

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	12562 Long Lake Court, Jacksonville, FL 32225	Order ID	9182930	Property ID	35131957
Inspection Date	02/27/2024	Date of Report	02/27/2024		
Loan Number	56688	APN	1622000510		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	2.26_BPO_1	Tracking ID 1	2.26_BPO_1		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JEFFREY L ANDRES	Condition Comments	
R. E. Taxes	\$1,737	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	\$127,002		
Zoning Classification	Residential RLD-60		
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	TREVOR GREEN 904-730-7071		
Association Fees	\$175 / Year (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: \$270300 High: \$490500		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	12562 Long Lake Court	85 Naugatuck Drive	12449 Cliffrose Trail,	931 Misty Mountain Drive W
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32225	32225	32225	32225
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.93 ¹	0.58 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$357,000	\$370,000	\$425,000
List Price \$	--	\$350,000	\$370,000	\$389,000
Original List Date		11/01/2023	11/29/2023	11/28/2023
DOM · Cumulative DOM	-- · --	118 · 118	90 · 90	91 · 91
Age (# of years)	31	34	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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Historical	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,460	1,179	1,843	1,437
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	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	0.22 acres	0.12 acres	037 acres	0.17 acres
Other	Porch, Patio, FP	Porch, Patio	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** This beautiful property features a natural color palette and fresh interior paint, making it a bright and inviting place to call home. The flexible living space includes other rooms for working, studying, or relaxing. The primary bathroom offers good under sink storage and a luxurious spa-like feel. Outside, the private in ground pool in the backyard creates a tranquil retreat for entertaining or simply unwinding. This home is perfect for those who appreciate privacy and a serene atmosphere. Make it yours today and start living your best life!
- Listing 2** Location and convenience to shopping and major roadways. Short drive to the sandy shores of Atlantic Beach and nearby Mayport Naval Air Station. The tranquil and peaceful pond view setting is at your backdoor or stroll around your property which wraps one side of the pond. Electricity bills can't get any cheaper as this home has solar panels and homeowner actually receives credit back from the utility company. Roof is approximately 5 years old. The split bedroom plan is ideal for roommates or families. Open floor plan features a great room w/fireplace. Sliding doors open to an enclosed sunroom which overlooks the water. The established neighborhood depicts a pride of ownership on every street. Stroll to the neighborhood park and meet up with fun and friendly faces. The easy commute to almost anywhere you want to go in Jax is an added bonus. Owner can accommodate a quick close and home is ready for you to make your own.
- Listing 3** Welcome home to Sterling Ridge in desirable Intracoastal West! This 3b/2ba home plus office features an open and spacious floorplan. This home features tons of charm with many modern upgrades including stainless steel appliances, luxury vinyl plank flooring and vaulted ceilings. The primary suite boasts a large walk-in closet, dual vanities and a brand new walk-in shower by West Shore Homes, with floor to ceiling subway tile. The additional bedrooms and office are spacious in size and also boast LVP flooring. The backyard is the perfect space for entertaining. New AC in 2022 and new window in 2018. Located just minutes to the Beach, I-295, NS Mayport and the St. Johns Town Center, this home truly has it all and is just minutes to the famous Blackhawk Bluff Christmas Lights Display!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	12562 Long Lake Court	349 Melissa Ray Drive	755 Port Wine Lane	12774 Eaglesham Drive
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32225	32225	32225	32225
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.44 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,000	\$379,900	\$410,000
List Price \$	--	\$349,000	\$359,000	\$410,000
Sale Price \$	--	\$345,000	\$310,000	\$405,000
Type of Financing	--	Va	Cash	Fha
Date of Sale	--	11/22/2023	11/17/2023	02/16/2024
DOM · Cumulative DOM	-- · --	13 · 58	53 · 62	8 · 41
Age (# of years)	31	27	27	29
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Historical	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,460	1,495	1,296	1,854
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	0.22 acres	0.20 acres	0.13 acres	0.34 acres
Other	Porch, Patio, FP	Porch, Patio	Porch, Patio	Porch, Patio, FP
Net Adjustment	--	-\$22,000	-\$6,360	-\$28,940
Adjusted Price	--	\$323,000	\$303,640	\$376,060

