

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	12271 Bucks Harbor Drive, Jacksonville, FLORIDA 32225	Order ID	8929192	Property ID	34593646
Inspection Date	09/16/2023	Date of Report	09/18/2023		
Loan Number	55231	APN	1622061050		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs

Order Tracking ID	09.15.23 BPO Request	Tracking ID 1	09.15.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	TL TRUST	Condition Comments	Subject is a stucco exterior home in average condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.
R. E. Taxes	\$4,574		
Assessed Value	\$289,186		
Zoning Classification	Residential PUD		
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	HARBOR WINDS		
Association Fees	\$250 / Year (Insurance,Other: Playground)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. Comps were chosen because of value opinion and condition. There are 0 REO's and 0 Short Sales for Active comps. There are 0 REO's and 0 Short Sales for Sold comps. I conducted a 1.0 mile (radius) search for both Active/Sold comps. All comps should be considered similar to subject in condition. Within 1 mile of shopping, schools, restaurants and major roadways. Typically, \$3000 is being offered for seller concessions.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$264000 High: \$517000		
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	12271 Bucks Harbor Drive	12604 Running River Rd S	523 Burning Embers Ln	12418 Running River Rd S
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32225	32225	32225	32225
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.49 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$439,000	\$479,000
List Price \$	--	\$399,000	\$439,000	\$469,000
Original List Date		08/20/2023	09/06/2023	08/25/2023
DOM · Cumulative DOM	-- · --	27 · 29	12 · 12	16 · 24
Age (# of years)	23	30	30	33
Condition	Average	Average	Good	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,840	1,988	1,820	1,960
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	8	8	8	8
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	0.14 acres	0.20 acres	0.35 acres	0.20 acres
Other	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio, FP

* 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** Welcome home! Located in the sought after Mt Pleasant Creek neighborhood, this 4 bedroom, 2 bath home is ready for its new owner's. Upon entry you will find your formal living room/office space along with a formal dining room that leads into the kitchen that boasts new cabinets and quartz countertops. The kitchen has an eat in area which overlooks the spacious living room with wood burning fireplace. Relax and enjoy the privacy in your enclosed patio in your fully fenced in back yard on an oversized lot! Plenty of room to add a pool. This home features a split floor plan, NO carpet, tile in all areas with the exception of the new LVP flooring in all bedrooms. Roof is only 7 years old, newer AC that was replaced in 2021, this home won't last long. Schedule your showing today!
- Listing 2** Welcome home to The Landing at Cross Creek. Situated on over a 1/4 acre, this home has been completely updated and impeccably designed. With 4 bedrooms, 2 bathrooms and a flex space, the home features luxury vinyl plank flooring in main living spaces and carpet in bedrooms. The gourmet kitchen boasts quartz countertops, soft close cabinetry, tiled backsplash and stainless steel appliances. The kitchen opens to the living room featuring a wood-burning tiled fireplace and wooden mantle. As you enter the primary suite, you'll immediately feel at home with the cozy feel of the electric fireplace. The primary bathroom features a dual vanity, custom tile work and an oversized walk-in closet with custom built-ins. Roof and HVAC new in 2020. New Water heater 2023.
- Listing 3** Come check out this fantastic Pool Home with spacious backyard and 4/2 split floorplan conveniently located just east of Kernan Blvd in Jacksonville, Florida. Brick front elevation on an 80' wide homesite. From your front door, you will have convenient access to the Beaches, Mayport, shopping and restaurants, healthcare, as well as a newly constructed dedicated bike lane / walking trail built just outside the neighborhood. This home has tile in all main living areas, a vaulted greatroom ceiling, fireplace, formal dining room and separate eat-in kitchen nook. A large owners suite is located on one side of the home with three additional bedrooms and a shared bath on the other. Backyard shed to be conveyed "As Is".

