

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	12489 Cliffrose Trail, Jacksonville, FLORIDA 32225	Order ID	9122983	Property ID	35005861
Inspection Date	01/24/2024	Date of Report	01/24/2024		
Loan Number	56313	APN	1621099385		
Borrower Name	Catamount Property 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	1.23_BPO	Tracking ID 1	1.23_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	KATHERINE JONES	Condition Comments	
R. E. Taxes	\$2,500	Subject is a brick/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.	
Assessed Value	\$177,353		
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	Ashley Woods		
Association Fees	\$16 / Month (Landscaping,Insurance,Other: Sprinkler system)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	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.	
Sales Prices in this Neighborhood	Low: \$231200 High: \$490500		
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	12489 Cliffrose Trail	899 Mystic Harbor Drive	12519 Fallohide Lane	12280 Woodstone Terrace
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.	--	0.53 ¹	0.47 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$450,000	\$479,000
List Price \$	--	\$399,000	\$450,000	\$469,000
Original List Date		11/19/2023	01/18/2024	10/12/2023
DOM · Cumulative DOM	-- · --	66 · 66	6 · 6	104 · 104
Age (# of years)	20	24	28	22
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	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,978	1,612	1,888	2,065
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	--	--	--	--
Lot Size	0.23 acres	0.14 acres	0.41 acres	0.24 acres
Other	Porch, Patio	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** Beautifully situated home backing up to a serene preserve in the highly sought after Harbor Winds neighborhood. High ceilings and spacious layout with an abundance of natural light are ideal for entertaining! Cozy living area with wood burning fireplace. This 3-bedrooms, 2-bath home has 2-car garage with split layout. The owner's suite has a walk-in shower and garden tub. The inviting lanai area is perfect for relaxing and taking in the calming sights and sounds of the preserve. CALL TODAY to schedule a SHOWING!
- Listing 2** Waterfront home with a huge backyard located on a cul-de-sac! This brick home features a split floor plan with vaulted ceilings. All windows and doors have been updated, and solar panels have been installed. The new water heater and water softener add to the modern amenities. Tile flooring extends throughout the living areas. The kitchen has been updated with Cortez countertops, white wood cabinets, and stainless steel appliances. The kitchen, the heart of this home, boasts a center island complete with a sink and additional cabinets. The master suite is spacious with walk-in closets and dual sinks in the master bathroom. Enjoy the breathtaking lake views from your expansive covered patio. The backyard is an entertainer's dream, and it includes a standalone shed building with electricity. There's plenty of space for RV/boat parking, and the property is fully fenced.
- Listing 3** **VA ASSUMABLE LOAN to eligible VA personnel** Welcome home to this very well taken care of 4 bedroom plus office/flex space in desirable Ashley Woods. Located in back of neighborhood on a cul-de-sac. LVP and tile floors, gas fireplace in the great room, quartz countertops. Roof is 1 year new, A/C approx. 5 yrs. Tankless propane water heater with 250-gal propane tank servicing fire pit, grill, and fireplace. Screened lanai. Fenced back yard. Shed.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	12489 Cliffrose Trail	691 Trowbridge Drive	1236 Arrowleaf Terrace	12619 Lazy Meadow Drive N
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.	--	0.46 ¹	0.11 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$420,000	\$427,000	\$489,000
List Price \$	--	\$395,000	\$427,000	\$489,000
Sale Price \$	--	\$390,000	\$427,000	\$485,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/06/2023	08/29/2023	09/27/2023
DOM · Cumulative DOM	-- · --	43 · 60	13 · 37	7 · 41
Age (# of years)	20	26	20	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	Beneficial ; Water	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	1,978	1,629	1,857	1,986
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	7	8	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
Lot Size	0.23 acres	0.20 acres	0.20 acres	0.20 acres
Other	Porch, Patio	Porch, Patio, FP	Porch, Patio	Porch, Patio, FP
Net Adjustment	--	-\$5,000	-\$13,540	-\$23,500
Adjusted Price	--	\$385,000	\$413,460	\$461,500

