

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	13422 Eynon Drive, Jacksonville, FL 32258	Order ID	9136447	Property ID	35035495
Inspection Date	02/01/2024	Date of Report	02/01/2024		
Loan Number	56416	APN	1582580100		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	1.30_BPO_2	Tracking ID 1	1.30_BPO_2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CHARLES E CROUSE	Condition Comments	
R. E. Taxes	\$4,414	Based on the exterior observation the subject property appears to be in average condition and no repairs were noted.	
Assessed Value	\$397,230		
Zoning Classification	Residential RLD-90		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(There are no signs of habitability issues noted.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	SECTION LAND Not Available		
Association Fees	\$Month (Other: Not Available)		
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: \$400,000 High: \$465,000		
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	13422 Eynon Drive	6226 Devonhurst Dr	12420 Hatton Chase Lane	5350 Hidden Gardens Dr
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32258	32258	32258	32258
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.30 ¹	1.92 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$419,000	\$423,000	\$450,000
List Price \$	--	\$419,000	\$423,000	\$450,000
Original List Date		01/24/2024	11/28/2023	01/11/2024
DOM · Cumulative DOM	-- · --	7 · 8	35 · 65	20 · 21
Age (# of years)	9	18	27	22
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	2 Stories Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,196	2,130	2,410	2,007
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	4 · 2	4 · 2
Total Room #	7	8	7	7
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	0.39 acres	0.12 acres	0.23 acres	0.16 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: H. Bath -1500, Gross Living Area 660, Lot 540, Year Built 270, Total Adj: -30, Adj Price: 418970. The property is Similar in Full bath, Garage, & Bed, Superior in & H. Bath, Inferior in Lot, Gross Living Area, & Year Built.

Listing 2 (Adj: Gross Living Area -2140, Lot 320, Year Built 540, Pool -5000, Total Adj: -6280, Adj Price: 416720. The property is Similar in Bed, H. Bath, Full bath, & Garage, Superior in Pool, & Gross Living Area, Inferior in Lot, & Year Built.

Listing 3 (Adj: Gross Living Area 1890, Lot 460, Year Built 390, Total Adj: 2740, Adj Price: 452740. The property is Similar in Full bath, H. Bath, Garage, & Bed, Inferior in Year Built, Lot, & Gross Living Area.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	13422 Eynon Drive	12632 Sand Ridge Dr	12648 Sand Ridge Dr	12549 Hidden Gardens Dr W
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32258	32258	32258	32258
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	0.81 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$418,000	\$423,500
List Price \$	--	\$410,000	\$418,000	\$423,500
Sale Price \$	--	\$410,000	\$418,000	\$423,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/15/2023	04/21/2023	01/23/2024
DOM · Cumulative DOM	-- · --	56 · 56	59 · 59	68 · 68
Age (# of years)	9	39	39	22
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Waterfront
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,196	1,975	2,129	2,264
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	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	Pool - Yes	--
Lot Size	0.39 acres	0.24 acres	0.21 acres	0.37 acres
Other	Central AC	Central AC	Central AC	Central AC
Net Adjustment	--	+\$1,410	-\$70	-\$5,250
Adjusted Price	--	\$411,410	\$417,930	\$418,250

* 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: Bed 3000, Gross Living Area 2210, Lot 300, Year Built 900, Pool -5000, Total Adj: 1410, Adj Price: 411410. The property is Similar in H. Bath, Full bath, Garage, & Superior in & Pool, Inferior in Bed, Lot, Gross Living Area, & Year Built.
- Sold 2** (Adj: Gross Living Area -680, Lot 40, Year Built 390, Water View -5000, Total Adj: -5250, Adj Price: 418250. The property is Similar in Full bath, H. Bath, Bed, & Garage, Superior in Water View, & Gross Living Area, Inferior in Lot, & Year Built.
- Sold 3** (Adj: Gross Living Area -680, Lot 40, Year Built 390, Water View -5000, Total Adj: -5250, Adj Price: 421250. The property is Similar in Full bath, H. Bath, Bed, & Garage, Superior in Water View, & Gross Living Area, Inferior in Lot, & Year Built.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The property was in the market for \$325,600 and expired on 12/15/2023.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
02/23/2023	\$325,600	--	--	Expired	12/15/2023	\$325,600	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$428,000	\$428,000
Sales Price	\$418,000	\$418,000
30 Day Price	\$411,000	--
Comments Regarding Pricing Strategy		
<p>The property was in the market for \$325,600 and expired on 12/15/2023 as Short Sale. Fair The current valuation is based on the FMV comparables. 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 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



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 6226 Devonhurst Dr
Jacksonville, FL 32258



