

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 | 111 N Cirus Avenue, Clearwater, FL 33765 | Order ID | 8850724 | Property ID | 34432061 |
| Inspection Date | 07/30/2023 | Date of Report | 07/31/2023 | | |
| Loan Number | 54423 | APN | 132915825300090040 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Pinellas | | |

| | | | | | |
|--------------------------|-----------|----------------------|-----------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 07.27_BPO | Tracking ID 1 | 07.27_BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | | |
|---------------------------------------|---------------|---|--|
| Owner | KAREN DEJORDY | Condition Comments | |
| R. E. Taxes | \$3,070 | The subject is a block construction 4/3/1 single-family residence in average condition. The subjects exterior shows no obvious deferred maintenance or disrepair. The subject has average curb appeal for the area. The subject is superior in bed/bath count for the area. The subject is typical in age, style and condition. | |
| Assessed Value | \$193,260 | | |
| Zoning Classification | Residential | | |
| Property Type | SFR | | |
| Occupancy | Occupied | | |
| Ownership Type | Fee Simple | | |
| Property Condition | Average | | |
| Estimated Exterior Repair Cost | \$0 | | |
| Estimated Interior Repair Cost | \$0 | | |
| Total Estimated Repair | \$0 | | |
| HOA | No | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|--|---|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Stable | Reo and short sale activity are not prevalent and will not significantly impact values. Values have begun to stabilize after a period of continual market increases. Market stabilization is due in part to interest rate hikes. There continues to be a lack of inventory in the area. The subject is located a short distance from major roadways and commercial corridors. The subject is a short distance from zoned schools. | |
| Sales Prices in this Neighborhood | Low: \$295,000 High: \$475,000 | | |
| Market for this type of property | Remained Stable for the past 6 months. | | |
| Normal Marketing Days | <90 | | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 111 N Cirus Avenue | 109 S Comet Ave | 100 Pinewood Ave | 2034 Kenmoore Dr |
| City, State | Clearwater, FL | Clearwater, FL | Clearwater, FL | Clearwater, FL |
| Zip Code | 33765 | 33765 | 33765 | 33764 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.30 ¹ | 0.80 ¹ | 0.80 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$349,900 | \$389,900 | \$397,000 |
| List Price \$ | -- | \$349,900 | \$389,900 | \$397,000 |
| Original List Date | | 07/05/2023 | 07/12/2023 | 07/24/2023 |
| DOM · Cumulative DOM | -- · -- | 15 · 26 | 5 · 19 | 4 · 7 |
| Age (# of years) | 68 | 70 | 64 | 56 |
| 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 ranch | 1 Story ranch | 1 Story ranch | 1 Story ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,510 | 1,344 | 1,533 | 1,631 |
| Bdrm · Bths · ½ Bths | 4 · 3 | 2 · 2 | 3 · 2 | 2 · 2 |
| Total Room # | 8 | 5 | 6 | 5 |
| Garage (Style/Stalls) | Attached 1 Car | Attached 1 Car | 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 | 0.16 acres | .23 acres | .20 acres | .23 acres |
| Other | -- | -- | -- | -- |

* 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.

Current Listings - Cont.