* 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** This 4-bedroom, 2-bathroom gem is a must-see. As you enter, you'll immediately notice the stunning new ceramic tile floors that grace the main living areas. These sleek, modern floors not only enhance the aesthetic appeal of the home but also offer easy maintenance for everyday living. The bedrooms all have new carpeting that feels soft underfoot and creates a cozy retreat for rest and relaxation. And, the best part - every bedroom has nice sized closets, providing ample storage space and an organized living experience. This home features a split bedroom floor plan. Whether you're entertaining guests or seeking a quiet sanctuary, this layout offers versatility to suit your needs. Adjustments made for Concessions (-\$11,700), View (\$5000), GLA (\$3490, Bedroom Count and FP (-\$2000).
- Sold 2** Located on cul-de-sac, this 1857 square foot home was built in 2004 and has been very well maintained. It has three bdrms and two full baths. Open floor plan with large formal living room open kitchen and family room with a eat in nook area. All appliances have been updated to stainless steel. All bdrms have ceiling fans along with family room and den. Both bathrooms have been upgraded to ceramic tile flooring along with updated vanities and vanity lighting. Split floor plan master bdrm on other side of the house. Wood laminate flooring in formal living room and hallways and kitchen. New carpet in family room and master bdrm. Home has great curb appeal with fully grown Crepe Myrtles in front and back yard. Back yard is fully fenced in. Well maintained land scaping. Adjustments made for Condition (-\$10,000), View (\$5000), Concessions (-\$9750) and GLA (\$1210).
- Sold 3** Discover pure Florida living in this meticulously maintained POOL HOME. What a gem! - a haven where comfort and a blank slate harmonize flawlessly. Step inside to find a seamless expanse of tile floors leading through an inviting layout. This 4-bedroom, 2-bathroom home has an inviting office off the entryway, perfect for your professional endeavors. Revel in the peace of mind that comes with recent updates to all major components, including a newer roof (2021), HVAC (2019), and renewed exterior paint. The beauty doesn't stop there - the property boasts PVC repiping, a ceiling transformed by the removal of popcorn texture, and a fresh coat of interior paint that breathes new life into every corner. It is also equipped with a water softener system, Reverse Osmosis Filtration and Irrigation. Adjustments made for Condition (-\$10,000), Concessions (-\$5000), Age (\$1500), View (\$5000), Bedroom Count (-\$4000), Pool (-\$10,000) and FP (-\$2000).

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	\$405,000	\$405,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$363,000	--
Comments Regarding Pricing Strategy		
<p>Subject is located close to a high traffic roadway and this may have a negative effect on marketability. Subject is located close to the MT Pleasant Creek but this has no positive effect towards 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 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 899 MYSTIC HARBOR Drive
Jacksonville, FL 32225



