turnkey home delivers peace of mind with a New Modernized Transformation including Gorgeous LVP Floors throughout. Kitchen remodel offers Double Ovens, Stainless, Custom Shaker Cabinets, Granite, Backsplash & Recessed Lights handily joined to a Kitchen Nook. Stone Fireplace w/Built-ins & appealing Wet Bar anchors Family Room. Separate Dining & Living Rooms w/Crown & Chair Rail. Both Bathrooms upgraded; w/Primary Suite enhanced by Tiled Shower w/Rain Shower Head & Frameless Glass Door. Check out the compl Check out the complete list of Upgrades and Remodels: " New Luxury Vinyl Plank Flooring throughout house 2020 " Remodeled kitchen with New Granite Countertops, Extra Deep Sink, Back Splash, Soft Close Shaker Cabinets, Cabinet Hardware, Updated Electrical, New Stainless Appliances; including Double Ovens, Soffit Removed, New Light Fixtures, Garbage Disposal, Plumbing and Water Valve 2020 " Remodeled Primary Bathroom with new Shower w/Rain Shower Head, Niche, and Frameless Glass Doors, Granite Counter, Vanity Sink, Fixtures, Toilet, Plumbing, Water Valve, and New Tile Flooring 2020 " Updated Hall Bathroom with new Granite, Vanity Sink, new Fixtures, new Plumbing and Water Valve 2020 " Updated Wet Bar with New Granite, Sink, Fixtures, Plumbing and Water Valve 2020 " All Popcorn Ceilings Removed and professional Texture Ceilings added 2020 " New Baseboards & Quarter Round throughout house 2020 " Whole Interior of home Painted 2020 " New Hardware on all Doors 2020 " Updated Fireplace by Whitewashing & adding Built-ins 2020 " All Electrical Outlets brought up to code 2020 " New Water Heater 2021 " HVAC 2011 " Roof w/Architectural Shingles and Skylights 2015 " New Garage Door Springs, Cables, everything refurbished and Painted 2021 " Garage Floor Painted 2022 " New Sand Pool Filter 2021 " New Pool Pump 2022 " New Pool Timer 2021 " Waterproofed and Added Decorative Stone Façade to Bottom Back Section of Exterior House Wall 2020 " Rescreened and Re-enforced Pool Screen 2022 " Cool Pool Deck Painted 2022 " Open Patio Pavers installed 2022 " Paver Sidewalk around outside of Screened Pool 2022 " New Firepit installed 2022 " New French Drain from Backyard to Front Yard 2022 " Extended Backyard Fence and put in new Gates 2022 " New Exterior Paint on House and Wood Shed 2020 Move in ready and waiting to Welcome You Home!"

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No listing history found. Subject last sold 1/3/2023 for \$250,300 per tax record.					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$415,000	\$415,000
<b>Sales Price</b>	\$400,000	\$400,000
<b>30 Day Price</b>	\$368,000	--
<b>Comments Regarding Pricing Strategy</b>		
Price was determined by using the most comparable sales at the current time. Normal adjustments have been made to acquire estimated value of subject. All comps share similar characteristics to the subject and are located in reasonable proximity. They will share marketability and buyer profile. All comps appear to be good substitutes for buyers and are viable indicators of value.		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Address Verification



