

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	1532 Leestan Court, Orange Park, FL 32073	Order ID	9108942	Property ID	34979644
Inspection Date	01/14/2024	Date of Report	01/14/2024		
Loan Number	56285	APN	08042602026303900		
Borrower Name	Catamount Properties 2018 LLC	County	Clay		

Tracking IDs					
Order Tracking ID	1.12_BPO	Tracking ID 1	1.12_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JOHN L LADAVIA	Condition Comments	
R. E. Taxes	\$3,311	Based on the exterior observation the subject property appears to be in average condition and need of Roof repairs due to normal wear and tear..	
Assessed Value	\$198,735		
Zoning Classification	Residential RS-2		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$15,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$15,000		
HOA	BELLAIR N/A		
Association Fees	\$Month (Other: N/A)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The property is located in a conforming, single-family neighborhood consisting of similarly styled homes. The location is near all major amenities and commuter routes, and the neighborhood is in proximity to schools, parks, shopping, and transportation. The property fits well with the neighborhood, and there are no adverse site conditions or external factors such as easements, encroachments, environmental conditions, or land uses. The proximity and convenience to employment, schools, parks, shopping, and transportation are good, and demand and supply as well as concessions and market trends ar...	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$300,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Neighborhood Comments

The property is located in a conforming, single-family neighborhood consisting of similarly styled homes. The location is near all major amenities and commuter routes, and the neighborhood is in proximity to schools, parks, shopping, and transportation. The property fits well with the neighborhood, and there are no adverse site conditions or external factors such as easements, encroachments, environmental conditions, or land uses. The proximity and convenience to employment, schools, parks, shopping, and transportation are good, and demand and supply as well as concessions and market trends are stable.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1532 Leestan Court	424 Sigsbee Rd	413 Sigsbee Rd	1231 Grove Park Dr
City, State	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
Zip Code	32073	32073	32073	32073
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.45 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$273,000	\$299,900
List Price \$	--	\$270,000	\$273,000	\$299,900
Original List Date		10/30/2023	08/22/2023	11/25/2023
DOM · Cumulative DOM	-- · --	76 · 76	145 · 145	50 · 50
Age (# of years)	50	58	56	55
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,553	1,248	1,698	1,388
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.26 acres	0.23 acres	0.23 acres
Other	Central AC	Central AC	Central AC	Central AC

* Listing 3 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 (Adj: Gross Living Area 3050, Lot -120, Year Built 240, Garage 4000, Carport -1000 Total Adj: 6170, Adj Price: 276170. The property is Similar in H. Bath, Full bath, & Bed, Superior in Carport, & Lot, Inferior in Garage, Gross Living Area, & Year Built.

Listing 2 (Adj: Gross Living Area -1450, Lot -60, Year Built 180, Garage 4000, Carport -1000 Total Adj: 1670, Adj Price: 274670. The property is Similar in Bed, H. Bath, Full bath, & Superior in Carport, Lot, & Gross Living Area, Inferior in Garage, & Year Built.

Listing 3 (Adj: Gross Living Area 1650, Lot -60, Year Built 150, Garage 2000, Total Adj: 3740, Adj Price: 303640. The property is Similar in Full bath, H. Bath, & Bed, Superior in & Lot, Inferior in Garage, Year Built, & Gross Living Area.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1532 Leestan Court	572 Madeira Dr	1524 Rodan Ct	458 Sigsbee Ct
City, State	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
Zip Code	32073	32073	32073	32073
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.11 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$275,000	\$285,000
List Price \$	--	\$265,000	\$275,000	\$285,000
Sale Price \$	--	\$265,000	\$275,000	\$285,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/01/2023	05/08/2023	08/14/2023
DOM · Cumulative DOM	-- · --	70 · 70	89 · 89	70 · 70
Age (# of years)	50	55	49	58
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,553	1,338	1,548	1,831
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.19 acres	0.22 acres	0.19 acres
Other	Central AC	Central AC	Central AC	Central AC
Net Adjustment	--	+\$6,320	+\$1,980	-\$2,520
Adjusted Price	--	\$271,320	\$276,980	\$282,480

* 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** (Adj: Gross Living Area 2150, Lot 20, Year Built 150, Garage 4000, Total Adj: 6320, Adj Price: 271320. The property is Similar in H. Bath, Full bath, Bed, & Inferior in Garage, Lot, Gross Living Area, & Year Built.
- Sold 2** (Adj: Gross Living Area 50, Lot -40, Year Built -30, Garage 2000, Total Adj: 1980, Adj Price: 276980. The property is Similar in H. Bath, Bed, & Full bath, Superior in Lot, & Year Built, Inferior in Garage, & Gross Living Area.
- Sold 3** (Adj: Bed -3000, Gross Living Area -2780, Lot 20, Year Built 240, Garage 4000, Carport -1000 Total Adj: -2520, Adj Price: 282480. The property is Similar in Full bath, & H. Bath, Superior in Carport, Bed, & Gross Living Area, Inferior in Garage, Lot, & Year Built.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				No Sale/Listing History Available within the last 12 months.			
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	\$290,000	\$305,000
Sales Price	\$280,000	\$295,000
30 Day Price	\$275,000	--
Comments Regarding Pricing Strategy		
<p>Subject-recommended pricing is based on the best of the comparable properties in the immediate market area. Pricing is based on those comparables used in this report which are closer to the subject in proximity and most similar in terms of GLA, age, lot size, other features, and amenities. Search for comps was done using a 2-mile radius, 30% difference in gla, 25 years difference in age, and a 360-day close date. Comparables used in this report are the best available at the time of inspection and represent the immediate market scenario. Due to a lack of listing comparable properties in the area, it was necessary to use comps with variance in +/- 20 years, expanded back 360 days from the current date, +/- 30% of the subjects gla. Similar styles, also locations, and conditions were considered due to limited comps in the immediate area.</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