Front

L2 12519 FALLOHIDE Lane
Jacksonville, FL 32225



Front

L3 12280 WOODSTONE Terrace
Jacksonville, FL 32225



Front

Sales Photos

S1 691 TROWBRIDGE Drive
Jacksonville, FL 32225



Front

S2 1236 ARROWLEAF Terrace
Jacksonville, FL 32225



Front

S3 12619 LAZY MEADOW Drive N
Jacksonville, FL 32225



Front

ClearMaps Addendum

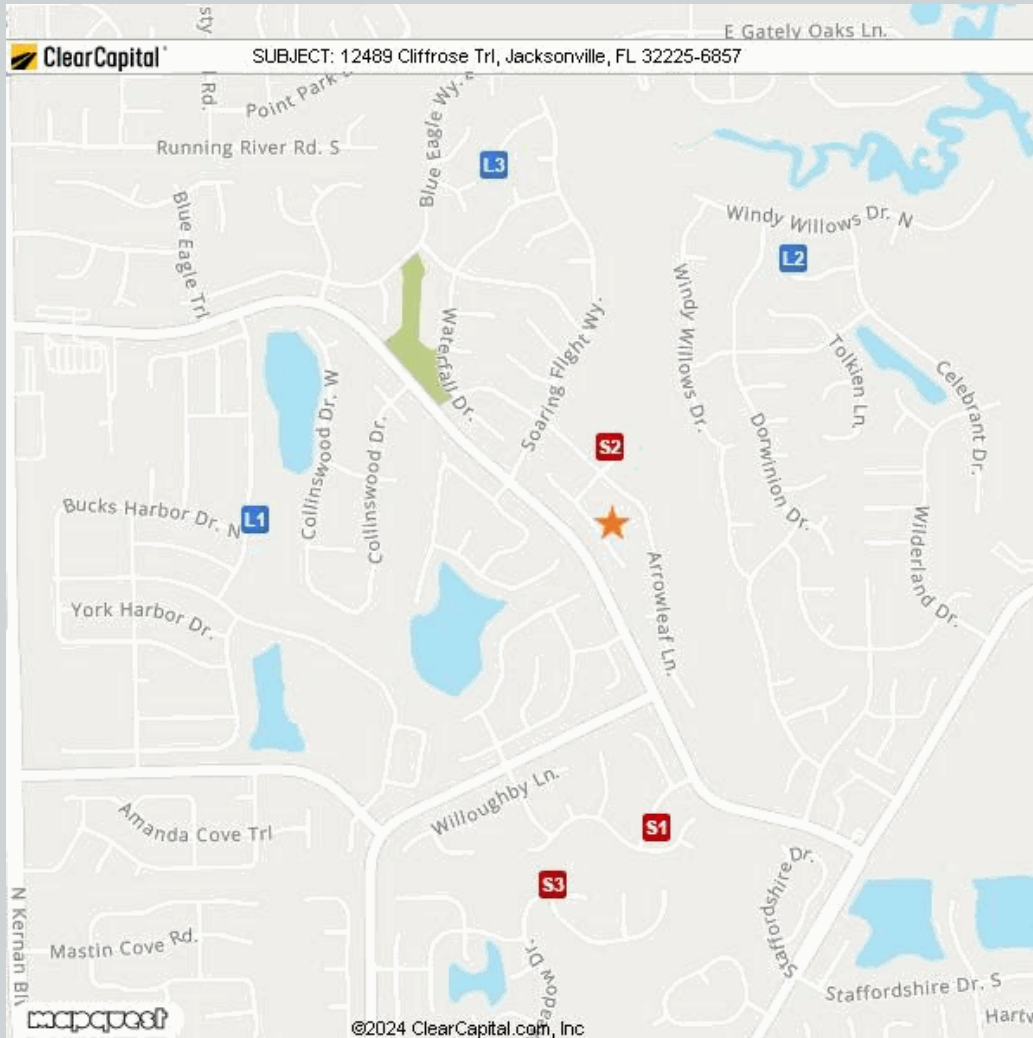
Address ★ 12489 Cliffrose Trail, Jacksonville, FLORIDA 32225

Loan Number 56313

Suggested List \$405,000

Suggested Repaired \$405,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12489 Cliffrose Trail, Jacksonville, Florida 32225	--	Parcel Match
L1 Listing 1	899 Mystic Harbor Drive, Jacksonville, FL 32225	0.53 Miles ¹	Parcel Match
L2 Listing 2	12519 Fallohide Lane, Jacksonville, FL 32225	0.47 Miles ¹	Parcel Match
L3 Listing 3	12280 Woodstone Terrace, Jacksonville, FL 32225	0.56 Miles ¹	Parcel Match
S1 Sold 1	691 Trowbridge Drive, Jacksonville, FL 32225	0.46 Miles ¹	Parcel Match
S2 Sold 2	1236 Arrowleaf Terrace, Jacksonville, FL 32225	0.11 Miles ¹	Parcel Match
S3 Sold 3	12619 Lazy Meadow Drive N, Jacksonville, FL 32225	0.54 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	3.56 miles	Date Signed	01/24/2024

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.