Front

L2 12420 HATTON CHASE Lane
Jacksonville, FL 32258



Front

L3 5350 Hidden Gardens Dr
Jacksonville, FL 32258



Front

Sales Photos

S1 12632 Sand Ridge Dr
Jacksonville, FL 32258



Front

S2 12648 Sand Ridge Dr
Jacksonville, FL 32258



Front

S3 12549 Hidden Gardens Dr W
Jacksonville, FL 32258



Front

ClearMaps Addendum

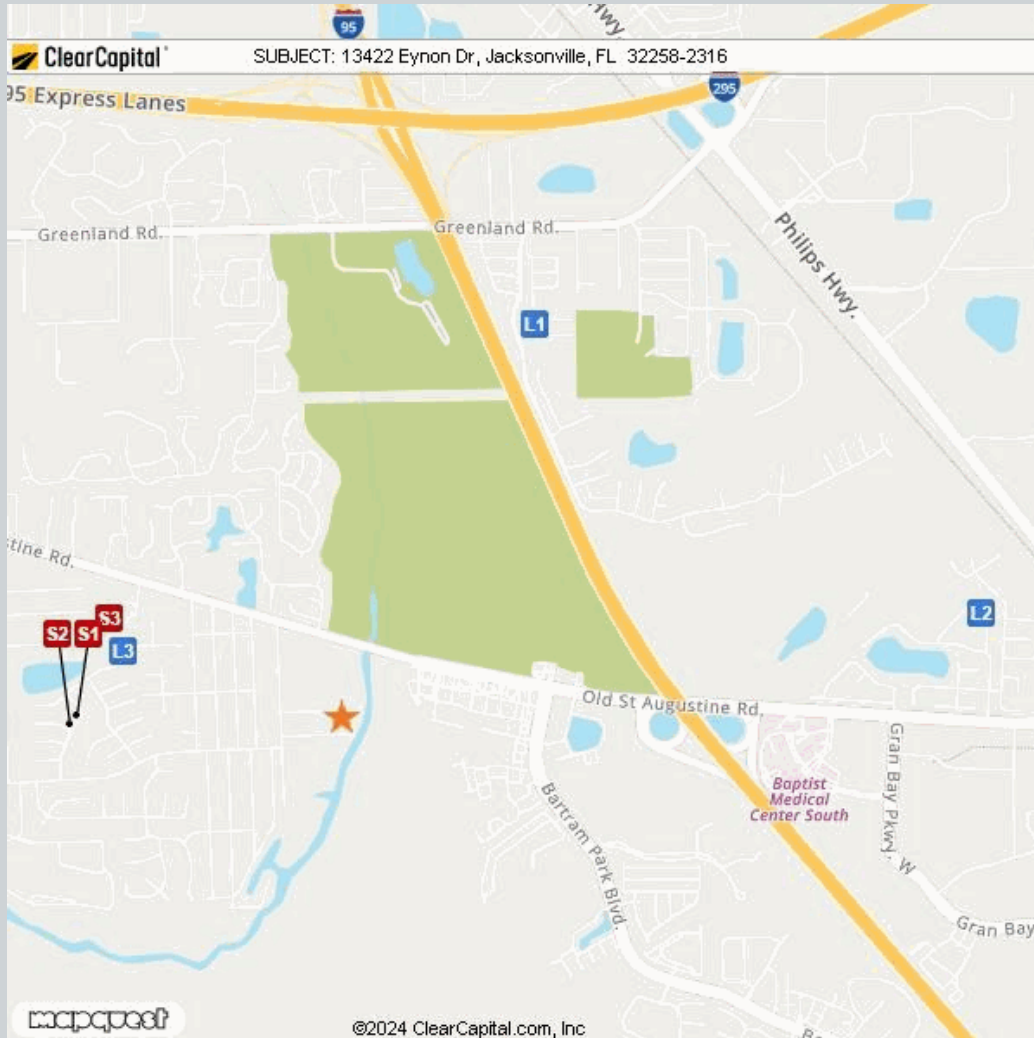
Address ★ 13422 Eynon Drive, Jacksonville, FL 32258

Loan Number 56416

Suggested List \$428,000

Suggested Repaired \$428,000

Sale \$418,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13422 Eynon Drive, Jacksonville, FL 32258	--	Parcel Match
L1 Listing 1	6226 Devonhurst Dr, Jacksonville, FL 32258	1.30 Miles ¹	Parcel Match
L2 Listing 2	12420 Hatton Chase Lane, Jacksonville, FL 32258	1.92 Miles ¹	Parcel Match
L3 Listing 3	5350 Hidden Gardens Dr, Jacksonville, FL 32258	0.67 Miles ¹	Parcel Match
S1 Sold 1	12632 Sand Ridge Dr, Jacksonville, FL 32258	0.79 Miles ¹	Parcel Match
S2 Sold 2	12648 Sand Ridge Dr, Jacksonville, FL 32258	0.81 Miles ¹	Parcel Match
S3 Sold 3	12549 Hidden Gardens Dr W, Jacksonville, FL 32258	0.75 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.

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

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	2.03 miles	Date Signed	02/01/2024

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.