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

- Listing 1** Under contract-accepting backup offers. Calling all Investors! Don't miss out on this 2 bed 2 bath home located in the heart of Clearwater's Historic Skycrest neighborhood. Property needs some TLC. Plenty of space to convert to 3 bed if wanted to. The spacious backyard offers endless opportunities, plenty of space for a pool, kid's playground, garden, or backyard grilling entertainment. The back yard includes a shed that is perfect for extra storage. Just a couple blocks to Skycrest Elementary and Clearwater High School and 10 minutes to great restaurants, Clearwater Aquarium, shopping and the award-winning Clearwater Beach.
- Listing 2** Under contract-accepting backup offers. Open floorplan in the highly sought after Eastwood Terrace neighborhood. Walk to BayCare Ball Park to catch a game or a concert. Very close to shopping and restaurants, Downtown Clearwater and the Beaches. Split floorplan ensures privacy for the primary bedroom. Fenced in back yard with mature trees offers a great view from the screened back porch. The roof was replaced in 2019. This home is unincorporated Pinellas County, there is potential to use as a short term rental. Act fast on this perfectly located home!
- Listing 3** Under contract-accepting backup offers. WELCOME TO THE MID CENTURY VINTAGE HOME OF YOUR DREAMS! This charming home is the perfect blend of modern living and retro vibes that'll make you swoon! The magic starts with original vintage features in the bathrooms and kitchen! Yes, that's right, we've got a bit of history preserved right here in the heart of the house. And that's not all – mid-century touches can be found throughout, adding a dash of nostalgia and character to the entire place. But there's more! The beautiful bay windows invite you to enjoy views of your yard from the living room and formal dining room. This cozy 2-bedroom, 2-bath gem has more than 1600 sf decked out with a split plan layout – perfect for a little privacy when needed. With a formal dining room and separate family room, there's plenty of space to convert one of those rooms to a 3rd bedroom. And it sits shady fenced corner lot, so you've got all the space you need for your fur babies or just to have some good ol' fashioned BBQs with friends. Now, let's talk about location, location, location! Pinellas County's beautiful beaches are just minutes away. And if you love live music, festivals, and community events, Clearwater's newly reopened Coachman Park is also just minutes away. This home truly provides a glimpse into the best of all worlds. A nod to the past with its vintage features, a stylish nod to the mid-century, and all the modern comforts you need for laid-back Florida living. Don't miss out on this fantastic opportunity to call this place your home. Grab your shades and flip-flops, and let's make your coastal living dreams come true!

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 111 N Cirus Avenue | 815 Normandy Rd | 203 S Coris Ave | 1924 Jeffords St |
| City, State | Clearwater, FL | Clearwater, FL | Clearwater, FL | Clearwater, FL |
| Zip Code | 33765 | 33764 | 33765 | 33764 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.79 ¹ | 0.26 ¹ | 0.96 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$349,000 | \$375,000 | \$359,000 |
| List Price \$ | -- | \$349,000 | \$375,000 | \$359,000 |
| Sale Price \$ | -- | \$317,500 | \$358,000 | \$362,000 |
| Type of Financing | -- | Cash | Va | Cash |
| Date of Sale | -- | 04/06/2023 | 04/17/2023 | 05/04/2023 |
| DOM · Cumulative DOM | -- · -- | 22 · 59 | 8 · 58 | 10 · 66 |
| Age (# of years) | 68 | 64 | 69 | 64 |
| 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 ranch | 1 Story ranch | 1 Story ranch | 1 Story ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,510 | 1,476 | 1,333 | 1,412 |
| Bdrm · Bths · ½ Bths | 4 · 3 | 3 · 2 | 2 · 2 | 2 · 2 |
| Total Room # | 8 | 6 | 5 | 5 |
| Garage (Style/Stalls) | Attached 1 Car | Attached 1 Car | 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 | -- | -- | -- | -- |
| Lot Size | 0.16 acres | .16 acres | .19 acres | .21 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$4,040 | +\$4,620 | +\$2,880 |
| Adjusted Price | -- | \$321,540 | \$362,620 | \$364,880 |

* Sold 2 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 Adjustments: +2040 gla, +2000 bath

Investor or handyman special. This home has lots of potential with 3 bedroom/2 baths, a 1 car garage and 1,476 sq. ft. There is about 300 sq. feet of under roof additional living space that just needs AC added. This would be a great opportunity to add square footage inexpensively to add value. The bedrooms are large, it sits on a nice lot with fruit trees, floors are all tile, the roof is only 12 years old, and most of the property is fenced. The additional room on the NE corner of the home that is air conditioned doesn't show in the total square footage on the property appraiser site. We are not sure the owner had gotten a permit to construct the room. A nice neighborhood centrally located in Clearwater a short drive to numerous shopping and restaurants.

