

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	8224 Patou Drive, Jacksonville, FL 32210	Order ID	8984023	Property ID	34702462
Inspection Date	10/23/2023	Date of Report	10/23/2023		
Loan Number	55554	APN	0100550000		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	10.19.23 BPO Request	Tracking ID 1	10.19.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MARINTHIA T BYIRT	Condition Comments	
R. E. Taxes	\$3,951	Subject appeared to be in average/good/maintained condition at the time of inspection. Per MLS comments from 2019, it was partially renovated.	
Assessed Value	\$254,844		
Zoning Classification	Residential RLD-60		
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	8224 Patou Dr S is located in Herlong neighborhood in the city of Jacksonville, FL. \$287,450 Median Listing Price \$295,000 Median Sales Price 35 Median Days on Market \$175 Price Per Sq Ft The average DOM is 57 days with sellers getting 94% of their asking price. Located within a well conforming complex of similar type units. Predominantly residential location that primarily consists of mostly similar type properties. Seller concessions are common in this market and often applied towards buyer's closing costs and prepaid items.	
Sales Prices in this Neighborhood	Low: \$121976 High: \$309850		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8224 Patou Drive	8075 Patou Dr N	7804 Lemans Dr	8321 Herlong Rd
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32210	32210	32210	32210
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.61 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$290,000	\$320,000	\$269,500
List Price \$	--	\$265,000	\$320,000	\$264,000
Original List Date		07/19/2022	10/12/2023	09/06/2023
DOM · Cumulative DOM	-- · --	461 · 461	11 · 11	47 · 47
Age (# of years)	63	64	64	73
Condition	Average	Good	Good	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 Traditional	1 Story Traditional	2 Stories Split Level	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,265	2,366	2,028	2,021
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 3	3 · 2 · 1	3 · 2
Total Room #	11	10	8	7
Garage (Style/Stalls)	None	None	Attached 3 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.43 acres	.38 acres	.24 acres	.49 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** Four bedroom 3 bath completely remodeled home. All new roof, HVAC, flooring and kitchen. Property being Sold AS-IS. The comp is similar in proximity, living area, age, and lot size. This comp is the most comparable, as it has the most similar features.
- Listing 2** Tucked away on a semi-private 0.26 acre lot, this home boasts over 2000 sqft of living space, 3-car garage, and a fenced backyard with shed and hot tub. Above the garage is an open loft/living area which connects to the largest of the 3 bedrooms with its own dedicated full bath. Downstairs includes new LVP flooring, a spacious kitchen w/ breakfast bar overlooking the family room, separate dining area, den, mudroom, 2 secondary bedrooms, updated full and half baths. This is a comparable property that is similar in features and characteristics and is supportive of the subjects pricing estimate.
- Listing 3** Full brick home with 2,021sf on 1/2 acre, large oaks, fenced with a circle driveway. Separate living, dining and sitting room. 25 x 13 back screened patio. Detached workshop/covered parking. Private backyard. Home is solid but some updating may be preferred.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8224 Patou Drive	8075 Bramble Ct	3733 Spring Lake Rd	3730 Spring Lake Rd
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32210	32210	32210	32210
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.67 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,000	\$260,000	\$300,000
List Price \$	--	\$259,000	\$260,000	\$300,000
Sale Price \$	--	\$250,000	\$245,000	\$325,000
Type of Financing	--	Conv	Conv	Va
Date of Sale	--	10/11/2023	09/12/2023	06/09/2023
DOM · Cumulative DOM	-- · --	32 · 32	40 · 40	36 · 36
Age (# of years)	63	46	46	36
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	Beneficial ; Water
Style/Design	1 Story Traditional	1 Story Ranch/Rambler	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,265	1,900	1,820	1,789
Bdrm · Bths · ½ Bths	4 · 3 · 1	3 · 2	3 · 2	4 · 2
Total Room #	11	7	7	8
Garage (Style/Stalls)	None	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	--	--
Lot Size	0.43 acres	.47 acres	.23 acres	.3 acres
Other	--	--	--	--
Net Adjustment	--	+\$6,950	+\$19,350	-\$19,720
Adjusted Price	--	\$256,950	\$264,350	\$305,280

