

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	487 Oakwood Dr, Dunedin, FLORIDA 34698	Order ID	9251928	Property ID	35261652
Inspection Date	04/03/2024	Date of Report	04/04/2024		
Loan Number	53200	APN	352815677880000200		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

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	
R. E. Taxes	\$4,841	Subject is an appropriate improvement to its neighborhood. At the time of the drive-by inspection, there appeared to be workers present working on subject. Subject did not appear to be occupied. Exterior seemed to be in process of being painted. The address above the garage noted in previous photos was missing and there was a stucco repair on the side that has not yet been painted. A check of permits provided an open permit for kitchen and bath remodel that is 69% complete. It is also noted that a tree has been removed from the front yard and it appears the front has been recently sodded. There are empty pallets in the front of the structure. There is what appears to be a permit in the front window. Without other information and for purposes of this report, subject is assumed in average condition. MLS states square footage is 2030 but tax appraiser lists it at 1781. It is unknown if the additional square footage an unpermitted addition or if the garage has been enclosed. Tax Appraiser information is used for this report as 1781 sq. ft, 2 baths and 1 car garage. Per MLS there are 5 bedrooms. There is a screen-enclosed pool with spa and permit records indicate roof replaced in 2020. Subject is in the Dunedin Golf Cart District. The address of the property across the street (488 Oakwood Dr) is used for Address Verification. There...	
Assessed Value	\$276,247		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Unable to determine security in drive-by inspection.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is in Patricia Estates subdivision in the City of Dunedin, Pinellas County FL and serviced by Dunedin Fire Department and Pinellas County Sheriff's Department. Community is within 2 miles of most necessary services. Aerial photo does not reveal any negative influences. Community is convenient to shopping, beaches, parks, entertainment, schools and sports venues. Assigned schools are Garrison-Jones Elementary School (B rating), Dunedin Highland Middle School (C rating) and Dunedin High School (B rating). Current marketing conditions for comparable properties in zip code 34698 indicate s...	
Sales Prices in this Neighborhood	Low: \$242350 High: \$862650		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Condition Comments

Subject is an appropriate improvement to its neighborhood. At the time of the drive-by inspection, there appeared to be workers present working on subject. Subject did not appear to be occupied. Exterior seemed to be in process of being painted. The address above the garage noted in previous photos was missing and there was a stucco repair on the side that has not yet been painted. A check of permits provided an open permit for kitchen and bath remodel that is 69% complete. It is also noted that a tree has been removed from the front yard and it appears the front has been recently sodded. There are empty pallets in the front of the structure. There is what appears to be a permit in the front window. Without other information and for purposes of this report, subject is assumed in average condition. MLS states square footage is 2030 but tax appraiser lists it at 1781. It is unknown if the additional square footage an unpermitted addition or if the garage has been enclosed. Tax Appraiser information is used for this report as 1781 sq. ft, 2 baths and 1 car garage. Per MLS there are 5 bedrooms. There is a screen-enclosed pool with spa and permit records indicate roof replaced in 2020. Subject is in the Dunedin Golf Cart District. The address of the property across the street (488 Oakwood Dr) is used for Address Verification. There was no mailbox for subject nor house number currently. Location is known to preparer from previous reports, GPS, and Tax Appraiser lot identification.

Neighborhood Comments

Subject is in Patricia Estates subdivision in the City of Dunedin, Pinellas County FL and serviced by Dunedin Fire Department and Pinellas County Sheriff's Department. Community is within 2 miles of most necessary services. Aerial photo does not reveal any negative influences. Community is convenient to shopping, beaches, parks, entertainment, schools and sports venues. Assigned schools are Garrison-Jones Elementary School (B rating), Dunedin Highland Middle School (C rating) and Dunedin High School (B rating). Current marketing conditions for comparable properties in zip code 34698 indicate stable number of sales and stable number of active listings for the current 3-month period. Median DOM for the same period is 28 days. Median sales price as a % of list price is 99%. Median comparable list price is \$699,000 and median sale price is \$689,500. REO and Short Sales are not prevalent in this market. Per NARRPR, values increased 13.46% over the past 24 months, 3.74% over the past 12 months and 1.03% in the last 3 months. The median sales price increased 16.22% in the last 3 months.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	487 Oakwood Dr	1300 Bluffs Cir	921 Parkwood Dr	968 Knollwood Dr
City, State	Dunedin, FLORIDA	Dunedin, FL	Dunedin, FL	Dunedin, FL
Zip Code	34698	34698	34698	34698
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.20 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$625,000	\$499,900	\$525,000
List Price \$	--	\$625,000	\$499,900	\$500,000
Original List Date		03/29/2024	02/08/2024	02/26/2024
DOM · Cumulative DOM	-- · --	6 · 6	56 · 56	38 · 38
Age (# of years)	64	26	67	67
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 Historical	1 Story Historical	1 Story Historical	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,781	1,588	1,550	1,592
Bdrm · Bths · ½ Bths	5 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	7	6	7
Garage (Style/Stalls)	Attached 1 Car	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	Pool - Yes Spa - Yes	Pool - Yes	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.19 acres	0.30 acres	0.19 acres	0.20 acres
Other	Pool Enclosure	n, a	Pool Enclosure	n, a

