

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	4014 Poinciana Court, Palm Harbor, FL 34684	Order ID	8666830	Property ID	34038125
Inspection Date	03/23/2023	Date of Report	03/23/2023		
Loan Number	52951	APN	082816855610001880		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	03.22.23 BPO Request	Tracking ID 1	03.22.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DENISE GIARRATANO	Condition Comments	
R. E. Taxes	\$2,960	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.	
Assessed Value	\$178,540		
Zoning Classification	Residential		
Property Type	PUD		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	STRATHMORE GATE-WEST		
Association Fees	\$3900 / Year (Pool,Landscaping,Insurance,Tennis)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject neighborhood is close to shopping and entertainment, and the subject neighborhood is with many amenities.	
Sales Prices in this Neighborhood	Low: \$161600 High: \$333000		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4014 Poinciana Court	2951 Yucca Ct	2734 Sherbrooke Ln Apt A	1141 Orange Tree Cir W Apt B
City, State	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL
Zip Code	34684	34684	34684	34684
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	0.90 ¹	0.81 ¹
Property Type	PUD	Multifamily	Multifamily	Multifamily
Original List Price \$	\$	\$260,000	\$249,900	\$279,900
List Price \$	--	\$249,900	\$239,900	\$199,999
Original List Date		01/28/2023	01/19/2023	10/10/2022
DOM · Cumulative DOM	-- · --	54 · 54	63 · 63	164 · 164
Age (# of years)	42	42	48	44
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	1,120	1,120	1,000	960
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	0.06 acres	.02 acres	.06 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** Price Reduced! BRING ALL OFFERS! Orange Tree Villas is a quiet 55+ community convenient to restaurants, banks, doctors and more. This corner 2 bedroom, 2 bath villa has an attached 1 car garage and an adorable front screened in porch. Enjoy afternoons on the porch chatting with your neighbors while enjoying the natural green spaces. The home features a private atrium for all of your plants off the living room! There's plenty of natural light that brings out the beauty of the NEW laminate flooring in this split bedroom unit. Newer items include: Hot water heater (2019), water softener (2020). Roof is 11 years old. No stairs makes life so much easier as we get older. Not in a mandatory flood zone, No CDD or land lease! Community pool and clubhouse are at your disposal. Condo fees include water, sewer, trash, basic cable, internet, roof, exterior maintenance, grounds maintenance, pool & clubhouse maintenance. Don't delay as villas in Orange Tree Villas don't come on the market very often! Absolutely NO PETS in this community. Home Warranty Included!
- Listing 2** Enjoy a maintenance-free Florida lifestyle in this truly immaculate, move-in ready 2-Bed/2-Bath/1-CG, VILLA-style condo, located in Palm Harbor's desirable 55+ community of Highland Lakes III. This unit has been completely remodeled and has newer kitchen appliances including refrigerator, stove, microwave and dishwasher. The guest bath has a walk-in shower for easy access, and both bathrooms offer elevated toilets. The roof and gutters were replaced in 2020 and the exterior was painted in 2020. Washer and dryer are located in the extra-long, one-car garage and a new garage door opener was installed in 2022. The required monthly condo fee includes cable TV, internet, exterior building maintenance and insurance, grounds maintenance, roof, water, sewer, trash, and access to Andover Clubhouse and Pool. Highland Lakes has a Master Association which is optional to join for an additional one-time fee and an additional monthly payment. Membership includes three award-winning, executive 9-hole golf courses, a geothermal heated 125,000 gallon Olympic size pool with a heated whirlpool spa, open-air pavilion with seating for 90, a cabana, and two 24-foot pontoon boats with captains available for sightseeing on Lake Tarpon or for a quick bite to eat at a lakefront restaurant. A rustic lodge with a fireplace, service kitchen, and a panoramic view of Lake Tarpon, picnic tables, and grills are also available for your enjoyment. Highland Lakes Master Association also has an extensive lending library, cards and games, billiards, arts and crafts, tennis, pickleball, bocce and shuffleboard courts, and over a hundred clubs or groups with a wide range of social events. Please inquire with Highland Lakes Master Association for additional costs to join. Highland Lakes has a NO PET policy and lease restrictions do apply.
- Listing 3** Great opportunity for a lovely 2 bedroom, 2 bath villa in tranquil Strathmore Gate. Centrally located near shopping, great restaurants, easy commute to TIA and PIE airports.....not to mention close to lovely beaches within 15 - 20 minutes away. The home is exceptionally nice, shows pride of ownership and has been well maintained. The monthly HOA fee includes roof, insurance, lawn maintenance, building exterior, pest control, water, sewer and trash. Maintenance free living - just lock the door and go play!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4014 Poinciana Court	2522 Bentley Dr	2724 Bentley Dr	3446 Maclaren Dr
City, State	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL
Zip Code	34684	34684	34684	34684
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.60 ¹	1.74 ¹	0.53 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	--	\$265,000	\$234,900	\$279,900
List Price \$	--	\$235,000	\$229,900	\$279,900
Sale Price \$	--	\$235,000	\$237,000	\$265,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	02/15/2023	01/27/2023	03/22/2023
DOM · Cumulative DOM	-- · --	94 · 134	48 · 84	25 · 55
Age (# of years)	42	37	38	42
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	1,120	1,110	1,200	1,076
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	.06 acres	.06 acres	.09 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$10,000
Adjusted Price	--	\$235,000	\$237,000	\$255,000