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	12271 Bucks Harbor Drive	434 Kelly Cove Ln	859 Bucks Harbor Dr W	12327 Shore Acres Dr
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32225	32225	32225	32225
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.10 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$370,000	\$369,000	\$453,500
List Price \$	--	\$370,000	\$369,000	\$453,500
Sale Price \$	--	\$370,000	\$371,000	\$453,500
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	07/06/2023	08/25/2023	04/14/2023
DOM · Cumulative DOM	-- · --	31 · 52	3 · 28	42 · 56
Age (# of years)	23	28	22	24
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,840	1,598	1,594	1,968
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	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 Spa - Yes
Lot Size	0.14 acres	0.21 acres	0.14 acres	0.16 acres
Other	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio	Porch, Patio, FP
Net Adjustment	--	-\$200	+\$8,460	-\$21,000
Adjusted Price	--	\$369,800	\$379,460	\$432,500

* 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** NO HOA on a oversized lot. This 3 bedroom home with an office is freshly painted inside and out. Home has newer roof, A/C, hot water heater and brand new stove. Just needs your personal touch. Home under 400K priced to sell in prime location to the beach, shopping and Naval Stations. Adjustments made for Concessions (-\$6700), GLA (\$2420) and Bedroom Count (\$4000).
- Sold 2** ****Multiple offer received**** All offers to due by 12:00pm today 7/31****Total charm and quality in desirable Harbor Winds community!** Property features, new flooring throughout, fresh paint, stainless steel appliances, 2017 roof, new fixtures, and more! Great 3 bedroom, 2 bathroom, split floor plan with eat-in kitchen, formal living room, fenced in backyard and screened in porch! Master bathroom has separate shower, soaking tub and walk in closet. Very conveniently located to schools, shopping, restaurants and more! Priced to sell and won't last long schedule your showing today! Adjustments made for GLA (\$2460), Bedroom Count (\$4000) and FP (\$2000).
- Sold 3** Welcome to a Floridian's oasis! This immaculate pool home is located in a desirable area with an A-rated elementary school, great shopping nearby at Town Center, and a short drive to the beach and Naval Station. This home has it all with a spacious floor plan, formal dining and living area, large kitchen with updated appliances, granite and new flooring. Come step inside and fall in love with your future home! Adjustments made for Bedroom Count (\$4000), Condition (-\$10,000) and Pool/Spa (-\$15,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no listing history available for subject for the past 12 months. Information was researched in MLS.			
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	\$398,000	\$398,000
Sales Price	\$388,000	\$388,000
30 Day Price	\$356,000	--
Comments Regarding Pricing Strategy		
<p>Subject is located close to a high traffic roadway and school. This may have a negative effect on marketability. It was necessary to expand beyond AGE, GLA and Wide Comp Value Range guidelines due to limited comps in the area. Please note that I was forced to use good condition comps due to proximity. Also, subject neighborhood is a neighborhood where most comps have been renovated/updated. I gave most weight to CL1 and CS2 which is similar to subject in overall appeal and condition. The Anticipated Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market value.</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