* 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 in Scotsdale Bluffs and has vaulted ceilings and a bonus room. Comp is in well-maintained condition without recent updates/renovations. Roof is 2022. HVAC is 2008 and Hot Water Heater is 2024. Pool is open and backyard is fenced. Comp exceeds age and lot size brackets and was adjusted accordingly. It was selected as best available from limited current listing comps.
- Listing 2** Comp is in Dunedin Lakewood Estates and is in maintained without significant interior updates/renovations. Flooring is carpet and tile. Kitchen and baths are not updated. Pool is screen enclosed. Backyard is fenced
- Listing 3** Comp is in Dunedin Lakewood Estates and is well-maintained without significant interior updates/renovations. Baths and kitchen appear original. Flooring is terrazzo, carpet and laminate. Pool is open and backyard is fenced. Roof is 2014, windows are 2020. Pool is 2019.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	487 Oakwood Dr	995 Cedarwood Ave	1474 Plateau Rd	1676 Oak Pl
City, State	Dunedin, FLORIDA	Dunedin, FL	Clearwater, FL	Clearwater, FL
Zip Code	34698	34698	33755	33755
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.67 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,900	\$525,000	\$580,000
List Price \$	--	\$599,900	\$525,000	\$580,000
Sale Price \$	--	\$575,000	\$503,000	\$595,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/10/2024	11/16/2023	10/13/2023
DOM · Cumulative DOM	-- · --	41 · 40	63 · 63	33 · 33
Age (# of years)	64	56	54	20
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 Historical	1 Story Historical	1 Story Historical	1 Story Historical
# Units	1	1	1	1
Living Sq. Feet	1,781	2,057	1,582	1,999
Bdrm · Bths · ½ Bths	5 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	6	6	6
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.19 acres	0.27 acres	.18 acres	.30 acres
Other	Pool Enclosure	n, a	n, a	Pool Enclosure
Net Adjustment	--	-\$45,280	+\$25,760	-\$72,810
Adjusted Price	--	\$529,720	\$528,760	\$522,190

* 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 in subject subdivision and is recently updated/renovated both interior and exterior. Kitchen has quartz counters, stainless appliances, tile backsplash, modern island open to the living area. Baths are updated with modern finishes and fixtures including tile. Flooring is laminate and carpet in bedrooms. Exterior is updated and refreshed along with landscaping. Subject does not have a pool and was selected due to proximity to subject.
- Sold 2** Comp is in Sunset Ridge and is well-maintained without significant updates. MLS mentions updated lighting in kitchen and stainless appliances. Primary bath has updated vanity. Pool is open with paver deck and backyard is fenced. Flooring is tile.
- Sold 3** Comp is in Windsor Woods subdivision and is well-maintained with laminate floors. MLS says primary bath is updated. Photos do not indicate recent updates. Comp has a sauna. Lot Size exceeds subject bracket and was selected due to lack of comps within subject market area. Comp exceeds age and lot size brackets due to limited sale comps for subject and appropriate adjustments were made prior to final price analysis.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history discovered since purchase by current owner.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
01/23/2023	\$549,000	03/30/2023	\$450,000	Sold	04/14/2023	\$375,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$545,000	\$545,000
Sales Price	\$524,000	\$524,000
30 Day Price	\$508,000	--
Comments Regarding Pricing Strategy		
<p>I went back 6 months and out 1 mile and selected 3 sale and 3 listing comps after relaxing Lot Size for List #1, Sale #1 and Sale #3, Condition for Sale #1, Age List #1 and Sale #3, Pool Sale #1, and Zip Code Sale #2 and Sale #3. There were no comps with a comparable bed count to subject as subject bed count as provided in MLS is superior to the area for subject GLA. It was necessary to expand these criteria due to the lack of sufficient comps for subject in both listings and sales. There were no renovated/fully updated listing comps. Sale #1 in subject subdivision, as adjusted, received the most weight in the final price conclusion due to its proximity to subject. Comps used are the best possible currently available comps and the adjustments are sufficient to account for the differences in subject and comparables. This report is based upon an Average condition for subject as indicated by sale MLS as the current work and open permit cannot be considered without additional information and/or interior inspection.</p>		

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



Side



Street



Street

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 1300 Bluffs Cir
Dunedin, FL 34698



