

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>	5367 Sidesaddle Drive, Jacksonville, FL 32257	<b>Order ID</b>	9121294	<b>Property ID</b>	35001420
<b>Inspection Date</b>	01/23/2024	<b>Date of Report</b>	01/23/2024		
<b>Loan Number</b>	56381	<b>APN</b>	1556427710		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Duval		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1.22_BPO	<b>Tracking ID 1</b>	1.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	SHAWN LIU	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,523	Subject is a brick exterior pool home in average condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.	
<b>Assessed Value</b>	\$237,454		
<b>Zoning Classification</b>	Residential RLD-80		
<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>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	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.	
<b>Sales Prices in this Neighborhood</b>	Low: \$239000 High: \$403000		
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5367 Sidesaddle Drive	11426 Courtney Waters Lane	10859 Horse Track Drive E	11494 Wandering Pines Lane
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32257	32258	32257	32258
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.65 <sup>1</sup>	0.39 <sup>1</sup>	0.81 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$313,000	\$350,000	\$419,000
<b>List Price \$</b>	--	\$281,700	\$325,000	\$374,900
<b>Original List Date</b>		05/08/2023	09/11/2023	09/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	227 · 260	134 · 134	131 · 131
<b>Age (# of years)</b>	37	26	40	32
<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>	Neutral ; Residential	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>	1,980	1,446	1,500	1,992
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	7	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.22 acres	2.08 acres	0.25 acres	0.22 acres
<b>Other</b>	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio	Porch, Patio, FP

\* 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** If land is what you need, look no further! This home is located on a 2 acre cul-de-sac lot and in city limits. The home is a 3 bedroom, 2 bath property that has a ton of potential, enjoy the spacious family room with vaulted ceilings and a fireplace. The owners suite has a custom accessible tub, separate shower, and large walk in closet. The additional bedrooms offer ample space.
- Listing 2** Don't miss this adorable 3 bedroom, 2 bathroom, home on a wooded pond in Mandarin. This cute, original owner, home features an open floor plan with split bedrooms and a screened in porch. All bedrooms have walk in closets. HVAC was replaced in 2021. No carpet except in the primary bedroom. Original décor is of it's time. It's up to you to preserve it's charm or update it to suit your tastes. Imagine breathing new life into the property by financing your dream upgrades into your loan! This home is also eligible for the Home Partners of America program for qualified buyers who want to lease with an option to purchase. Fantastic location convenient to quality schools, the expressway, great dining, and shopping! No HOA or CDD here.
- Listing 3** Discover your dream home: a 4-bed, 2-bath sanctuary with a captivating great room, seamlessly connecting to a spacious kitchen with a charming breakfast bar. The open floorplan effortlessly flows to the living area and dining room, creating the perfect space for entertaining. Step into a large backyard with a screened-in lanai, offering a private outdoor retreat. The master bedroom is a luxurious haven with two walk-in closets, a walk-in shower, and a soaking tub. Guest rooms are generously sized, and the guest bathroom features double vanities. Complete with a 2-car garage, this home is a perfect blend of style and functionality, providing comfort and convenience in every detail. Welcome home!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5367 Sidesaddle Drive	10751 Appaloosa Drive	5157 Saddlehorn Drive	11338 Rustic Pines Circle E
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32257	32257	32257	32257
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.57 <sup>1</sup>	0.36 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$290,000	\$283,900	\$324,900
<b>List Price \$</b>	--	\$290,000	\$257,000	\$324,900
<b>Sale Price \$</b>	--	\$270,000	\$267,000	\$351,000
<b>Type of Financing</b>	--	Conv	Private	Conv
<b>Date of Sale</b>	--	01/10/2024	04/12/2023	10/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	16 · 46	45 · 70	2 · 41
<b>Age (# of years)</b>	37	41	39	40
<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>	Neutral ; Residential	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>	1,980	1,414	1,916	1,854
<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)	Attached 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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.22 acres	0.24 acres	0.28 acres	0.20 acres
<b>Other</b>	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio	Porch, Patio, FP
<b>Net Adjustment</b>	--	+\$15,660	+\$12,000	+\$1,200
<b>Adjusted Price</b>	--	\$285,660	\$279,000	\$352,200

\* Sold 2 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** Welcome to this charming 3-bedroom, 2-bathroom home nestled in the heart of the Mandarin area in Jacksonville. This home presents an exciting opportunity for customization and personalization inside a highly sought after Jacksonville community. With its ideal location and vast potential, this home is a promising canvas for those seeking to create their dream living space. Adjustments made for GLA (\$5660) and Pool (\$10,000).
- Sold 2** Hot Mandarin property priced to sell. This is a large home in need of an investor or handy buyer. Update this to your taste and enjoy this excellent location in town. Great schools, close to lots of amenities. Large corner lot with a back yard big enough for a pool. Perfect renovation loan candidate. Non-Assignable Contract. Multiple offers rcvd Big reduction Sharpen your pencil and make your best offer. NOTE property is under Highest & Best with a current offer/counter offer due date of 3/10/2023 11:59:00 PM Mountain Time. Agents see documents and offer comments in private remarks. Adjustments made for Pool (\$10,000) and FP (\$2000).
- Sold 3** Seller is asking for HIGHEST AND BEST offers to be submitted but 9/1/23 at 5:00pm. Please submit all offers to Deborah Hatcher.\*\*\* This stunning, open concept 3-bed, 2-bath home on a large corner lot has been beautifully updated. The kitchen, recently remodeled in 2019, boasts solid maple cabinets, stainless steel appliances, quartz countertops, and a walk-in pantry. The flex room has multiple possibilities as a nonconforming 4th bedroom, family room, playroom, man cave, or even a formal dining space. Large Master bedroom offers custom night stand lighting, walk-in closet, and a roomy walk-in shower in the master bath. Laminate plank and tile flooring throughout home. The 2-car garage boasts multiple storage options. Adjustments made for Condition (-\$10,000), GLA \$1260) and Pool (\$10000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Please see attached MLS SHEET.			
<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>	1						
<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>
12/11/2023	\$235,000	--	--	Sold	12/29/2023	\$235,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$290,000	\$290,000
<b>Sales Price</b>	\$280,000	\$280,000
<b>30 Day Price</b>	\$257,000	--
<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, Sold date 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 CS2 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** 11426 COURTNEY WATERS Lane  
Jacksonville, FL 32258



