

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.

<b>Address</b>	1665 Spring Oaks Lane, Jacksonville, FL 32221	<b>Order ID</b>	9028634	<b>Property ID</b>	34807103
<b>Inspection Date</b>	11/18/2023	<b>Date of Report</b>	11/19/2023		
<b>Loan Number</b>	55849	<b>APN</b>	0081301900		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Duval		

Tracking IDs					
<b>Order Tracking ID</b>	11.16_BPO	<b>Tracking ID 1</b>	11.16_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	AHMED ETTACHFINI	Subject is a stucco/wood frame exterior home in average condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.
<b>R. E. Taxes</b>	\$3,167	
<b>Assessed Value</b>	\$205,988	
<b>Zoning Classification</b>	Residential PUD	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Secured by locked doors and windows. )		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Spring Branch	
<b>Association Fees</b>	\$128 / Year (Other: Playground)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$117000 High: \$309800	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1665 Spring Oaks Lane	2017 Orlean Dr	1651 W Spring Branch Dr W	1634 Spring Oaks Ln
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32221	32210	32221	32221
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.62 <sup>1</sup>	0.07 <sup>1</sup>	0.06 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$234,900	\$272,000	\$320,000
<b>List Price \$</b>	--	\$234,900	\$272,000	\$317,500
<b>Original List Date</b>		11/03/2023	10/25/2023	10/13/2023
<b>DOM · Cumulative DOM</b>	-- · --	6 · 16	25 · 25	37 · 37
<b>Age (# of years)</b>	25	65	21	25
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,425	1,220	1,476	1,824
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	3 · 2	3 · 2
<b>Total Room #</b>	7	5	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.33 acres	0.24 acres	0.13 acres	0.16 acres
<b>Other</b>	Porch, Patio	Porch, Patio	Porch, Patio	Porch, Patio

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** You will love this adorable Westside home. Freshly painted, new granite kitchen countertops, re-stained wood floors and more. Covered patio, wheelchair ramp to back entry. Interior laundry room. Sold as is.
- Listing 2** Nice home in a quiet neighborhood close to shopping. Featuring a swim spa for exercise. New roof. certificate of completion 2/19/21
- Listing 3** SELLER IS WILLING TO GIVE SELLERS ASSIST CREDIT TO A RATE BUY DOWN WITH ACCEPTED OFFER UNTIL 12/25/2023. Here is your chance to own your spacious 3-bedroom 2 bath haven featuring over 1800 sqft home at a great interest rate. This charming home boasts brand new carpet in bedrooms, and fresh paint in entire home. Located in a serene neighborhood, you will enjoy the short commute to I-295, shopping and NAS Jax. This home features an open layout, large back yard for entertaining and spacious bedrooms. Guest bathroom features a walk-in tub and new LVP flooring. Owner suite features a spacious room with walk in closet and separate tub/shower. Call today for your showing.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1665 Spring Oaks Lane	7219 Hanson Dr S	7858 Spring Branch Dr S	1663 Spring Branch Dr W
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32221	32210	32221	32221
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.54 <sup>1</sup>	0.18 <sup>1</sup>	0.07 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$269,900	\$325,000	\$299,900
<b>List Price \$</b>	--	\$249,900	\$295,000	\$299,900
<b>Sale Price \$</b>	--	\$215,000	\$285,000	\$303,900
<b>Type of Financing</b>	--	Conv	Fha	Cash
<b>Date of Sale</b>	--	12/27/2022	07/24/2023	06/28/2023
<b>DOM · Cumulative DOM</b>	-- · --	51 · 80	126 · 136	6 · 27
<b>Age (# of years)</b>	25	60	25	24
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,425	1,431	1,441	1,768
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.33 acres	0.35 acres	0.17 acres	0.22 acres
<b>Other</b>	Porch, Patio	Porch, Patio	Porch, Patio, FP	Porch, Patio
<b>Net Adjustment</b>	--	+\$8,500	-\$11,200	-\$13,430
<b>Adjusted Price</b>	--	\$223,500	\$273,800	\$290,470

