

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	3605 Darston Street, Palm Harbor, FL 34685	Order ID	9205963	Property ID	35173629
Inspection Date	03/13/2024	Date of Report	03/13/2024		
Loan Number	54543	APN	26 27 16 14910 000 0340		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	3.8_CitiBPO_update	Tracking ID 1	3.8_CitiBPO_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The subject property is located in a neighborhood with easy access to the highway. Most yards and home exteriors appear to be in good order with only minor maintenance neglect. The area has above average market demand.
R. E. Taxes	\$412,104	
Assessed Value	\$264,656	
Zoning Classification	SFR	
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		Neighborhood Comments
Location Type	Suburban	Located within an area of maintained homes, subject conforms. Subject appears in maintained condition from exterior inspection. No functional or external obsolescence noted. Located in maintained neighborhood.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$337,500 High: \$650,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3605 Darston Street	4979 Ridgemoor Cir	3709 Rain Tree Ct	3582 Fairway Forest Dr
City, State	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL
Zip Code	34685	34685	34685	34685
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.05 ¹	1.41 ¹	1.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$579,900	\$635,000	\$620,000
List Price \$	--	\$579,900	\$599,900	\$620,000
Original List Date		01/16/2024	01/12/2024	02/26/2024
DOM · Cumulative DOM	-- · --	55 · 57	54 · 61	14 · 16
Age (# of years)	36	28	29	43
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 SFR	1 Story SFR	1 Story SFR	1 Story SFR
# Units	1	1	1	1
Living Sq. Feet	1,664	1,879	1,824	1,958
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	7
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	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0.21 acres	0.24 acres	0.20 acres	0.19 acres
Other	None	None	None	None

* 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.

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

Listing 1 Fair market. Same floor plan, condition and style, similar in year built, superior in GLA and lot size.

Listing 2 Fair market. Same condition, style and floor plan, similar lot size and year built, superior in GLA.

Listing 3 Fair market. Superior in GLA, has 4/2 floor plan, inferior in lot size, similar year built, same condition and style.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3605 Darston Street	3259 Glenridge Dr	3508 Fairway Forest Dr	2549 Jennifer Ter
City, State	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL
Zip Code	34685	34685	34685	34685
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.99 ¹	0.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$620,000	\$599,900	\$537,000
List Price \$	--	\$620,000	\$565,000	\$537,000
Sale Price \$	--	\$610,000	\$540,000	\$537,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	09/28/2023	10/12/2023	12/21/2023
DOM · Cumulative DOM	-- · --	12 · 42	25 · 59	1 · 1
Age (# of years)	36	36	41	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 SFR	1 Story SFR	1 Story SFR	1 Story SFR
# Units	1	1	1	1
Living Sq. Feet	1,664	1,894	1,600	1,714
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	3 · 3
Total Room #	7	8	7	7
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	Pool - Yes	Pool - Yes	Pool - Yes	--
Lot Size	0.21 acres	0.21 acres	0.23 acres	0.44 acres
Other	None	None	None	None
Net Adjustment	--	-\$7,000	-\$2,000	-\$3,000
Adjusted Price	--	\$603,000	\$538,000	\$534,000

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Fair market. Similar lot size and year built, larger GLA, has 4/3 floor plan, same condition and style.

Sold 2 Fair market. Similar year built and GLA, larger lot size, same condition, floor plan and style.

Sold 3 Fair market. Same condition and style, has 3/3 floor plan, larger lot size and GLA, similar year built, no pool.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	CHARLES RUTENBERG REALTY INC	The subject is currently listed for sale in the market. Currently List price is \$579,800, listed date: 01/14/2024.					
Listing Agent Name	Andrea Stoll						
Listing Agent Phone	727-490-9964						
# 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
01/14/2024	\$579,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$590,000	\$590,000
Sales Price	\$585,000	\$585,000
30 Day Price	\$580,000	--
Comments Regarding Pricing Strategy		
<p>I searched distance 1.5 mile radius of subject, GLA +/- 20% sq/ft, property style (single family detached) and similar lot size and up to 6 months in time for Comparable sales. Results are 14 Competitive listings (\$399,000 low \$639,000 high 0 REO 0 Short Sale) 19 Sold (\$337,500 low \$650,000 high 0 REO 0 Short Sale). Subject's final value represents normal marketing time and the most proximate and similar comps in the the area. There has been a sharp decrease in default properties on the market which is having a positive effect on the market. With little choice for alternative, buyers are buying fair market homes. This report is a broker price opinion estimate of current market value on the said property. It should not be construed as an appraisal, nor used as an appraisal if an appraisal is required.</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