Sold 2 Adjustments: -8000 concessions, +2000 bath, +10620 gla

One or more photo(s) has been virtually staged. Nestled in the heart of Clearwater, this adorable home awaits! Natural light beams through the large windows in this 2 bed/2 bath home. A BONUS ROOM with closet sits off the kitchen and provides a variety of options: a third bedroom, office space, game room, etc. The living room and dining room combo provides an open area for entertaining. The outside deck boasts a large gathering area with a pergola-style cover, and wrap-around ramp leading into the backyard. The location is superb! Restaurants, grocery store, gym, and shops are a convenient 5 minute drive away, and you can get to Clearwater Beach in 20 minutes! Make this home yours! *No HOA, brand new carpet in both bedrooms, HVAC and roof were both replaced in the last 5 years.

Sold 3 Adjustments: -5000 garage, +2000 bath, +5880 gla

Location, Location! Must see this 2 Bedroom 2 Bathroom 2 Car Garage with bonus room for an office or another bedroom. New roof - 2023, A/C - 2018, water heater - 2017 and newer windows. Large back yard with many possibilities. This beautiful home is located in a quite neighborhood close to schools, Clearwater Beach, shopping, restaurants, Tampa International Airport and more... Request a showing today!

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | The subject was removed from market on 6/22/2023 | | | |
| 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 |
| 06/15/2023 | \$350,000 | 06/22/2023 | \$350,000 | Cancelled | 06/22/2023 | \$350,000 | MLS |

Marketing Strategy

| | As Is Price | Repaired Price |
|--|--------------------|-----------------------|
| Suggested List Price | \$355,000 | \$355,000 |
| Sales Price | \$350,000 | \$350,000 |
| 30 Day Price | \$340,000 | -- |
| Comments Regarding Pricing Strategy | | |
| The comp search was conducted within a 1-mile radius, 20% gla and a 6-month date of sale. The comps provided are the most proximate and comparable to the subject available. The subject is superior in bedroom/bathroom count for the area. | | |

