

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	1465 Watermill Circle, Tarpon Springs, FL 34689	Order ID	8949219	Property ID	34643652
Inspection Date	10/01/2023	Date of Report	10/02/2023		
Loan Number	55336	APN	012715595950000550		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	09.28.23 BPO Request	Tracking ID 1	09.28.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	1465 WATERMILL CIRCLE LANDUST & C Q	Condition Comments Subject appears to be in average condition with no visible exterior damage or deferred maintenance noted at the time of the inspection.
R. E. Taxes	\$5,025	
Assessed Value	\$295,332	
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	Natures Preserve Unknown	
Association Fees	\$29 / Month (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subject neighborhood community is residential in nature and is close to all amenities. There were no adverse neighborhood conditions noted at the time of the inspection., and there are no significant commercial or industrial influences in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$320000 High: \$635000	
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	1465 Watermill Circle	614 Cypress St	721 E Spruce St	1428 Watermill Cir
City, State	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL
Zip Code	34689	34689	34689	34689
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.13 ¹	0.92 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$459,900	\$469,000	\$485,000
List Price \$	--	\$459,900	\$463,900	\$485,000
Original List Date		09/14/2023	09/13/2023	09/14/2023
DOM · Cumulative DOM	-- · --	3 · 18	19 · 19	18 · 18
Age (# of years)	24	50	53	22
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	1,733	1,711	1,901	1,860
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.21 acres	0.19 acres	0.16 acres	0.19 acres
Other	None	None	None	None

* 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** The kitchen is a culinary haven with soft-close cabinets and marble countertops. And let's not forget the new stainless steel appliances, new bathrooms & fixtures, fans, and blinds! But it doesn't end there! The backyard is your personal playground, a canvas just waiting for your creative genius. Imagine a dreamy pool, a lush garden, or an outdoor paradise. Plus, there's already a barbecue area for epic cookouts with your love ones.
- Listing 2** Once you enter the front door, you will notice this beautiful home. has high-end details all throughout, and you can feel the warm open-concept floor plan with just under 2000 square feet of space designed to capitalize on the natural light, warmth, and openness. A beautiful split-floor plan home features high-end detail throughout.
- Listing 3** 4 bedroom / 2 bath / 2-car garage split floor plan home is low maintenance and block construction with a fully screened swimming pool sitting on a spacious corner lot. As you enter the living/dining combo space, you will find lots of light from the high vaulted ceilings and arched transom windows. The kitchen has a large peninsula, opening out to the great room facing the pool. Step out of the sliding glass doors from your large main bedroom directly onto the pool patio.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1465 Watermill Circle	137 Wood Dove Ave	1753 Wood Haven St	1751 Biarritz Cir
City, State	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL
Zip Code	34689	34689	34689	34689
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.57 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$422,000	\$425,000	\$459,900
List Price \$	--	\$414,900	\$425,000	\$459,900
Sale Price \$	--	\$425,000	\$430,000	\$452,500
Type of Financing	--	Fha	Conventional	Va
Date of Sale	--	09/11/2023	08/18/2023	09/15/2023
DOM · Cumulative DOM	-- · --	94 · 165	15 · 51	17 · 51
Age (# of years)	24	31	27	27
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	Beneficial ; Pastoral	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	1,733	1,779	1,643	1,685
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	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	--	Pool - Yes	--	Pool - Yes
Lot Size	0.21 acres	0.14 acres	0.14 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	-\$13,690	+\$1,350	-\$9,280
Adjusted Price	--	\$411,310	\$431,350	\$443,220

* 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** 3 bed, 2 bath home with solar heated pool . Backs to conservation area, so no rear neighbors.Brand new central air and water heater and new sprinkler system with new sod. Extra large master bath with dual sinks, an extra large deep tub and a walk in shower. High cathedral ceilings in much of the house gives quite a spacious feel. Adjusted -\$690 for square foot variance; -\$3,000 for view; -\$10,000 for pool.
- Sold 2** 3-bedroom, 2-bathroom, 2 car garage home in the gated community of Forest Ridge is ready for its new owner. Just bring your personal items and furniture. Ceramic Tile graces the floors throughout the open floor plan home with impressive 10 ft ceilings. Adjusted +\$1,350 for square foot variance.
- Sold 3** 1,685-square-foot of well-thought-out living space on the inside. The home features a split bedroom plan with a large master bedroom with dual closets, plus an updated en-suite master bath on one side and three additional bedrooms and a second updated bath across the home. An awesome eat-in kitchen with newer Samsung appliances and updated countertops is sure to be a hit for your chef. Adjusted +\$720 for square foot variance; -\$10,000 for pool.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No MLS listing history found.			
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	\$435,000	\$435,000
Sales Price	\$430,000	\$430,000
30 Day Price	\$425,000	--
Comments Regarding Pricing Strategy		
<p>Value determined using the Comparable Market Analysis Method. All comparable properties used are non-distressed properties. All comparable properties used are from subject subdivision or in a similar subdivision and within 1 mile of subject. There is not a significant number of REO and Short Sale properties in the subject area. It is estimated to be approximately 1%. I went back 3 months, out in distance 1 mile, and was able to find comps which fit the subject requirements. The ones used are the best possible currently available comps within 1 mile and the adjustments are sufficient for this area to account for the differences in the subject and comps.</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



