

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	11496 Bonnie Lakes Ct, Jacksonville, FLORIDA 32221	Order ID	9251928	Property ID	35261973
Inspection Date	04/04/2024	Date of Report	04/04/2024		
Loan Number	52911	APN	0020600675		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs

Order Tracking ID	4.2_BPO_Citi/Atlas_update	Tracking ID 1	4.2_BPO_Citi/Atlas_update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments After completing an exterior inspection of the subject property, it appears to be in good condition.
R. E. Taxes	\$2,924	
Assessed Value	\$193,076	
Zoning Classification	Residential PUD	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Adams Lake HOA	
Association Fees	\$400 / Year (Other: Clubhouse)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is located on the west side of Jacksonville in a subdivision with similar homes. Neighborhood is near schools, churches, some shopping and accessible highways.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$290000 High: \$527500	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	11496 Bonnie Lakes Ct	11375 Emma Oaks Ln	2532 Reagan Lakes Ln	2511 Britney Lakes Ln
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32221	32221	32221	32221
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.36 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$469,000	\$349,900	\$350,000
List Price \$	--	\$454,000	\$340,900	\$334,000
Original List Date		02/12/2024	11/15/2023	12/14/2023
DOM · Cumulative DOM	-- · --	52 · 52	141 · 141	112 · 112
Age (# of years)	19	20	18	18
Condition	Good	Good	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	Beneficial ; Water	Beneficial ; Water
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,489	2,906	2,465	3,083
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	10	11	11	11
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	0.18 acres	0.36 acres	.22 acres	.34 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Comp is superior on the basis of having more GLA an a larger lot size. Public Remarks: Welcome to your own slice of paradise situated on the Westside of Jacksonville! Please be sure to check out the video tour. This charming 4 bedroom, 2 1/2 bath home is the perfect blend of luxury and comfort. When you see the beautiful kitchen that was recently updated, dining area, outdoor kitchen with a screened in back porch, you'll know this is not an ordinary home. Downstairs is the family room, dining room, kitchen and half bath. As soon as you come up stairs, you'll be greeted by a loft/flex room which is perfect for reading, relaxing, or even a play area. Immediately to your right is the master bedroom and to your left are three other bedrooms and a full bathroom. As you head out back, you'll step into your very own backyard oasis swooning over the outdoor kitchen, pergola, beautifully landscaped views all within a fenced in back yard. Don't miss out on the opportunity to make this stunning home yours. Book your showing today and step into your own personal oasis.
- Listing 2** Comp is superior to the subject property on the basis of having a larger lot size and a water view. MLS Public Remarks: Beautiful two story home on man made lake. 4 Nice sized bedrooms. Large open kitchen, Upstairs laundry,New paint, newer flooring. Ready for you.
- Listing 3** Although Comp is in average condition, Comp is superior on the basis of having more GLA, a 4th bedroom, and a larger lot size. MLS Remarks: Seller's preferred lender is offering 1% towards buyers closing cost and prepaids. Welcome to your dream home in the coveted Adam Lakes subdivision! This spacious 4-bedroom, 2.5-bathroom residence offers an unparalleled living experience with a stunning view of the tranquil pond right from your doorstep. As you step inside, you'll be greeted by a well-designed layout that includes a dedicated office space, perfect for remote work or a private study area. The heart of the home is the expansive eat-in kitchen, boasting 42" cabinets that provide ample storage space for all your culinary needs. The kitchen effortlessly flows into the dining area, creating a perfect space for entertaining guests and enjoying family meals. The large master suite is a true retreat, offering a haven of comfort and relaxation. Pamper yourself in the ensuite master bathroom, complete with a luxurious soaking tub, a separate shower, and dual sinks. The generous walk-in closets ensure that you have plenty of space for your wardrobe and personal belongings. Convenience is key with an inside laundry room, making chores a breeze. The home also features a covered lanai, where you can unwind and appreciate the picturesque pond views in all seasons. Imagine sipping your morning coffee or hosting gatherings in this inviting outdoor space. This residence is not just a house; it's a home that combines functionality, style, and comfort. Don't miss the opportunity to own this exquisite property in one of the most sought-after neighborhoods. Schedule a showing today and make this spacious 4-bedroom gem your forever home!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	11496 Bonnie Lakes Ct	11477 Brian Lakes Dr	2024 Tyson Lake Dr	2215 Cherokee Cove Trl
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32221	32221	32221	32221
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.73 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$341,900	\$299,500	\$320,000
List Price \$	--	\$328,500	\$299,000	\$310,000
Sale Price \$	--	\$312,500	\$297,000	\$305,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	03/08/2024	02/20/2024	03/15/2024
DOM · Cumulative DOM	-- · --	158 · 158	69 · 69	136 · 136
Age (# of years)	19	21	6	15
Condition	Good	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	2 Stories Traditional	1 Story Traditional	1 Story Traditional	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,489	2,340	1,856	1,830
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2	4 · 2
Total Room #	10	9	10	10
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	0.18 acres	.18 acres	.12 acres	.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$25,875	+\$41,412	+\$40,197
Adjusted Price	--	\$338,375	\$338,412	\$345,197

