

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 | 5759 Yorkshire Lane, Palm Harbor, FL 34685 | Order ID | 8719668 | Property ID | 34149269 |
| Inspection Date | 05/01/2023 | Date of Report | 05/02/2023 | | |
| Loan Number | 53354 | APN | 232716187230000670 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Pinellas | | |

| | | | | | |
|--------------------------|----------------------|----------------------|----------------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 05.01.23 BPO Request | Tracking ID 1 | 05.01.23 BPO Request | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | Condition Comments |
|---------------------------------------|--|--|
| Owner | JACK K STICE | Subject is an appropriate improvement to its neighborhood of like villa residences. Based on other villas in community with same GLA as subject, there are 3 bedrooms. Per tax appraiser there are 2 baths. Garage has 2 spaces. There are no permits shown for subject. Subject is assumed vacant based on public records indicating owner deceased 3/23/2023. Subject was built in 1995 and appears well-maintained. Due to lack of other information, subject is assumed in Average interior condition. |
| R. E. Taxes | \$1,201 | |
| Assessed Value | \$146,710 | |
| 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 | The Villas at Coventry Village HOA, Inc. 727-773-9542 | |
| Association Fees | \$340 / Month (Pool,Landscaping,Other: Deed Restrictions, playground) | |
| Visible From Street | Visible | |
| Road Type | Public | |

| Neighborhood & Market Data | | Neighborhood Comments |
|--|--|--|
| Location Type | Suburban | Subject is in Coventry Village subdivision in the Ridgemoor Master Community in unincorporated Pinellas County FL and serviced by East Lake Fire Department and Pinellas County Sheriff s Department. Community is within 5 miles of most necessary services. Aerial photo does not reveal any negative influences. Shopping, beaches, parks, entertainment, schools and sports venues are easily accessed. Assigned schools are Cypress Woods Elementary School (A rating), Joseph L Carwise Middle School (B rating) and East Lake High School (A rating). |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$287,000 High: \$520,000 | |
| Market for this type of property | Remained Stable for the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 5759 Yorkshire Lane | 3874 Darston St | 3758 Darston St | 3886 Darston St |
| City, State | Palm Harbor, FL | Palm Harbor, FL | Palm Harbor, FL | Palm Harbor, FL |
| Zip Code | 34685 | 34685 | 34685 | 34685 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.60 ¹ | 0.80 ¹ | 0.59 ¹ |
| Property Type | PUD | PUD | PUD | PUD |
| Original List Price \$ | \$ | \$425,000 | \$430,000 | \$460,000 |
| List Price \$ | -- | \$425,000 | \$430,000 | \$460,000 |
| Original List Date | | 04/09/2023 | 03/31/2023 | 03/30/2023 |
| DOM · Cumulative DOM | -- · -- | 23 · 23 | 32 · 32 | 33 · 33 |
| Age (# of years) | 28 | 27 | 23 | 30 |
| Condition | Average | Average | Average | Good |
| 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 Villas |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,660 | 1,659 | 1,563 | 1,659 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 6 |
| 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 | .06 acres | 0.1 acres | 0.1 acres | 0.1 acres |
| Other | N, A | N, A | N, A | N, A |

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

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

Listing 1 Comp is in gated Salem Square community in Ridgemoor master community. Comp is well maintained with laminate, tile and carpet flooring. Comp has a tile roof.

Listing 2 Comp is in gated Salem Square community in Ridgemoor master community. Comp is in maintained condition with tile flooring throughout. Comp has a tile roof.