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



Address Verification



Side



Side



Side

Subject Photos



Side



Street



Street

Listing Photos

L1 109 S Comet Ave
Clearwater, FL 33765



Front

L2 100 Pinewood Ave
Clearwater, FL 33765



Front

L3 2034 Kenmoore Dr
Clearwater, FL 33764



Front

Sales Photos

S1 815 Normandy Rd
Clearwater, FL 33764



Front

S2 203 S Coris Ave
Clearwater, FL 33765



Front

S3 1924 Jeffords ST
Clearwater, FL 33764



Front

ClearMaps Addendum

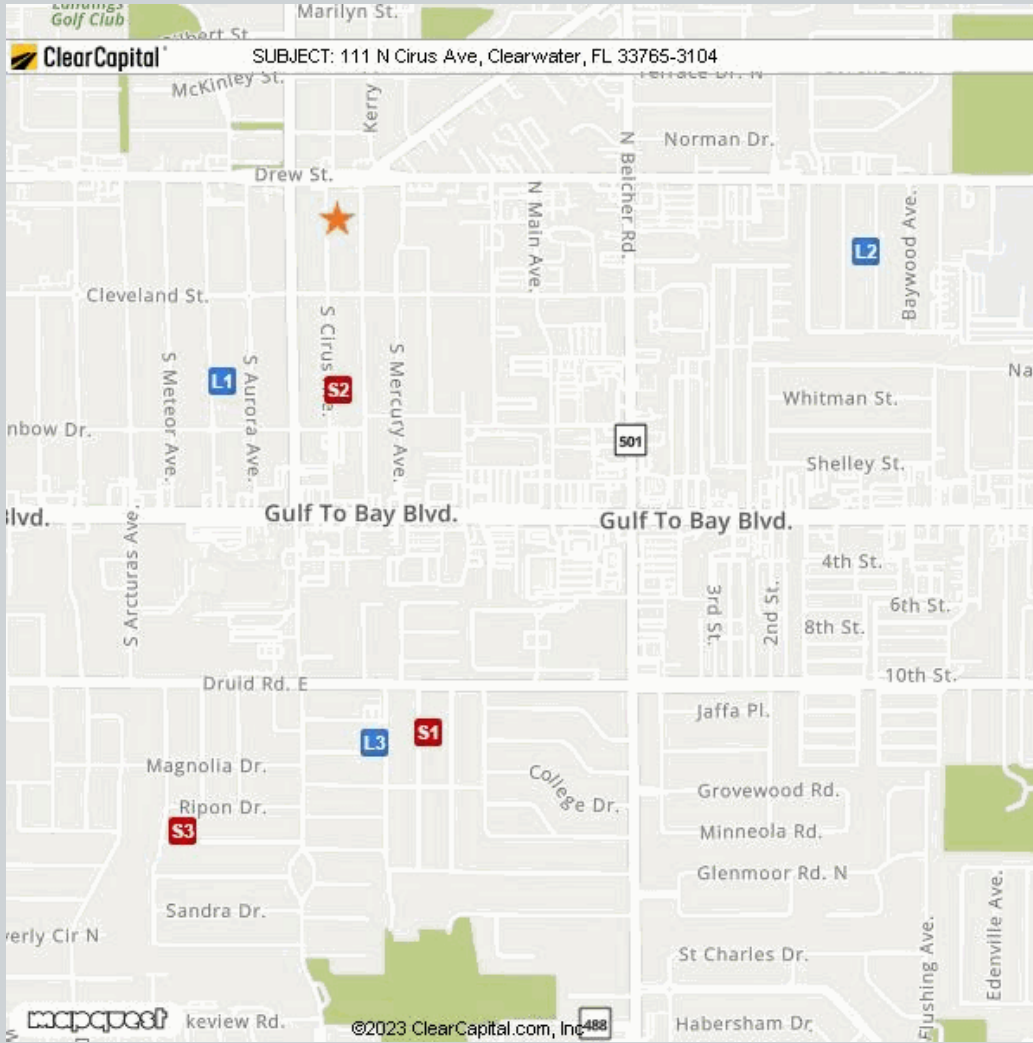
Address ★ 111 N Cirus Avenue, Clearwater, FL 33765

Loan Number 54423

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$350,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 111 N Cirus Avenue, Clearwater, FL 33765 | -- | Parcel Match |
| L1 Listing 1 | 109 S Comet Ave, Clearwater, FL 33765 | 0.30 Miles ¹ | Parcel Match |
| L2 Listing 2 | 100 Pinewood Ave, Clearwater, FL 33765 | 0.80 Miles ¹ | Parcel Match |
| L3 Listing 3 | 2034 Kenmoore Dr, Clearwater, FL 33764 | 0.80 Miles ¹ | Parcel Match |
| S1 Sold 1 | 815 Normandy Rd, Clearwater, FL 33764 | 0.79 Miles ¹ | Parcel Match |
| S2 Sold 2 | 203 S Coris Ave, Clearwater, FL 33765 | 0.26 Miles ¹ | Parcel Match |
| S3 Sold 3 | 1924 Jeffords St, Clearwater, FL 33764 | 0.96 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 | Kristin Beck | Company/Brokerage | Concierge Realty Associates |
| License No | SL3245319 | Address | 3833 24th Ave N St Petersburg FL 33713 |
| License Expiration | 03/31/2025 | License State | FL |
| Phone | 7274175090 | Email | kristinbeck@gmail.com |
| Broker Distance to Subject | 12.68 miles | Date Signed | 07/31/2023 |

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.