* 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** Comp is inferior to the subject property on the basis of having less GLA and no half bathroom. Appropriate adjustments were made for differing features. MLS Public Remarks: Brand New Hot Water Heater. Seller Offering \$3,000 cash at closing to update the kitchen counter tops.
- Sold 2** MLS Public Remarks: Total charm and quality in this beautiful family home just a short drive from Baldwin, NAS JAX and downtown! Property features fresh interior paint and new carpet throughout. Home is great for a family that wants a quiet neighborhood and quick access to all things Jacksonville. This home is priced to sell and won't last long!
- Sold 3** Comp is inferior on the basis of having a smaller lot, less GLA, and no half bathroom. Appropriate adjustments were made for differing features. MLS Public Remarks: Move in ready! Quality Adams Homes all brick home w/outstanding open floor plan with lg family rm & elevated ceilings. Very well maintained. Many Smart Home features. Plenty of fresh paint & new carpet in several bedrooms incl Master. Luxury vinyl plank in entry, family rm, kitchen, dining rm & hall. Large eat-in kitchen area, breakfast bar, plant shelves, 2" faux wood blinds throughout, Indry rm, kitchen light strip, wood burning FP, walk-in closet & en-suite bath in master, covered patio in rear, irrigation system, termite bond. This home features the TEAXX "built-in" pest control system. 4th BR is currently an office. The wall mounted Roku TV conveys. Extra refrig in garage works & conveys. Pls see Documents: Seller's Disclosure, Survey, Floorplan and Smart Home Features info.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property was listed on 7/10/2023 for \$359,900 and price reduced to \$355,900 on 8/3/2023, price reduced to \$354,900 on 9/1/2023, and listing expired on 9/9/2023. Listed on 9/22/2023 for 349,900 and expired on 11/12/2023 Listed on 12/29/2023 for \$359,900 and expired on 4/3/2024			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	3						
# 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
07/10/2023	\$359,900	09/22/2023	\$349,900	Expired	09/09/2023	\$354,900	MLS
09/22/2023	\$349,900	12/29/2023	\$359,900	Expired	11/12/2023	\$349,900	MLS
12/29/2023	\$359,900	--	--	Expired	04/03/2024	\$359,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$339,000	\$339,000
Sales Price	\$339,000	\$339,000
30 Day Price	\$339,000	--
Comments Regarding Pricing Strategy		
All sold and comps were within a mile of the subject property. Comps selected were within the same area or neighborhood to ensure the final AS-IS price reflected the market conditions in the area. Furthermore, age, GLA, lot size and condition was also considered when selecting appropriate comps. Below is a breakdown of all adjustments made to each sold comp. SOLD COMP ADJUSTMENTS: SOLD COMP 1: GLA: +\$4,375 Condition: +\$20,000 No half bathroom: +\$1,500 TOTAL ADJ:+\$25,875 SOLD COMP 2: GLA: +\$18,711 Fourth bedroom: -\$3,000 No half bathroom: +\$1,500 Lot size:+ \$4,201 Condition: +\$20,000 TOTAL ADJ: +\$41,412 SOLD COMP 3: GLA: +\$19,825 Fourth bedroom: -\$3,000 No half bathroom: +\$1,500 Condition: +\$20,000 Lot size: \$1,872 TOTAL ADJ: +\$40,197		