* 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** Welcome home to this wonderful 2 bed/2 bath split floor plan villa in the Villages at Bentley Park. The eat-in kitchen has a pass-through breakfast bar as well as a pantry, refrigerator, dishwasher and range. The great room has vaulted ceilings, which really open up the area, and is the perfect space for entertaining with the living/dining room combo. There are sliders from the living room to the oversized screened-in & covered lanai with plenty of green space for pets. The Master Bedroom suite features an oversized walk-in closet and en-suite bath with separate vanity area, step-in shower & linen closet. The second bedroom also features a walk-in closet and is conveniently located next to the full second bathroom with tub/shower combo. This unit also boasts a laundry room with a washer/dryer. You have an assigned covered carport space and there is guest parking available. Conveniently located across from the community pool, tennis courts, and private walking trails and playground, this home is centrally located close to shopping, restaurants, parks & entertainment and is only a short drive to amazing beaches and Tampa International. Do not miss the chance to call this home! Come and see it today.
- Sold 2** Great location, great schools very close, brand new carpet, come make this 2/2 villa yours today. This beautiful 2 bedroom villa is nestled in the quiet setting of Bentley Park just miles from the Gulf beaches as well as Tarpon Springs Sponge Docks. Plenty of different options for dining as well as shopping. The community offers pool/spa, tennis courts, playground area and walking/dog walking trail. The villa also offers an outdoor screened in Florida room perfect for morning coffee or enjoying the evening breeze. The Florida room also includes a storage room and offers a screen door that opens up into a grass yard with privacy fence perfect for the family pets. The property has two parking spaces, one covered and one near the unit. Hurry and make your appointment today this property isn't going to last long.
- Sold 3** Good News - Your pet is welcome in Duplex Village, a Subdivision of Highland Lakes the popular & affordable 55+ community. Nearly 1100 Sq Ft of living, this villa offers 2 bedrooms, 2 baths and an attached 1 car garage with the Laundry hook-up & utility tub. The enclosed entry porch adds casual living space. There is a lanai in the back off the master suite. Living, Dining and Master have wood look laminate flooring. Duplex Village HOA fee of \$140/mo covers irrigation, lawn care private streets, basic cable, trash pick-up. Ownership includes your membership to Highland Lakes' HOA. The \$126/mo. Fee includes Golf Membership for 2 & No Greens Fees, 27 Holes Golf, Heated Olympic Size pool w/Spa Cabana & Bath house, a Lake lodge pool, 4 Tennis/Pickleball Courts, 8 Shuffleboard Courts, Clubhouse with Auditorium, meeting rooms, managers office; The spacious lodge on Lake Tarpon offers open patio with grills and tables, Boat Access to Lake Tarpon, 2 Community pontoons; various clubs e.g. Performing Arts, Bowling leagues, Fitness, RV & Boat Storage, Arts & Crafts. Be sure to stop by the Main Clubhouse on Macgregor Dr and Lake Lodge on Lake Side Dr. adjust -\$5000 for garage stall, -\$5000 for lot.

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	1						
# 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
10/07/2022	\$249,900	10/25/2022	\$229,000	Cancelled	03/06/2023	\$229,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$235,000	\$235,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
the subject property looks to be in average condition, and the price valuation falls inside 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.		