Listing Photos

L1 4979 RIDGEMOOR CIR
Palm Harbor, FL 34685



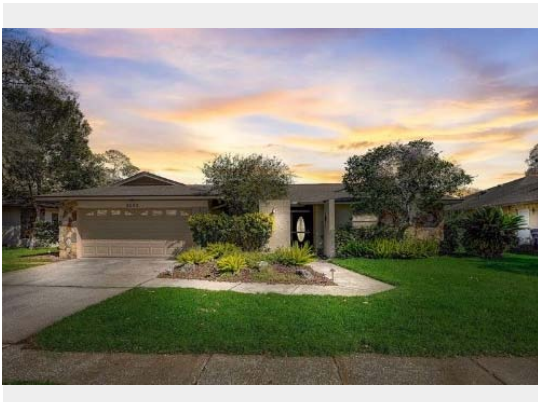
Front

L2 3709 RAIN TREE CT
Palm Harbor, FL 34685



Front

L3 3582 FAIRWAY FOREST Dr
Palm Harbor, FL 34685



Front

Sales Photos

S1 3259 GLENRIDGE DR
Palm Harbor, FL 34685



Front

S2 3508 FAIRWAY FOREST Dr
Palm Harbor, FL 34685



Front

S3 2549 JENNIFER TER
Palm Harbor, FL 34685



Front

ClearMaps Addendum

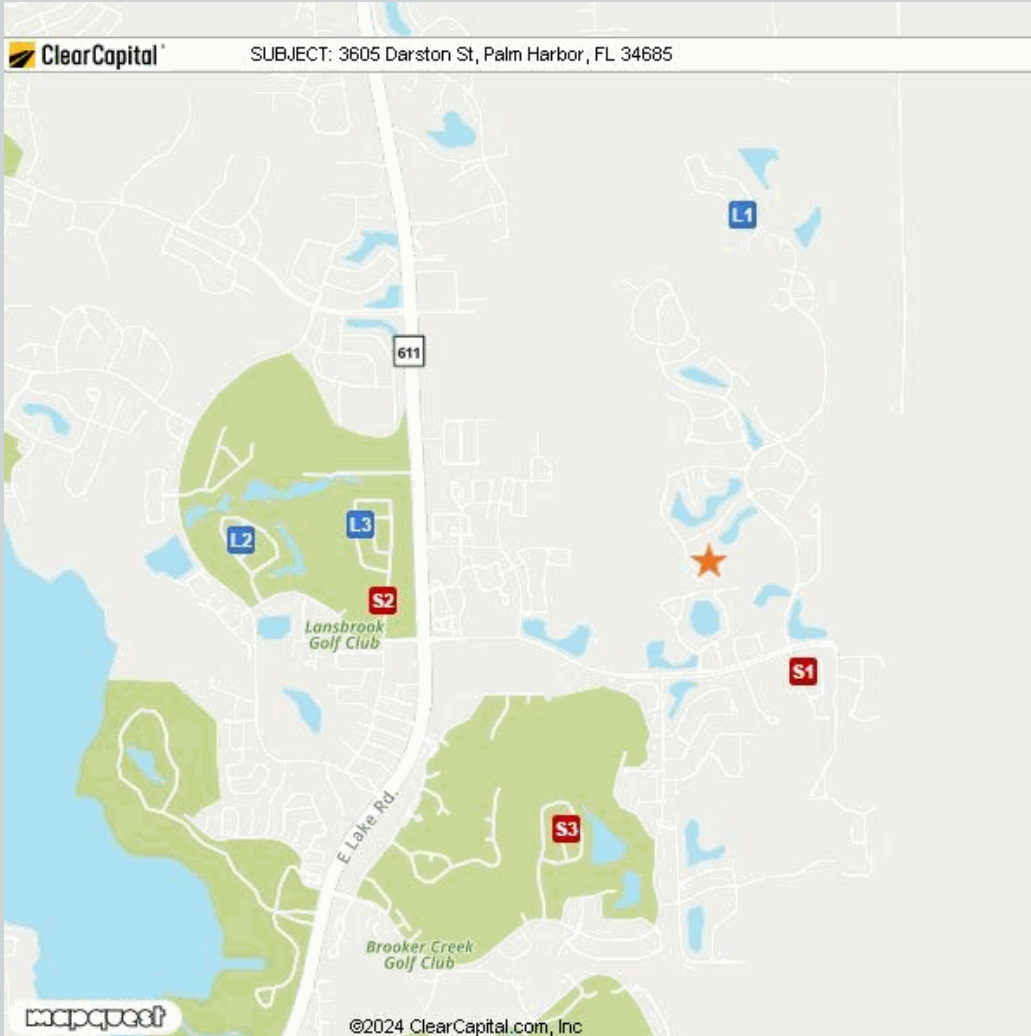
Address ★ 3605 Darston Street, Palm Harbor, FL 34685

Loan Number 54543

Suggested List \$590,000

Suggested Repaired \$590,000

Sale \$585,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3605 Darston Street, Palm Harbor, FL 34685	--	Parcel Match
L1 Listing 1	4979 Ridgemoor Cir, Palm Harbor, FL 34685	1.05 Miles ¹	Parcel Match
L2 Listing 2	3709 Rain Tree Ct, Palm Harbor, FL 34685	1.41 Miles ¹	Parcel Match
L3 Listing 3	3582 Fairway Forest Dr, Palm Harbor, FL 34685	1.06 Miles ¹	Parcel Match
S1 Sold 1	3259 Glenridge Dr, Palm Harbor, FL 34685	0.44 Miles ¹	Parcel Match
S2 Sold 2	3508 Fairway Forest Dr, Palm Harbor, FL 34685	0.99 Miles ¹	Parcel Match
S3 Sold 3	2549 Jennifer Ter, Palm Harbor, FL 34685	0.92 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	Marilyn Santalices	Company/Brokerage	eXp Realty LLC
License No	SL3316642	Address	14443 Mirabelle Vista Cir Tampa FL 33626
License Expiration	09/30/2024	License State	FL
Phone	3528706693	Email	marilyn@saintlizrealty.com
Broker Distance to Subject	3.89 miles	Date Signed	03/13/2024

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.