* 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** 3-bedroom, 2-bathroom brick house nestled on a quiet cul-de-sac with 1,900 square feet of living space. This comp is maintained with fence yard and additional off street parking. It is similar to subject in style, age, GLA, condition, bedroom and bathroom count. It also has similar external influences as the subject property.
- Sold 2** 3/2 brick home. The backyard is fenced in and large enough for a pool. Most of the home has been upgraded with ceramic tile flooring. Large Master bedroom suite. Aloft area great for entertaining guest. Roof and HVAC replaced in 2014. This is a comparable property that is similar in features and characteristics and is supportive of the subjects pricing estimate.
- Sold 3** 4-bedroom, 2-bathroom brick home offers 1,789 sqft of living space and is nestled on a serene lakefront property. Recently updated, the home boasts a new roof, new AC system, fresh paint, new flooring, and modern stainless steel appliances in the kitchen.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Most recent MLS history is from 2019.			
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	\$260,000	\$260,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$245,000	--
Comments Regarding Pricing Strategy		
<p>Based on the comps selected and other comps in the area, this is a fair representation of the subject property in the current market for this area. Other comps of similar GLA and features are listed and selling at around the price I have suggested for the subject. Subject should not take long to sell in the current market with general methods. Price based on fair market pricing in subject area. The current suggested listing and or sales price provided are most realistic, however subject to change due to the current market trend.</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.