* 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** This charming home is situated at the end of a cul de sac, providing peace and privacy. With a large lot and water view, you'll enjoy serene views right from your own backyard. Freshly painted interior and new carpet in bedrooms. Patio has been updated and new flooring added. The home features a newer roof '17, new A/C unit in '18, providing peace of mind for years to come. The 4 bedrooms (now shown as 3+ extended office or nursery area) and 2 bathrooms offer plenty of space for a growing family or for guests. The large screen patio is perfect for outdoor entertaining & enjoying the Florida weather. Garage features retractable screen as well! The convenient location in town makes commuting a breeze, with easy access to shopping & dining. Super low HOA & less than 10 minutes to the BEACH! Adjustments made for Concessions (-\$5000), Condition (-\$10,000), View (-\$5000), Bedroom Count (-\$4000) and FP (\$2000).
- Sold 2** Welcome to your charming new home centrally located in the heart of the Jax Southside. Cool off with a dip in your own pool on a hot afternoon. Enjoy entertaining friends and family on the screened, covered lanai. This property has LVT flooring in the kitchen and foyer and a renovated kitchen (2018), and it has granite countertops in the master bath. Located close to Town Center and Beaches, 20 minutes to downtown. 2014 HVAC, 2013 Roof. Low HOA fees. Adjustments made for GLA (\$1640), Pool (-\$10,000) and FP (\$2000).
- Sold 3** Move in ready in desirable, family friendly East Arlington neighborhood! Welcome home to this spacious 4 Bedroom, 2 Bath single story home located on a large corner lot and a cul-de-sac. This home boasts high ceilings, large windows letting in an abundance of natural light, NO carpet, a fully updated master bathroom with a walk-in shower and walk-in closet and an oversized two car garage with ample storage space. Your large temperature controlled Florida room overlooks a generously sized, private fenced backyard. Enjoy features like a large updated dining and sitting room with massive front window, separate laundry/mud room, breakfast nook, and woodburning fireplace. 4th bedroom ideal for a bright, roomy home office. Just a short drive to Jacksonville's best beaches, shopping, schools, and nature preserves. Available for quick close, allowing for seamless move in for new owners. Adjustments made for Concessions (-\$10,000), Condition (-\$10,000), GLA (-\$3940), Bedroom Count (-\$4000) and Lot size (-\$1000).

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	\$335,000	\$335,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$299,000	--
Comments Regarding Pricing Strategy		
<p>Subject is located close to a high traffic roadway and commercial property. 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 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 85 NAUGATUCK Drive
Jacksonville, FL 32225