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Great Home in Great location! Walk into this beauty and you will fall in love with this well maintained home. New Carpet, Welcoming entrance foyer, Formal Living Room and Spacious Family Room, Great Home for entertaining inside and out "Park Like" back yard with plenty of room to roam and very private. This home qualifies for the Opportunity Mort. Loan product with up to 100% financing and no PMI. Opportunity Mort. Loan product is a Watson Mort. Corp. exclusive program and is subject to change or cancellation without notice. The information provided does not represent an offer or commitment to enter into a loan agreement, Watson Mortg. Corp. is an Equal Housing Opportunity Lender. Convenient location! Adjustments made for Age (\$3500) and View (\$5000).
- Sold 2** Low yrly HOA fees. This home has been lovingly maintained , New Roof in 2018, HVAC replaced in 2020. Water heater replaced in 2020 Home comes with an active termite bond. Big ticket items have been completed and now this home is waiting for you, situated on a cul-de-sac, and conveniently located in the well established and tucked away Spring Branch neighborhood. Enter into an open floorplan with a equipped eat in kitchen, Family room with a cozy gas fireplace and real hardwood flooring in the living areas. There is an additional room that could be a office or 4th bedroom. Walk out the French doors to a lovely screened patio overlooking a serene preserve, a place to relax, unwind and listen to nature. A great place to call home! Adjustments made for Concessions (-\$5700), Condition (-\$10,000), View (\$5000), Lot size (\$1500) and FP (-\$2000).
- Sold 3** Welcome to this beautifully renovated home! With a multitude of upgrades and improvements, this property offers both style and functionality. Upon entering you'll notice the nice open floor plan, the kitchen features new stainless-steel appliances, freshly painted kitchen cabinets with new hardware and new plumbing and electrical fixtures throughout. The primary bathroom has been beautifully updated with new tile. The interior and exterior has been freshly painted. In addition, a new garage door opener has been installed! The fenced in yard provides a private outdoor oasis, perfect for relaxation and entertaining! Don't miss the opportunity to own this home, offering a harmonious blend of style, functionality and comfort. Adjustments made for Condition (-\$10,000), Concessions (-\$1000), GLA (-\$3430) and Lot size (\$1000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no listing history available for subject for the past 12 months. Information was researched in MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$235,000	\$235,000
<b>Sales Price</b>	\$225,000	\$225,000
<b>30 Day Price</b>	\$207,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is located close to a high traffic roadway and commercial property. 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 an investor neighborhood where most comps have been renovated/updated. I gave most weight to CL1 and CS1 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** 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