Front

**L2** 10859 HORSE TRACK Drive E  
Jacksonville, FL 32257



Front

**L3** 11494 WANDERING PINES Lane  
Jacksonville, FL 32258



Front

## Sales Photos

**S1** 10751 APPALOOSA Drive  
Jacksonville, FL 32257



Front

**S2** 5157 SADDLEHORN Drive  
Jacksonville, FL 32257



Front

**S3** 11338 RUSTIC PINES Circle E  
Jacksonville, FL 32257



Front

### ClearMaps Addendum

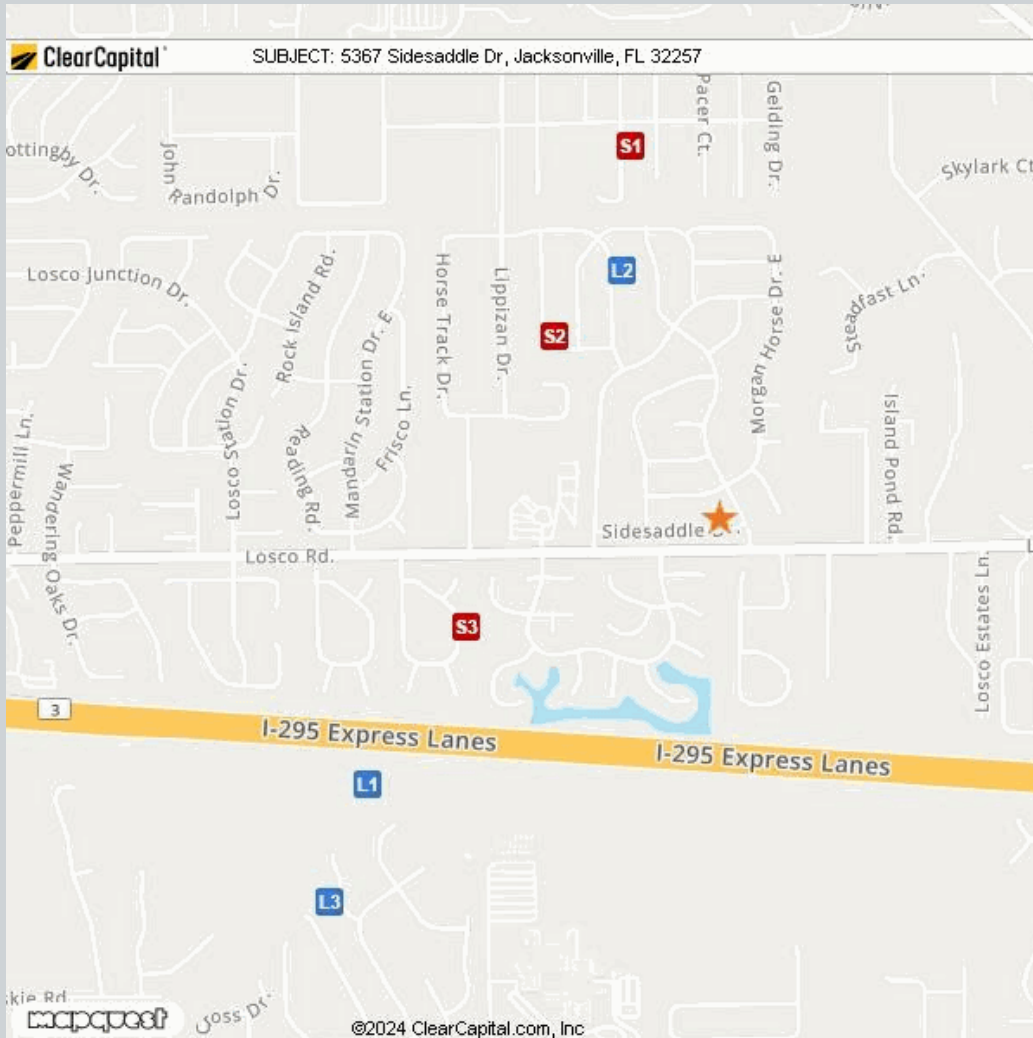
**Address** ★ 5367 Sidesaddle Drive, Jacksonville, FL 32257

**Loan Number** 56381

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5367 Sidesaddle Drive, Jacksonville, FL 32257	--	Parcel Match
L1 Listing 1	11426 Courtney Waters Lane, Jacksonville, FL 32258	0.65 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	10859 Horse Track Drive E, Jacksonville, FL 32257	0.39 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11494 Wandering Pines Lane, Jacksonville, FL 32258	0.81 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	10751 Appaloosa Drive, Jacksonville, FL 32257	0.57 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5157 Saddlehorn Drive, Jacksonville, FL 32257	0.36 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11338 Rustic Pines Circle E, Jacksonville, FL 32257	0.41 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.

\*\*\* 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.

### Report Instructions - cont.

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.

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>	12.17 miles	<b>Date Signed</b>	01/23/2024

*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.**