Street



Street

Listing Photos

L1 12604 RUNNING RIVER RD S
Jacksonville, FL 32225



Front

L2 523 BURNING EMBERS LN
Jacksonville, FL 32225



Front

L3 12418 RUNNING RIVER RD S
Jacksonville, FL 32225



Front

Sales Photos

S1 434 KELLY COVE LN
Jacksonville, FL 32225



Front

S2 859 BUCKS HARBOR DR W
Jacksonville, FL 32225



Front

S3 12327 SHORE ACRES DR
Jacksonville, FL 32225



Front

ClearMaps Addendum

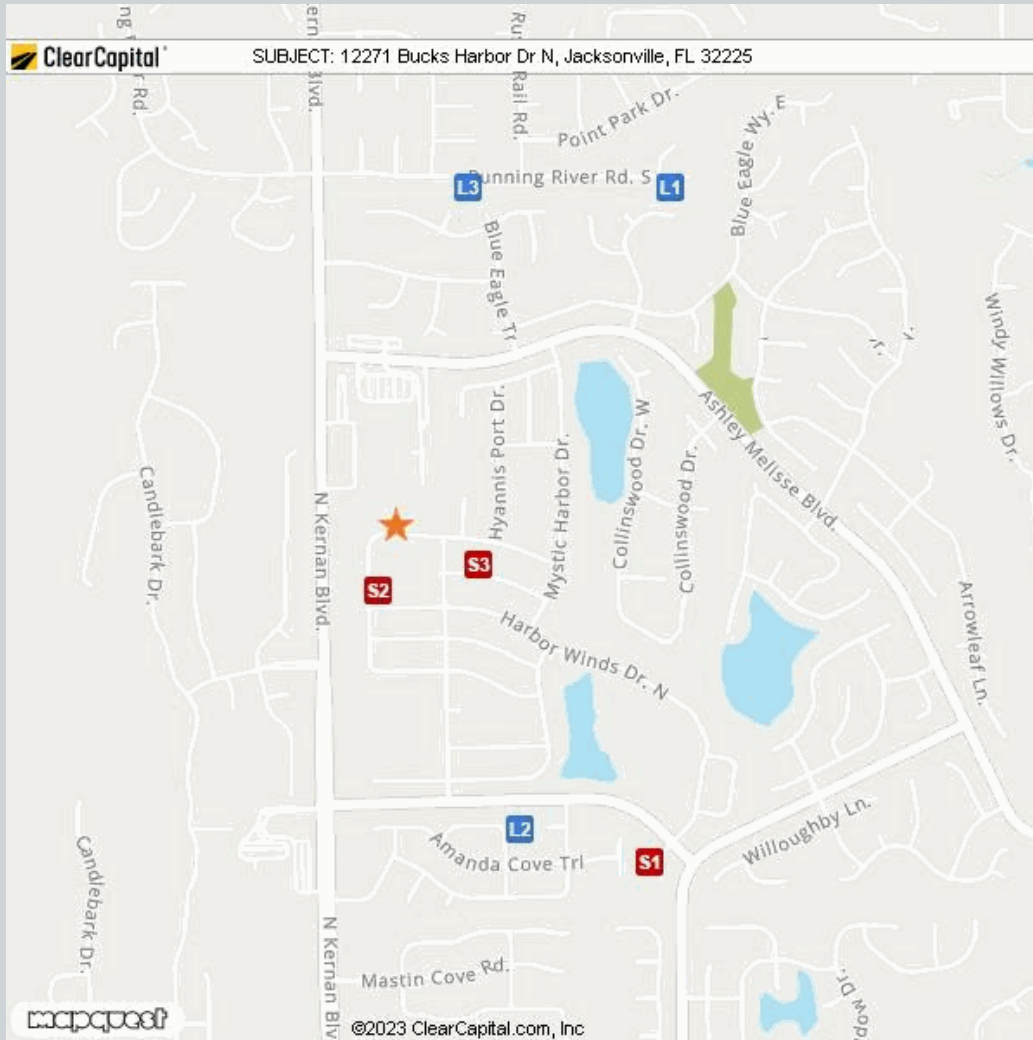
Address ★ 12271 Bucks Harbor Drive, Jacksonville, FLORIDA 32225

Loan Number 55231

Suggested List \$398,000

Suggested Repaired \$398,000

Sale \$388,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12271 Bucks Harbor Drive, Jacksonville, Florida 32225	--	Parcel Match
L1 Listing 1	12604 Running River Rd S, Jacksonville, FL 32225	0.64 Miles ¹	Parcel Match
L2 Listing 2	523 Burning Embers Ln, Jacksonville, FL 32225	0.49 Miles ¹	Parcel Match
L3 Listing 3	12418 Running River Rd S, Jacksonville, FL 32225	0.51 Miles ¹	Parcel Match
S1 Sold 1	434 Kelly Cove Ln, Jacksonville, FL 32225	0.63 Miles ¹	Parcel Match
S2 Sold 2	859 Bucks Harbor Dr W, Jacksonville, FL 32225	0.10 Miles ¹	Parcel Match
S3 Sold 3	12327 Shore Acres Dr, Jacksonville, FL 32225	0.14 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	James Morgan	Company/Brokerage	James Morgan
License No	SL3153800	Address	1450 Holly Oaks Lake Rd W Jacksonville FL 32225
License Expiration	09/30/2025	License State	FL
Phone	9045367867	Email	jmdaryl50@gmail.com
Broker Distance to Subject	2.78 miles	Date Signed	09/18/2023

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.