Street

Listing Photos

L1 614 CYPRESS ST
Tarpon Springs, FL 34689



Front

L2 721 E SPRUCE ST
Tarpon Springs, FL 34689



Front

L3 1428 WATERMILL CIR
Tarpon Springs, FL 34689



Front

Sales Photos

S1 137 WOOD DOVE AVE
Tarpon Springs, FL 34689



Front

S2 1753 WOOD HAVEN ST
Tarpon Springs, FL 34689



Front

S3 1751 BIARRITZ CIR
Tarpon Springs, FL 34689



Front

ClearMaps Addendum

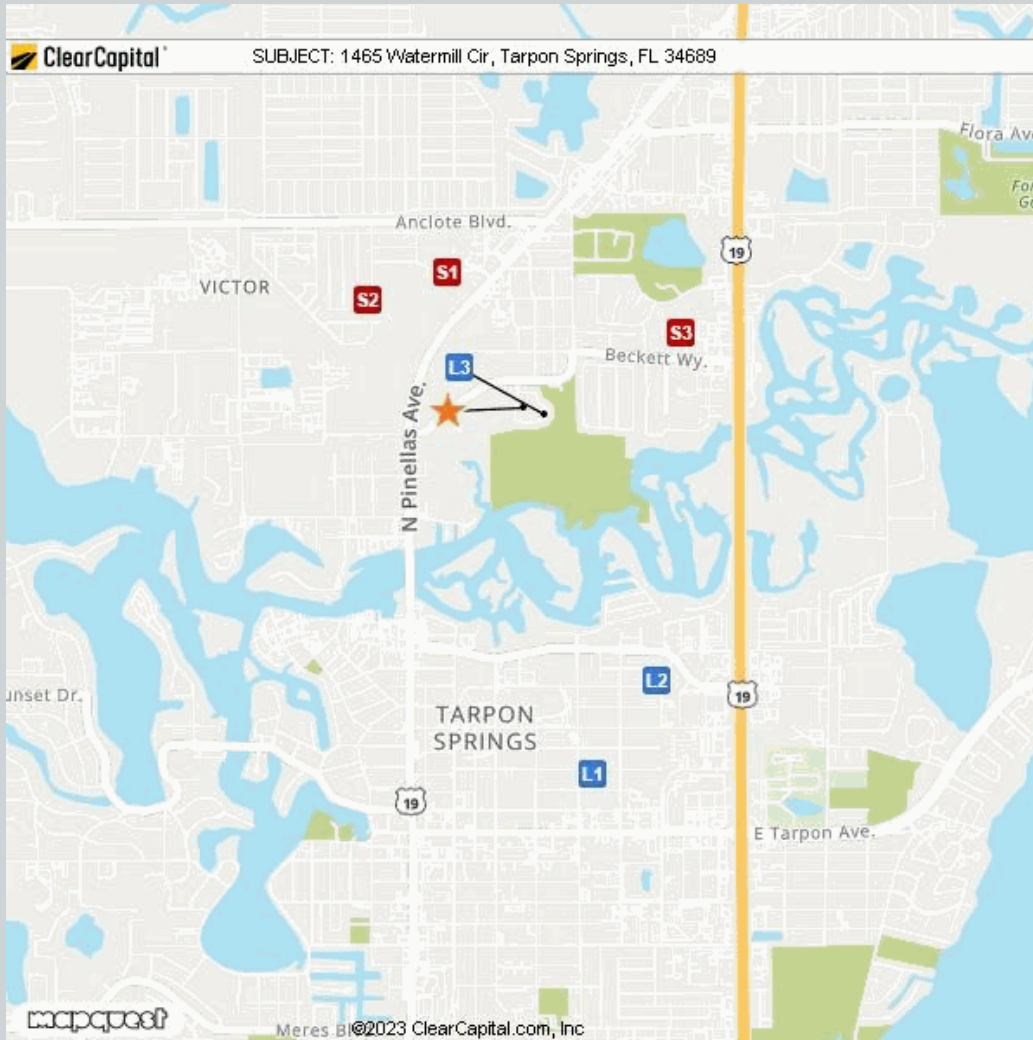
Address ★ 1465 Watermill Circle, Tarpon Springs, FL 34689

Loan Number 55336

Suggested List \$435,000

Suggested Repaired \$435,000

Sale \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1465 Watermill Circle, Tarpon Springs, FL 34689	--	Parcel Match
L1 Listing 1	614 Cypress St, Tarpon Springs, FL 34689	1.13 Miles ¹	Parcel Match
L2 Listing 2	721 E Spruce St, Tarpon Springs, FL 34689	0.92 Miles ¹	Parcel Match
L3 Listing 3	1428 Watermill Cir, Tarpon Springs, FL 34689	0.06 Miles ¹	Parcel Match
S1 Sold 1	137 Wood Dove Ave, Tarpon Springs, FL 34689	0.47 Miles ¹	Parcel Match
S2 Sold 2	1753 Wood Haven St, Tarpon Springs, FL 34689	0.57 Miles ¹	Parcel Match
S3 Sold 3	1751 Biarritz Cir, Tarpon Springs, FL 34689	0.53 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	Fred Strickroot	Company/Brokerage	HomeNet
License No	BK3187035	Address	9020 Rancho Del Rio Dr New Port Richey FL 34655
License Expiration	03/31/2024	License State	FL
Phone	7278355567	Email	allprobpos@gmail.com
Broker Distance to Subject	7.11 miles	Date Signed	10/02/2023

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.