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

Listing Photos

L1 2951 Yucca Ct
Palm Harbor, FL 34684



Front

L2 2734 Sherbrooke Ln Apt A
Palm Harbor, FL 34684



Front

L3 1141 Orange Tree Cir W Apt B
Palm Harbor, FL 34684



Front

Sales Photos

S1 2522 Bentley Dr
Palm Harbor, FL 34684



Front

S2 2724 Bentley Dr
Palm Harbor, FL 34684



Front

S3 3446 Maclaren Dr
Palm Harbor, FL 34684



Front

ClearMaps Addendum

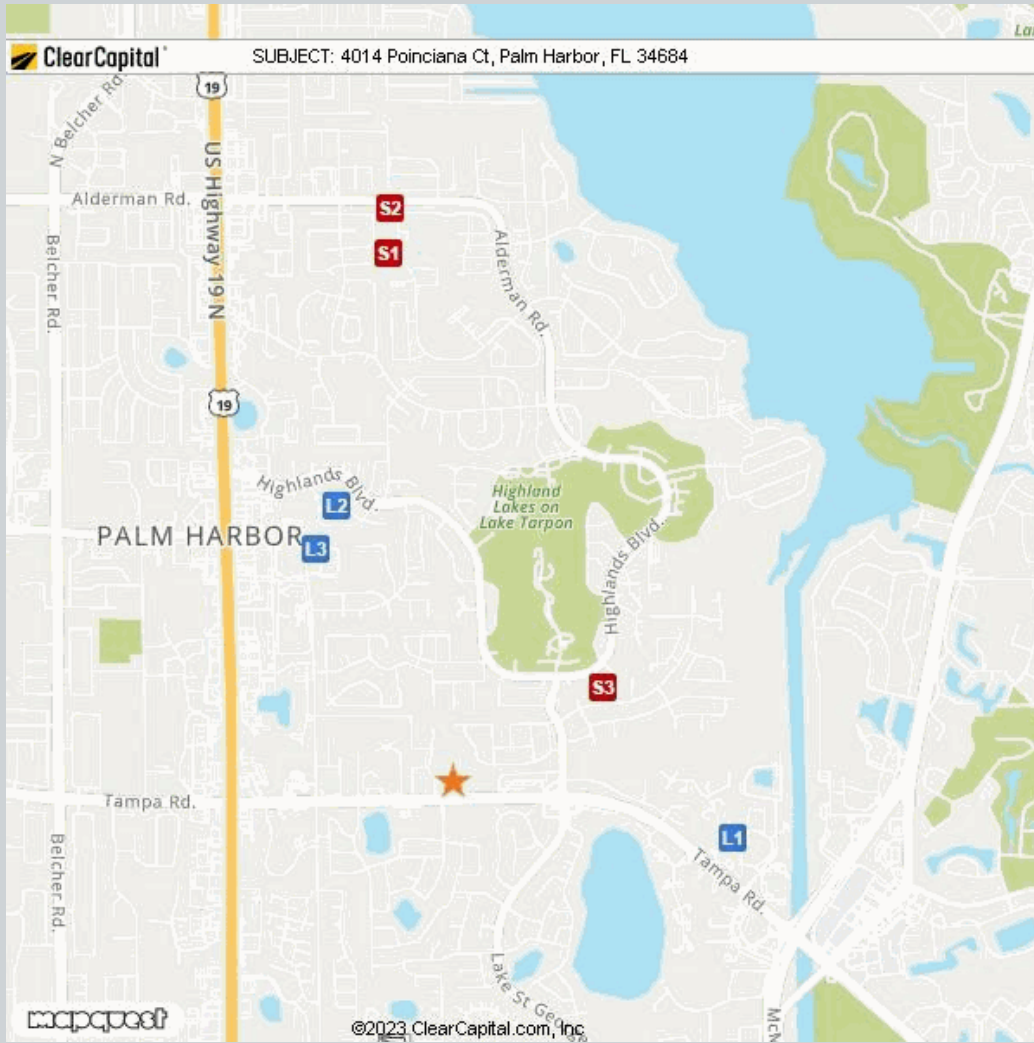
Address ★ 4014 Poinciana Court, Palm Harbor, FL 34684

Loan Number 52951

Suggested List \$235,000

Suggested Repaired \$235,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4014 Poinciana Court, Palm Harbor, FL 34684	--	Parcel Match
L1 Listing 1	2951 Yucca Ct, Palm Harbor, FL 34684	0.87 Miles ¹	Parcel Match
L2 Listing 2	2734 Sherbrooke Ln Apt A, Palm Harbor, FL 34684	0.90 Miles ¹	Parcel Match
L3 Listing 3	1141 Orange Tree Cir W Apt B, Palm Harbor, FL 34684	0.81 Miles ¹	Parcel Match
S1 Sold 1	2522 Bentley Dr, Palm Harbor, FL 34684	1.60 Miles ¹	Parcel Match
S2 Sold 2	2724 Bentley Dr, Palm Harbor, FL 34684	1.74 Miles ¹	Parcel Match
S3 Sold 3	3446 Maclaren Dr, Palm Harbor, FL 34684	0.53 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	8.22 miles	Date Signed	03/23/2023

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.