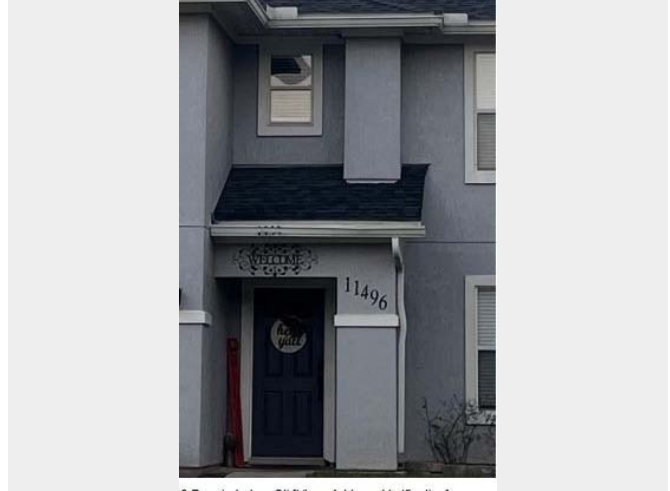
Clear Capital Quality Assurance Comments Addendum

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



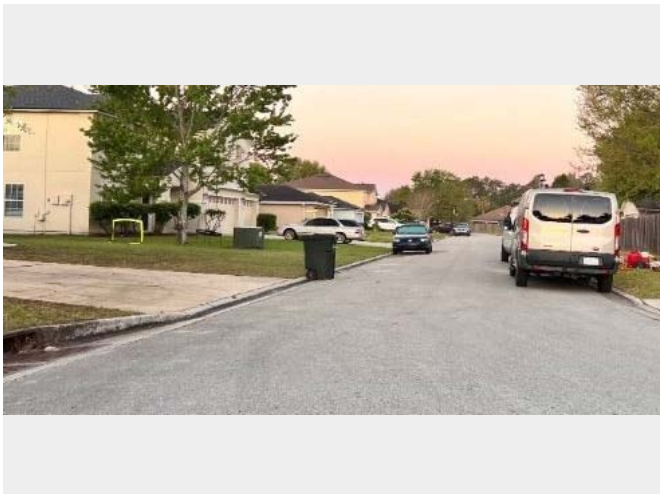
Address Verification



Street



Street



Street

Listing Photos

L1 11375 Emma Oaks Ln
Jacksonville, FL 32221



Front

L2 2532 Reagan Lakes Ln
Jacksonville, FL 32221



Front

L3 2511 Britney Lakes Ln
Jacksonville, FL 32221



Front

Sales Photos

S1 11477 Brian Lakes Dr
Jacksonville, FL 32221



Front

S2 2024 TYSON LAKE DR
Jacksonville, FL 32221



Front

S3 2215 Cherokee Cove Trl
Jacksonville, FL 32221



Front

ClearMaps Addendum

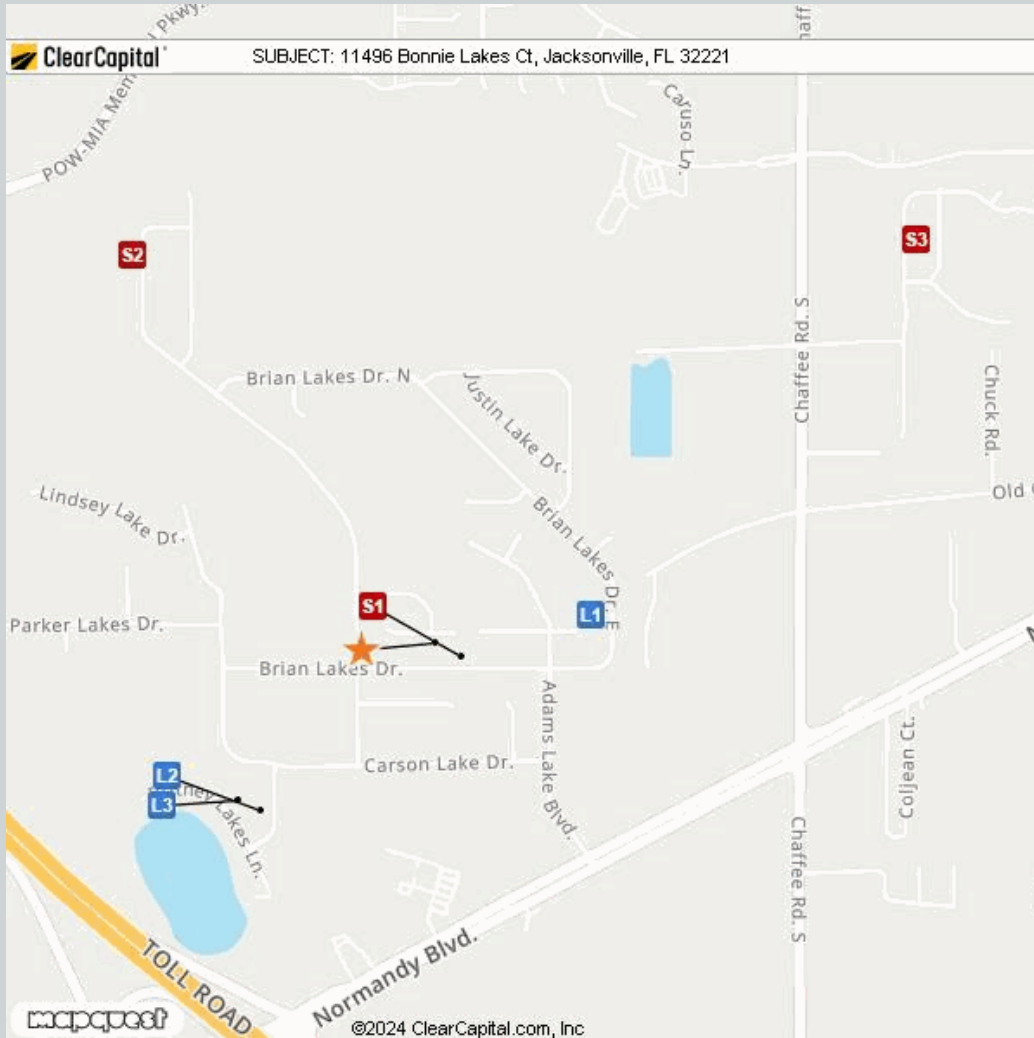
Address ★ 11496 Bonnie Lakes Ct, Jacksonville, FLORIDA 32221

Loan Number 52911

Suggested List \$339,000

Suggested Repaired \$339,000

Sale \$339,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11496 Bonnie Lakes Ct, Jacksonville, Florida 32221	--	Parcel Match
L1 Listing 1	11375 Emma Oaks Ln, Jacksonville, FL 32221	0.23 Miles ¹	Parcel Match
L2 Listing 2	2532 Reagan Lakes Ln, Jacksonville, FL 32221	0.36 Miles ¹	Parcel Match
L3 Listing 3	2511 Britney Lakes Ln, Jacksonville, FL 32221	0.37 Miles ¹	Parcel Match
S1 Sold 1	11477 Brian Lakes Dr, Jacksonville, FL 32221	0.04 Miles ¹	Parcel Match
S2 Sold 2	2024 Tyson Lake Dr, Jacksonville, FL 32221	0.73 Miles ¹	Parcel Match
S3 Sold 3	2215 Cherokee Cove Trl, Jacksonville, FL 32221	0.93 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	Karimah Baptiste	Company/Brokerage	Florida Homes Realty and Mortgage
License No	SL3473327	Address	8809 Ivyhill PL N Jacksonville FL 32244
License Expiration	03/31/2026	License State	FL
Phone	8165887754	Email	drkaribhomes@gmail.com
Broker Distance to Subject	6.30 miles	Date Signed	04/04/2024

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.