Listing 3 Comp is in gated Salem Square community in Ridgemoor master community. Comp has updated kitchen, baths and engineered hardwood flooring. Comp has a tile roof.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 5759 Yorkshire Lane | 4483 Connery Ct | 4470 Connery Ct | 3510 Tealwood Cir |
| City, State | Palm Harbor, FL | Palm Harbor, FL | Palm Harbor, FL | Palm Harbor, FL |
| Zip Code | 34685 | 34685 | 34685 | 34685 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.06 ¹ | 0.02 ¹ | 1.00 ¹ |
| Property Type | PUD | PUD | PUD | PUD |
| Original List Price \$ | -- | \$355,000 | \$325,000 | \$429,900 |
| List Price \$ | -- | \$355,000 | \$315,000 | \$399,750 |
| Sale Price \$ | -- | \$347,500 | \$300,000 | \$390,000 |
| Type of Financing | -- | Cash | Cash | Conventional |
| Date of Sale | -- | 02/03/2023 | 01/31/2023 | 04/07/2023 |
| DOM · Cumulative DOM | -- · -- | 74 · 74 | 61 · 61 | 54 · 54 |
| Age (# of years) | 28 | 28 | 29 | 26 |
| Condition | Average | Average | Average | Good |
| 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 | 1,660 | 1,660 | 1,465 | 1,620 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 6 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 1 Car | Attached 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | .06 acres | 0.06 acres | 0.05 acres | 0.1 acres |
| Other | N, A | N, A | N, A | N, A |
| Net Adjustment | -- | \$0 | +\$11,610 | -\$23,640 |
| Adjusted Price | -- | \$347,500 | \$311,610 | \$366,360 |

* 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 PUD community and has the same GLA, room/bed/bath/garage count. Comp has granite counters and is freshly painted and does not appear to be recently updated or renovated. Flooring is carpet.
- Sold 2** Comp is in subject community and is inferior in GLA and garage spaces. Villa is in maintained average condition without updates or renovations. Flooring is carpet.
- Sold 3** Comp is in Tealwood Villas also in the Ridgemoor master community and is updated recently with new kitchen. Baths are maintained and flooring is carpet.

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 11/20/1995. | | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 0 | | | | | | |
| # of Sales in Previous 12 Months | 0 | | | | | | |
| Original List Date | Original List Price | Final List Date | Final List Price | Result | Result Date | Result Price | Source |

Marketing Strategy

| | As Is Price | Repaired Price |
|---|--------------------|-----------------------|
| Suggested List Price | \$364,000 | \$364,000 |
| Sales Price | \$350,000 | \$350,000 |
| 30 Day Price | \$340,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>I went back 3 months, out 1 mile and selected 1 sale (Sale #3) and 3 listing comps. I expanded search to 6 months and selected 2 sale comps (Sale #1 and Sale #2) from subject PUD community. There were no list comps in subject community and list comps were selected from Salem Square PUD community which is gated and villas have tile roofs. Adjustments were made for superior constructions and community features. List comps were selected due to lack of other suitable list comps in subject area. Sale #1 is most comparable to subject and received the most weight in the final price analysis. List #1 as the best list comp was given minimal weight after adjustment. Comps used are the best possible currently available comps and the adjustments are sufficient for the area to account for the differences in subject and comparables.</p> | | |

