

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	12748 Glade Springs Drive S, Jacksonville, FLORIDA 32246	Order ID	9217754	Property ID	35192711
Inspection Date	03/16/2024	Date of Report	03/18/2024		
Loan Number	56949	APN	1652832100		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	3.15_BPO	Tracking ID 1	3.15_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	THEODORE W GLOCKER	Condition Comments 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.
R. E. Taxes	\$5,904	
Assessed Value	\$354,690	
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	Bentwater Place 904-241-8886	
Association Fees	\$28 / Month (Landscaping,Insurance,Other: Playground)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$333740 High: \$940000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	12748 Glade Springs Drive S	13002 Viburnum Drive S	12756 Bentwater Drive,	12866 Daybreak Court E
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32246	32246	32246	32246
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.07 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$410,000	\$450,000	\$465,000
List Price \$	--	\$410,000	\$442,000	\$460,000
Original List Date		01/17/2024	02/02/2024	12/13/2023
DOM · Cumulative DOM	-- · --	61 · 61	45 · 45	26 · 96
Age (# of years)	25	28	24	35
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 Ranch	1 Story Ranch	1 Story Ranch	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,809	1,506	1,809	1,824
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
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	0.41 acres	0.29 acres	0.16 acres	0.26 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** Situated within a peaceful, secure community, this exquisite 3-bedroom, 2-bathroom residence is located on a spacious cul de sac lot with no rear neighbors. ROOF is 5 years old. Combining elegance and practicality, this home features a well-designed split bedroom floorplan that seamlessly connects the living room. Gather with loved ones in the large family room, perfect for movie nights and quality family time. The living room is adorned with plantation shutters, crown molding, and a bay window offering picturesque views of the neighborhood. The kitchen provides a delightful space to enjoy a cup of tea or coffee at the breakfast nook or sit at the eat-in kitchen table while admiring the serene backyard and wooded area.
- Listing 2** Welcome home to this charming property featuring a cozy fireplace, perfect for those chilly evenings. The natural color palette throughout creates a peaceful and inviting atmosphere. With additional rooms for flexible living space, you'll have plenty of options to suit your lifestyle. The primary bathroom boasts a separate tub and shower, double sinks, and good under sink storage for all your essentials. Step outside to the fenced backyard, complete with a sitting area, ideal for entertaining or simply enjoying the fresh air. This home also offers fresh interior paint and new flooring throughout, adding a modern touch. Don't miss out on this amazing opportunity.
- Listing 3** Spacious 3 bedroom 2.5 bath home, quiet cul-de-sac, close to the beaches and town center. Light and bright with plenty of entertaining space both inside and outside the home. Separate living, dining and den with fireplace. Remodeled kitchen features granite countertops, stainless steel appliances, wine cooler, and pot filler, plenty of counter space. AC only 3 years old, water heater is 2 years old, and roof 10 years. Large covered front porch. Back yard is fully fenced and features a massive paver entertaining area with fire pit, storage shed and storage bay. Short walk to the community pool. 2023 inspection report available on request.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	12748 Glade Springs Drive S	2567 Bentshire Drive	2527 Viburnum Court	2457 Bentshire Drive
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32246	32246	32246	32246
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.66 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$425,000	\$460,000
List Price \$	--	\$399,000	\$425,000	\$460,000
Sale Price \$	--	\$390,000	\$400,000	\$455,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	01/24/2024	07/14/2023	10/19/2023
DOM · Cumulative DOM	-- · --	18 · 55	45 · 66	4 · 165
Age (# of years)	25	19	28	20
Condition	Average	Average	Good	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,809	1,482	2,273	2,229
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	0.41 acres	0.18 acres	0.32 acres	0.21 acres
Other	Porch, Patio, FP	Porch, Patio	Porch, Patio, FP	Porch, Patio
Net Adjustment	--	+\$1,770	-\$19,640	-\$15,200
Adjusted Price	--	\$391,770	\$380,360	\$439,800

* 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** Welcome home to this 3 bedroom, 2 bathroom home that features mature landscaping, wood floors with LVP in the bedrooms, tile in the kitchen and an open floor plan with the kitchen overlooking the great room. Eat in space off the bay window in the kitchen along with inside laundry area. The owners suite has a tray ceiling, large walk-in closet and master bath has double vanities with a garden tub & walk in shower. Sliding glass doors that open up to the covered patio overlooking preserve lot great for family barbecues and gatherings. Outdoors offers a fenced in yard, shed for extra storage and a large side yard with space to park a boat/trailer. All appliances stay including washer, dryer, & refrigerator. Close to UNF, NAS, Mayport, Mayo Clinic, the beaches, shopping & restaurants. Adjustments made for Concessions (-\$6000), GLA (\$3270), Lot size (\$2500) and FP (\$2000).
- Sold 2** Investor special! Home needs light rehab (some WDO, paint and carpet). Great entertaining floorplan on 1/3 acre corner lot in cul-de-sac. This concrete block, Maronda home has attached 2-car Garage, covered entryway, foyer, and formal living room up front. Kitchen is open to family room, and connected to Gameroom and access to Pool. Bedrooms are split configuration, and Gameroom has access door to primary bathroom. Huge pie-shaped Backyard., Buyer to verify HOA covenants & restrictions. Adjustments made for Concessions (-\$5000), GLA (-\$4640) and Pool (-\$10,000).
- Sold 3** This beautiful home offers a comfortable and inviting living space in highly desirable Bentwater Place. Meticulously maintained and landscaped, the home includes a screened, covered porch and an open paver patio creating an outdoor oasis with a spacious fenced backyard perfect for entertaining. A 3 Bed 2 Bath, featuring high ceilings, an open floor plan with formal dining room and additional flex space. Originally a 4 B: two bedrooms have become one, to create a large suite with space for an office or retreat overlooking the backyard. The updated kitchen is well-equipped, with plenty of cabinet space and counter space for meal preparation and gathering, with the laundry room nearby. New LVP flooring throughout the entire home except for one carpeted bedroom. Adjustments made for Condition (-\$10,000), Concessions (-\$5000), GLA (-\$4200), Lot size (\$2000) 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	\$410,000	\$410,000
Sales Price	\$400,000	\$400,000
30 Day Price	\$368,000	--
Comments Regarding Pricing Strategy		
<p>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 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 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