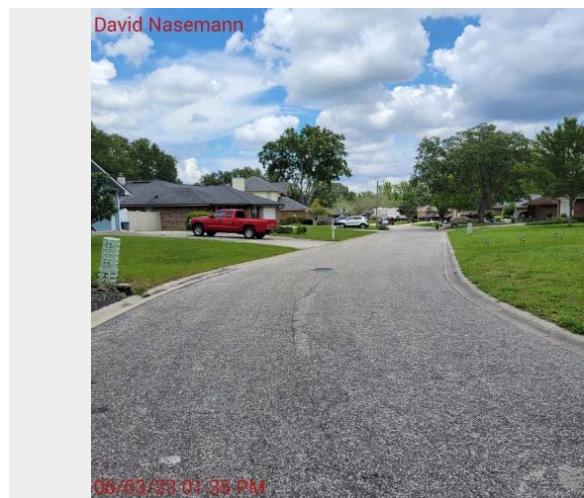
Side



Side



Street



Street



## Subject Photos



Other

## Listing Photos

**L1** 2444 RIDGECREST AVE  
Orange Park, FL 32065



Front

**L2** 2539 SANDLEWOOD CIR  
Orange Park, FL 32065



Front

**L3** 2888 CIRCLE RIDGE DR  
Orange Park, FL 32065



Front

## Sales Photos

**S1** 2435 STONEBRIDGE DR  
Orange Park, FL 32065



Front

**S2** 2317 STONEBRIDGE DR  
Orange Park, FL 32065



Front

**S3** 2350 STONEBRIDGE DR  
Orange Park, FL 32065



Front

### ClearMaps Addendum

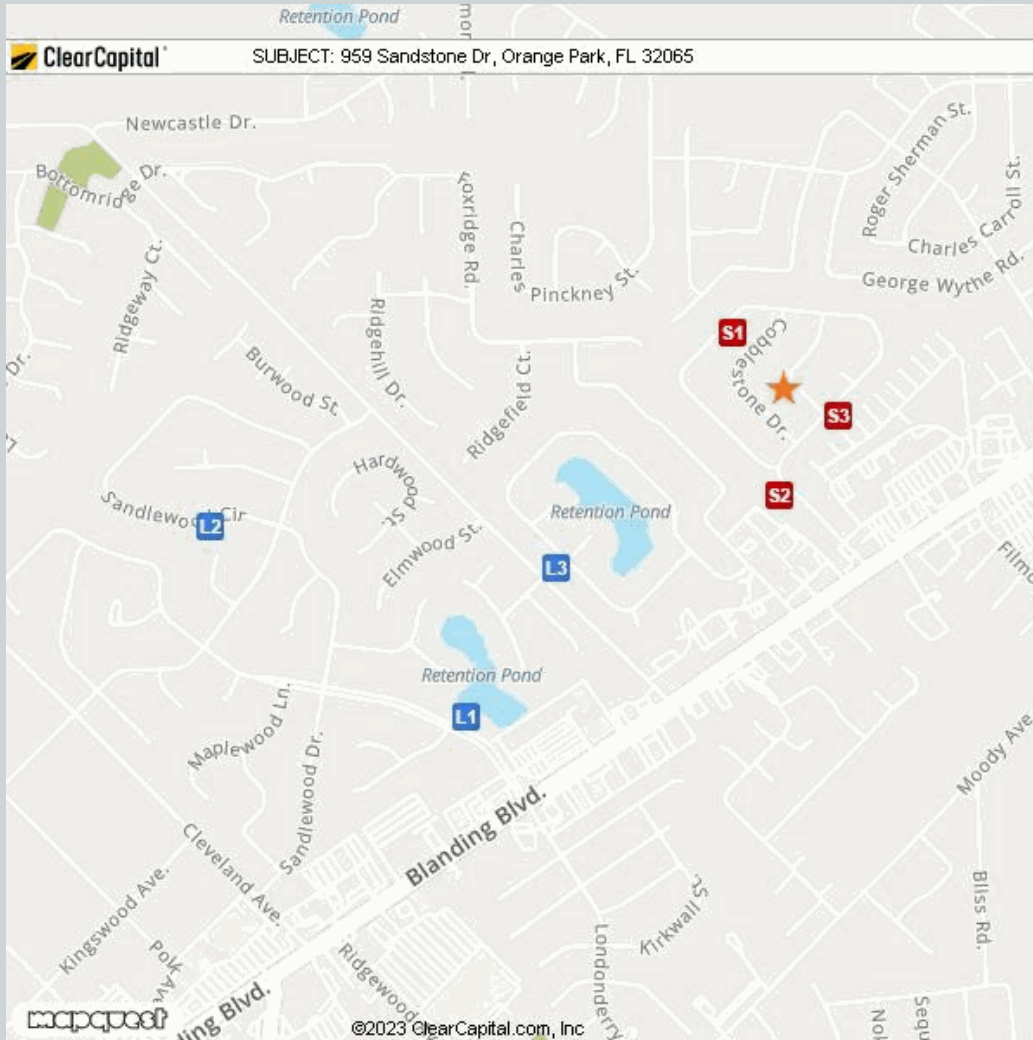
**Address** ★ 959 Sandstone Drive, Orange Park, FL 32065

**Loan Number** 51951

**Suggested List** \$415,000

**Suggested Repaired** \$415,000

**Sale** \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	959 Sandstone Drive, Orange Park, FL 32065	--	Parcel Match
L1 Listing 1	2444 Ridgecrest Ave, Orange Park, FL 32065	0.67 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2539 Sandlewood Cir, Orange Park, FL 32065	0.87 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2888 Circle Ridge Dr, Orange Park, FL 32065	0.43 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2435 Stonebridge Dr, Orange Park, FL 32065	0.11 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2317 Stonebridge Dr, Orange Park, FL 32065	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2350 Stonebridge Dr, Orange Park, FL 32065	0.09 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>	David Nasemann	<b>Company/Brokerage</b>	FUTURE REALTY GROUP LLC
<b>License No</b>	SL3119564	<b>Address</b>	1404 Sapling Drive Orange Park FL 32073
<b>License Expiration</b>	03/31/2025	<b>License State</b>	FL
<b>Phone</b>	9043343116	<b>Email</b>	dnrealtor@gmail.com
<b>Broker Distance to Subject</b>	2.62 miles	<b>Date Signed</b>	06/05/2023

*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.**