Street



## Listing Photos

**L1** 2017 ORLEAN DR  
Jacksonville, FL 32210



Front

**L2** 1651 W SPRING BRANCH DR W  
Jacksonville, FL 32221



Front

**L3** 1634 SPRING OAKS LN  
Jacksonville, FL 32221



Front

## Sales Photos

**S1** 7219 HANSON DR S  
Jacksonville, FL 32210



Front

**S2** 7858 SPRING BRANCH DR S  
Jacksonville, FL 32221



Front

**S3** 1663 SPRING BRANCH DR W  
Jacksonville, FL 32221



Front

### ClearMaps Addendum

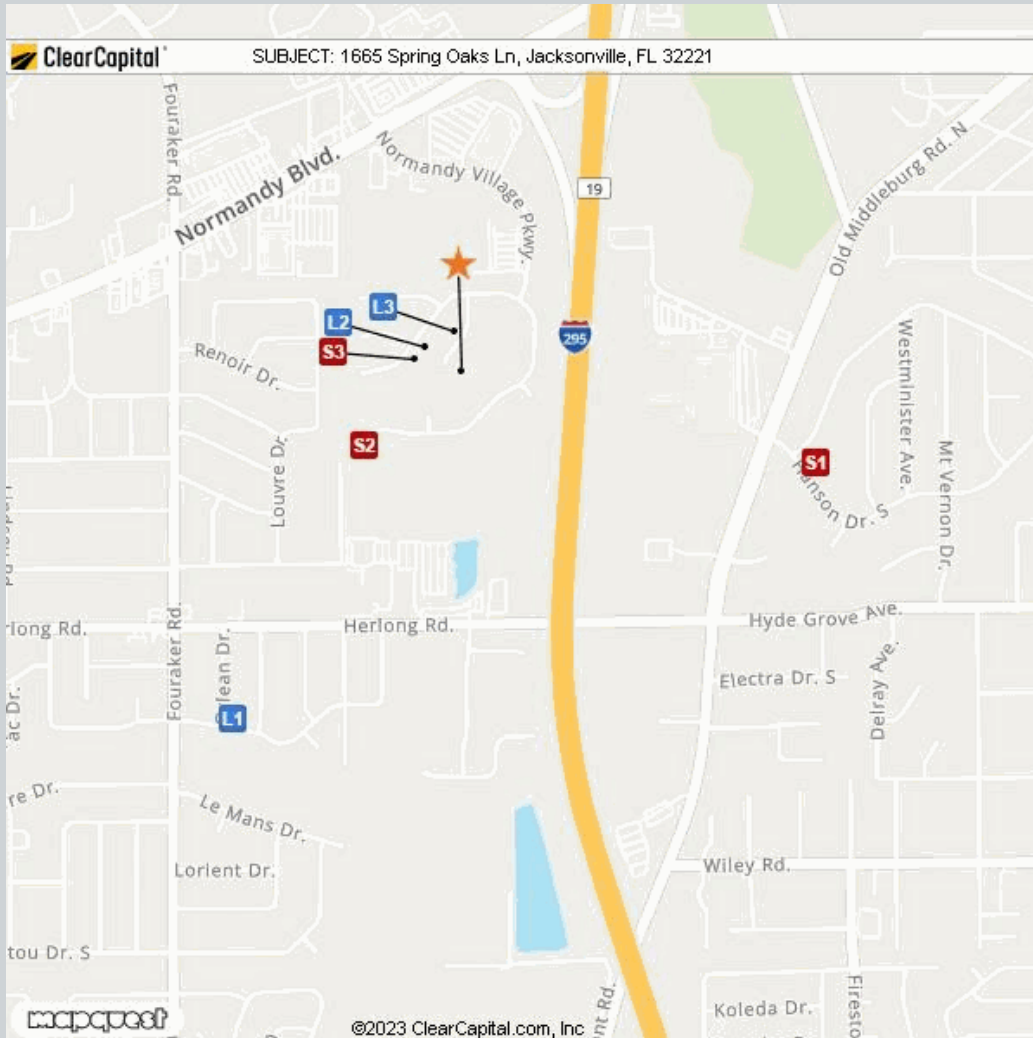
**Address** ★ 1665 Spring Oaks Lane, Jacksonville, FL 32221

**Loan Number** 55849

**Suggested List** \$235,000

**Suggested Repaired** \$235,000

**Sale** \$225,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1665 Spring Oaks Lane, Jacksonville, FL 32221	--	Parcel Match
L1 Listing 1	2017 Orlean Dr, Jacksonville, FL 32210	0.62 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1651 W Spring Branch Dr W, Jacksonville, FL 32221	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1634 Spring Oaks Ln, Jacksonville, FL 32221	0.06 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7219 Hanson Dr S, Jacksonville, FL 32221	0.54 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7858 Spring Branch Dr S, Jacksonville, FL 32221	0.18 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1663 Spring Branch Dr W, Jacksonville, FL 32221	0.07 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	James Morgan	<b>Company/Brokerage</b>	James Morgan
<b>License No</b>	SL3153800	<b>Address</b>	1450 Holly Oaks Lake Rd W Jacksonville FL 32225
<b>License Expiration</b>	09/30/2025	<b>License State</b>	FL
<b>Phone</b>	9045367867	<b>Email</b>	jmdaryl50@gmail.com
<b>Broker Distance to Subject</b>	14.80 miles	<b>Date Signed</b>	11/19/2023

*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.**