Address Verification



Street



Street

Listing Photos

L1 13002 VIBURNUM Drive S
Jacksonville, FL 32246



Front

L2 12756 BENTWATER Drive,
Jacksonville, FL 32246



Front

L3 12866 DAYBREAK Court E
Jacksonville, FL 32246



Front

Sales Photos

S1 2567 BENTSHIRE Drive
Jacksonville, FL 32246



Front

S2 2527 VIBURNUM Court
Jacksonville, FL 32246



Front

S3 2457 BENTSHIRE Drive
Jacksonville, FL 32246



Front

ClearMaps Addendum

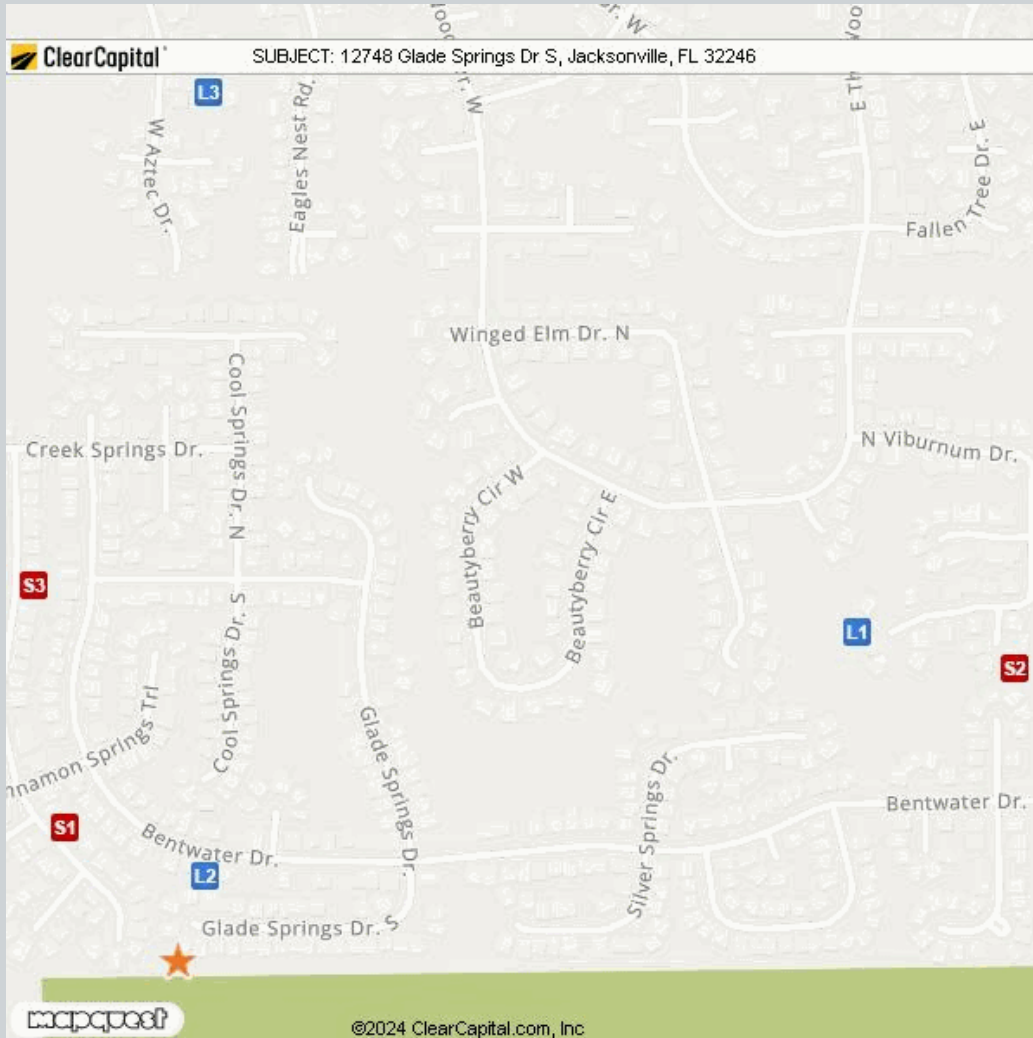
Address ★ 12748 Glade Springs Drive S, Jacksonville, FLORIDA 32246

Loan Number 56949

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12748 Glade Springs Drive S, Jacksonville, Florida 32246	--	Parcel Match
L1 Listing 1	13002 Viburnum Drive S, Jacksonville, FL 32246	0.56 Miles ¹	Parcel Match
L2 Listing 2	12756 Bentwater Drive,, Jacksonville, FL 32246	0.07 Miles ¹	Parcel Match
L3 Listing 3	12866 Daybreak Court E, Jacksonville, FL 32246	0.64 Miles ¹	Parcel Match
S1 Sold 1	2567 Bentshire Drive, Jacksonville, FL 32246	0.13 Miles ¹	Parcel Match
S2 Sold 2	2527 Viburnum Court, Jacksonville, FL 32246	0.66 Miles ¹	Parcel Match
S3 Sold 3	2457 Bentshire Drive, Jacksonville, FL 32246	0.30 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	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	4.95 miles	Date Signed	03/18/2024

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.