Front

L2 921 Parkwood Dr
Dunedin, FL 34698



Front

L3 968 Knollwood Dr
Dunedin, FL 34698



Front

Sales Photos

S1 995 Cedarwood Ave
Dunedin, FL 34698



Front

S2 1474 Plateau Rd
Clearwater, FL 33755



Front

S3 1676 Oak Pl
Clearwater, FL 33755



Front

ClearMaps Addendum

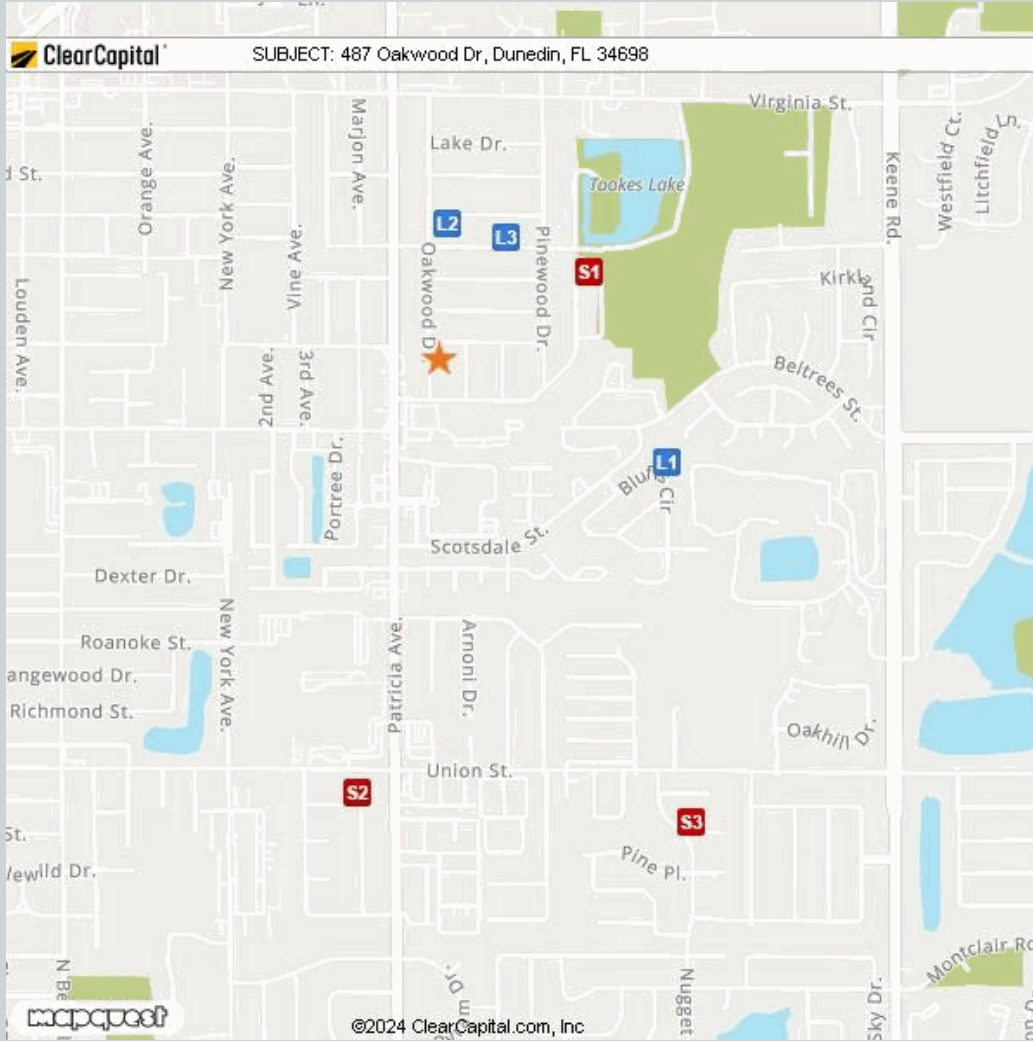
Address ★ 487 Oakwood Dr, Dunedin, FLORIDA 34698

Loan Number 53200

Suggested List \$545,000

Suggested Repaired \$545,000

Sale \$524,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	487 Oakwood Dr, Dunedin, Florida 34698	--	Parcel Match
L1 Listing 1	1300 Bluffs Cir, Dunedin, FL 34698	0.38 Miles ¹	Parcel Match
L2 Listing 2	921 Parkwood Dr, Dunedin, FL 34698	0.20 Miles ¹	Parcel Match
L3 Listing 3	968 Knollwood Dr, Dunedin, FL 34698	0.21 Miles ¹	Parcel Match
S1 Sold 1	995 Cedarwood Ave, Dunedin, FL 34698	0.26 Miles ¹	Parcel Match
S2 Sold 2	1474 Plateau Rd, Clearwater, FL 33755	0.67 Miles ¹	Parcel Match
S3 Sold 3	1676 Oak Pl, Clearwater, FL 33755	0.80 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	Jewel Vincent	Company/Brokerage	Jewel C Vincent
License No	BK673304	Address	2664 Pine Ridge Way S Apt G1 Palm Harbor FL 34684
License Expiration	03/31/2025	License State	FL
Phone	7276924145	Email	jewel.vincent44@gmail.com
Broker Distance to Subject	5.78 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.