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



Street

Listing Photos

L1 3874 Darston St
Palm Harbor, FL 34685



Front

L2 3758 Darston St
Palm Harbor, FL 34685



Front

L3 3886 Darston St
Palm Harbor, FL 34685



Front

Sales Photos

S1 4483 Connery Ct
Palm Harbor, FL 34685



Front

S2 4470 Connery Ct
Palm Harbor, FL 34685



Front

S3 3510 Tealwood Cir
Palm Harbor, FL 34685



Front

ClearMaps Addendum

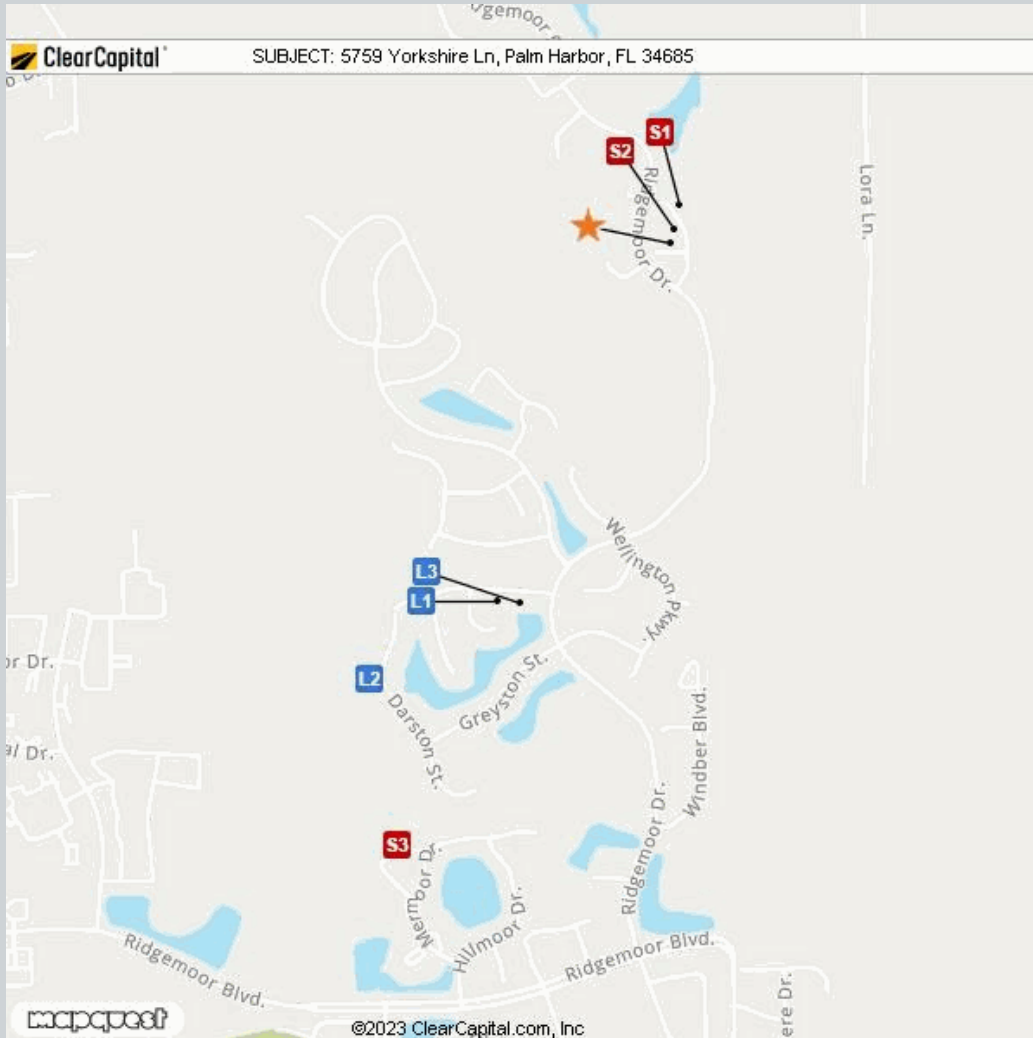
Address ★ 5759 Yorkshire Lane, Palm Harbor, FL 34685

Loan Number 53354

Suggested List \$364,000

Suggested Repaired \$364,000

Sale \$350,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 5759 Yorkshire Lane, Palm Harbor, FL 34685 | -- | Parcel Match |
| L1 Listing 1 | 3874 Darston St, Palm Harbor, FL 34685 | 0.60 Miles ¹ | Parcel Match |
| L2 Listing 2 | 3758 Darston St, Palm Harbor, FL 34685 | 0.80 Miles ¹ | Parcel Match |
| L3 Listing 3 | 3886 Darston St, Palm Harbor, FL 34685 | 0.59 Miles ¹ | Parcel Match |
| S1 Sold 1 | 4483 Connery Ct, Palm Harbor, FL 34685 | 0.06 Miles ¹ | Parcel Match |
| S2 Sold 2 | 4470 Connery Ct, Palm Harbor, FL 34685 | 0.02 Miles ¹ | Parcel Match |
| S3 Sold 3 | 3510 Tealwood Cir, Palm Harbor, FL 34685 | 1.00 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.

Report Instructions - cont.

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.

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 | CHARLES RUTENBERG REALTY |
| License No | BK673304 | Address | 1545 S. BELCHER RD CLEARWATER FL 33764 |
| License Expiration | 03/31/2025 | License State | FL |
| Phone | 7276924145 | Email | jewel.vincent44@gmail.com |
| Broker Distance to Subject | 12.81 miles | Date Signed | 05/02/2023 |

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.