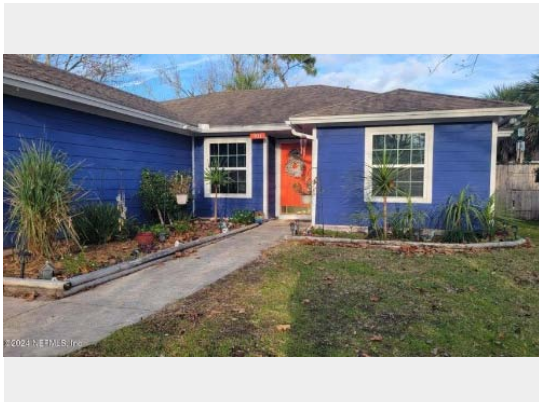
Front

L2 12449 CLIFFROSE Trail,
Jacksonville, FL 32225



Front

L3 931 MISTY MOUNTAIN Drive W
Jacksonville, FL 32225



Front

Sales Photos

S1 349 MELISSA RAY Drive
Jacksonville, FL 32225



Front

S2 755 PORT WINE Lane
Jacksonville, FL 32225



Front

S3 12774 EAGLESHAM Drive
Jacksonville, FL 32225



Front

ClearMaps Addendum

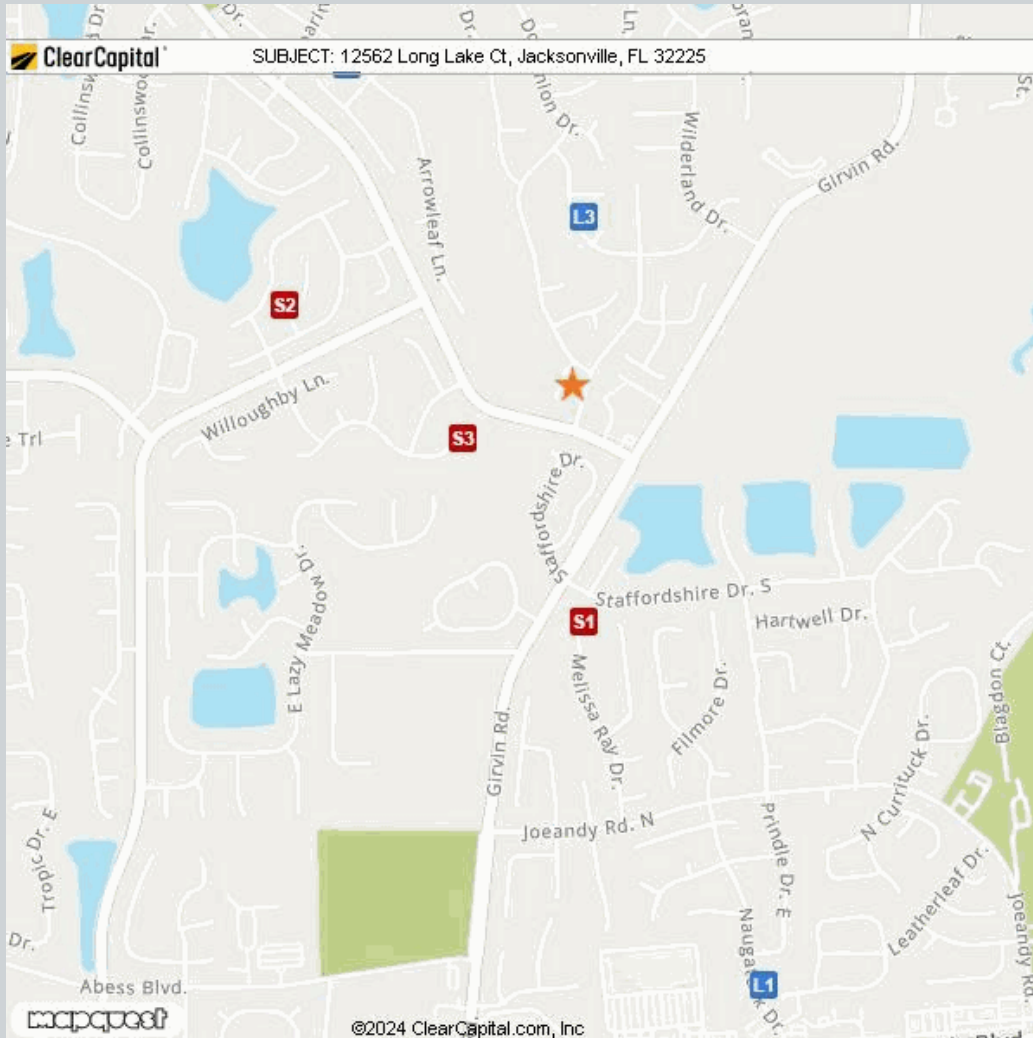
Address ★ 12562 Long Lake Court, Jacksonville, FL 32225

Loan Number 56688

Suggested List \$335,000

Suggested Repaired \$335,000

Sale \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12562 Long Lake Court, Jacksonville, FL 32225	--	Parcel Match
L1 Listing 1	85 Naugatuck Drive, Jacksonville, FL 32225	0.93 Miles ¹	Parcel Match
L2 Listing 2	12449 Cliffrose Trail,, Jacksonville, FL 32225	0.58 Miles ¹	Parcel Match
L3 Listing 3	931 Misty Mountain Drive W, Jacksonville, FL 32225	0.25 Miles ¹	Parcel Match
S1 Sold 1	349 Melissa Ray Drive, Jacksonville, FL 32225	0.35 Miles ¹	Parcel Match
S2 Sold 2	755 Port Wine Lane, Jacksonville, FL 32225	0.44 Miles ¹	Parcel Match
S3 Sold 3	12774 Eaglesham Drive, Jacksonville, FL 32225	0.18 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	jmdary150@gmail.com
Broker Distance to Subject	3.89 miles	Date Signed	02/27/2024

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.