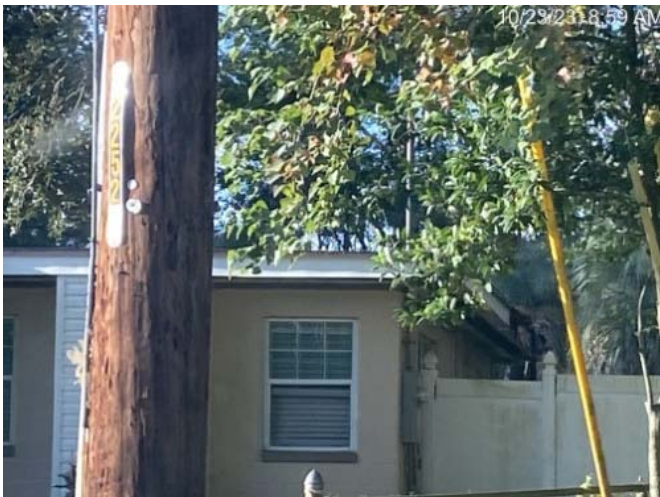
Subject Photos



Front



Address Verification



Side



Street



Street

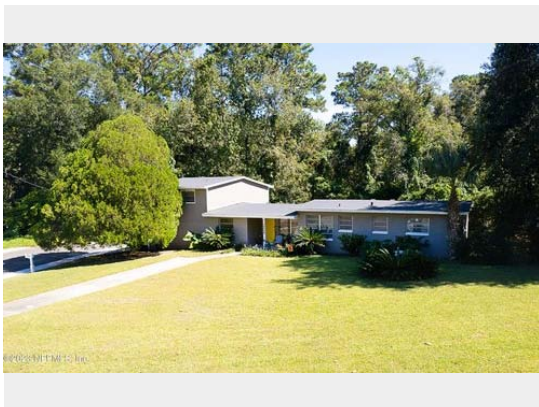
Listing Photos

L1 8075 Patou Dr N
Jacksonville, FL 32210



Front

L2 7804 Lemans Dr
Jacksonville, FL 32210



Front

L3 8321 Herlong Rd
Jacksonville, FL 32210



Front

Sales Photos

S1 8075 Bramble Ct
Jacksonville, FL 32210



Front

S2 3733 Spring Lake Rd
Jacksonville, FL 32210



Front

S3 3730 Spring Lake Rd
Jacksonville, FL 32210



Front

ClearMaps Addendum

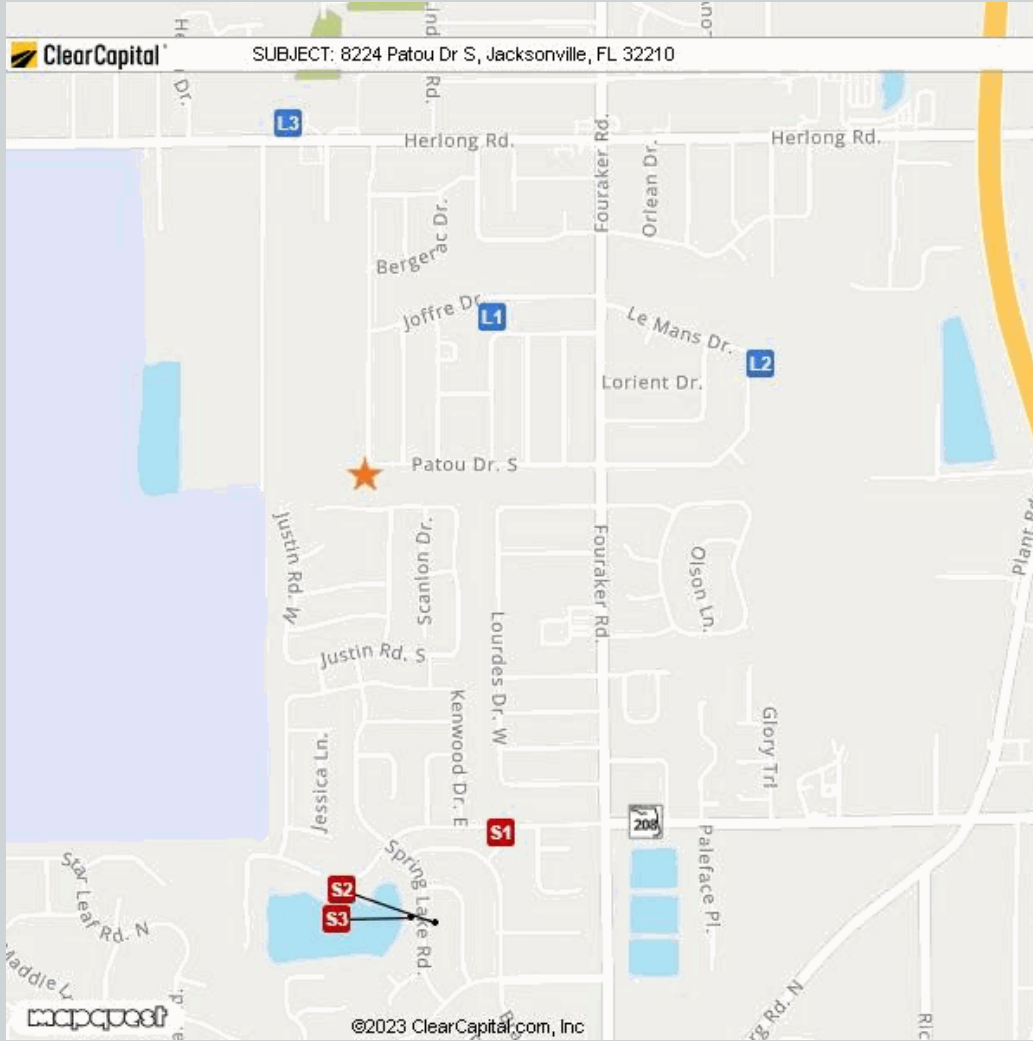
Address ★ 8224 Patou Drive, Jacksonville, FL 32210

Loan Number 55554

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8224 Patou Drive, Jacksonville, FL 32210	--	Parcel Match
L1 Listing 1	8075 Patou Dr N, Jacksonville, FL 32210	0.30 Miles ¹	Parcel Match
L2 Listing 2	7804 Lemans Dr, Jacksonville, FL 32210	0.61 Miles ¹	Parcel Match
L3 Listing 3	8321 Herlong Rd, Jacksonville, FL 32210	0.53 Miles ¹	Parcel Match
S1 Sold 1	8075 Bramble Ct, Jacksonville, FL 32210	0.57 Miles ¹	Parcel Match
S2 Sold 2	3733 Spring Lake Rd, Jacksonville, FL 32210	0.67 Miles ¹	Parcel Match
S3 Sold 3	3730 Spring Lake Rd, Jacksonville, FL 32210	0.66 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	Amanda R Phillips	Company/Brokerage	Merrett Realty Services
License No	SL3277834	Address	2109 Grotto Court Middleburg FL 32068
License Expiration	03/31/2025	License State	FL
Phone	9042370398	Email	amandarose816@comcast.net
Broker Distance to Subject	12.64 miles	Date Signed	10/23/2023

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.