Side



Side



Street



Street



Other

Listing Photos

L1 424 SIGSBEE RD
Orange Park, FL 32073



Front

L2 413 Sigsbee Rd
Orange Park, FL 32073



Front

L3 1231 Grove Park Dr
Orange Park, FL 32073



Front

Sales Photos

S1 572 Madeira Dr
Orange Park, FL 32073



Front

S2 1524 Rodan Ct
Orange Park, FL 32073



Front

S3 458 Sigsbee Ct
Orange Park, FL 32073



Front

ClearMaps Addendum

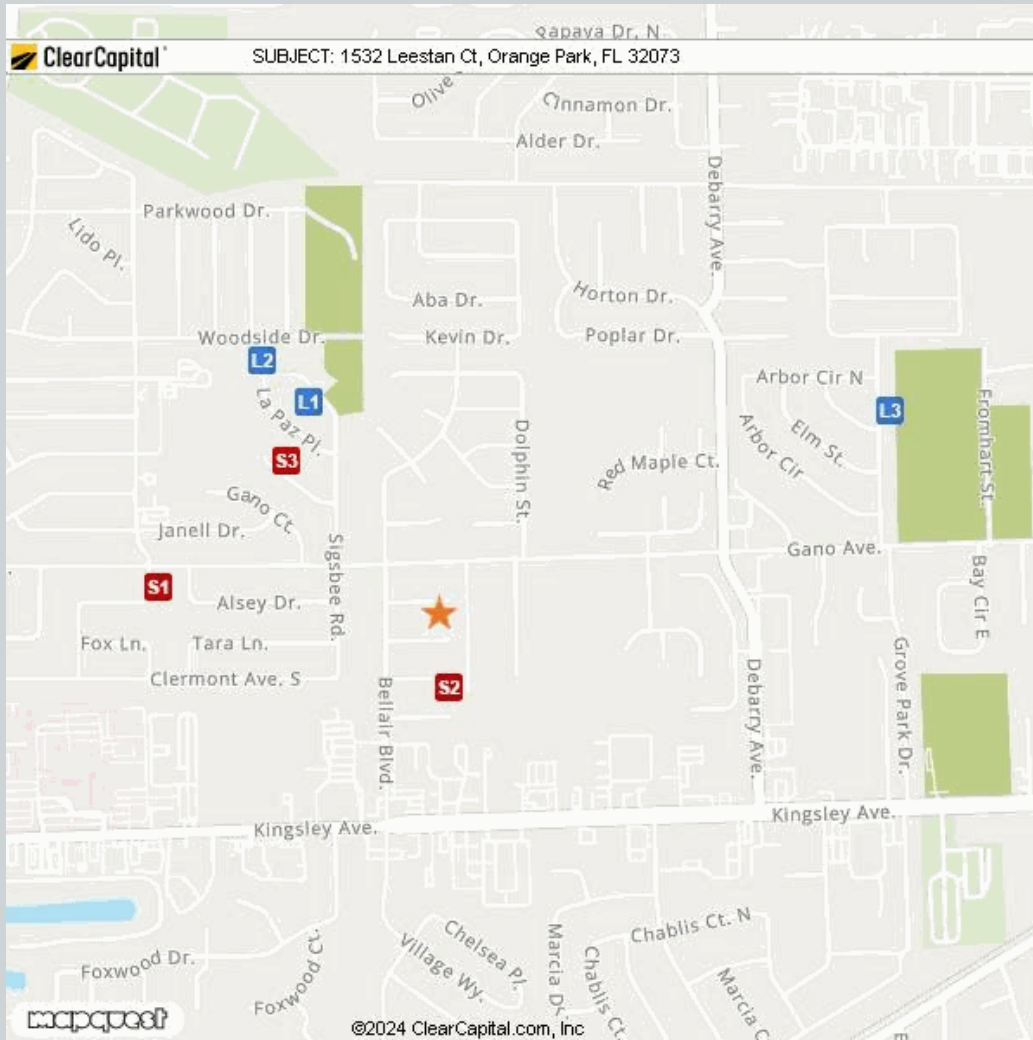
Address ★ 1532 Leestan Court, Orange Park, FL 32073

Loan Number 56285

Suggested List \$290,000

Suggested Repaired \$305,000

Sale \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1532 Leestan Court, Orange Park, FL 32073	--	Parcel Match
L1 Listing 1	424 Sigsbee Rd, Orange Park, FL 32073	0.37 Miles ¹	Parcel Match
L2 Listing 2	413 Sigsbee Rd, Orange Park, FL 32073	0.45 Miles ¹	Parcel Match
L3 Listing 3	1231 Grove Park Dr, Orange Park, FL 32073	0.73 Miles ¹	Parcel Match
S1 Sold 1	572 Madeira Dr, Orange Park, FL 32073	0.42 Miles ¹	Parcel Match
S2 Sold 2	1524 Rodan Ct, Orange Park, FL 32073	0.11 Miles ¹	Parcel Match
S3 Sold 3	458 Sigsbee Ct, Orange Park, FL 32073	0.32 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	Rebecca Staples	Company/Brokerage	Xcellence Realty
License No	SL3186795	Address	1935 E Windy Way Jacksonville FL 32259
License Expiration	09/30/2024	License State	FL
Phone	9044502503	Email	buckywebb@hotmail.com
Broker Distance to Subject	11.02 miles	Date Signed	01/14/2024

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.