

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	13016 Sandy Pine Lane, Clermont, FLORIDA 34711	Order ID	9359666	Property ID	35450588
Inspection Date	05/24/2024	Date of Report	05/24/2024		
Loan Number	57404	APN	282226073600095500		
Borrower Name	Catamount Properties 2018 LLC	County	Lake		

Tracking IDs					
Order Tracking ID	5.22_BPO	Tracking ID 1	5.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	JOHN R HEAPHY	Condition Comments
R. E. Taxes	\$3,525	The subject property's exterior shows no deferred maintenance. No repairs were noted for the subject property.
Assessed Value	\$218,400	
Zoning Classification	Residential	
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	GREATER PINES HOMEOWNERS ASSOCIATION, INC. 352-602-4803	
Association Fees	\$611 / Year (Pool,Tennis,Other: Playground)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	0 of 21 active listings, 0 of 16 pending listing, and 0 of 53 recent sales (within the last 6 months) were REO and Short Sales.
Sales Prices in this Neighborhood	Low: \$350,000 High: \$640,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	13016 Sandy Pine Lane	14450 Greater Pines Blvd	16047 Lanesboro Ct	13024 Baybrook Ln
City, State	Clermont, FLORIDA	Clermont, FL	Clermont, FL	Clermont, FL
Zip Code	34711	34711	34711	34711
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	1.63 ¹	1.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$524,777	\$499,999	\$525,000
List Price \$	--	\$509,777	\$499,999	\$493,400
Original List Date		02/13/2024	04/22/2024	02/09/2024
DOM · Cumulative DOM	-- · --	41 · 101	30 · 32	22 · 105
Age (# of years)	20	21	23	20
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Investor
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	2 Stories Conventional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,700	2,700	2,198	2,404
Bdrm · Bths · ½ Bths	4 · 3	3 · 3	4 · 2 · 1	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.34 acres	0.30 acres	0.36 acres	0.27 acres
Other	Deck, Screen Enclosure, Utility Building	Deck, Screen Enclosure	Deck, Screen Enclosure, Utility Building	Deck, Screen Enclosure

* Listing 2 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 Adjust up for 1 bedroom, age, utility building, down for pool, deck, and screen enclosure.

Listing 2 Adjust up for GLA, 1/2 bath, age, utility building, down for pool, deck, screen enclosure, and lot/location.

Listing 3 Adjust up for 1 bedroom, 1 bath, utility building, pool, deck, down for spa and screen enclosure.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	13016 Sandy Pine Lane	12622 Scottish Pine Ln	14840 Greater Pines Blvd	2784 Valiant Dr
City, State	Clermont, FLORIDA	Clermont, FL	Clermont, FL	Clermont, FL
Zip Code	34711	34711	34711	34711
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.37 ¹	2.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$539,900	\$495,900
List Price \$	--	\$434,900	\$539,900	\$495,900
Sale Price \$	--	\$434,900	\$525,000	\$461,500
Type of Financing	--	Conventional	Conventional	Private
Date of Sale	--	12/20/2023	05/10/2024	02/27/2024
DOM · Cumulative DOM	-- · --	26 · 99	28 · 58	8 · 43
Age (# of years)	20	26	30	19
Condition	Average	Average	Good	Average
Sales Type	--	Investor	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 Conventional
# Units	1	1	1	1
Living Sq. Feet	2,700	2,488	1,991	3,281
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	5 · 2	5 · 3
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 3 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	--	Pool - Yes	--
Lot Size	0.34 acres	0.36 acres	0.30 acres	0.24 acres
Other	Deck, Screen Enclosure, Utility Building	--	Deck, Barbeque	--
Net Adjustment	--	+\$43,919	+\$8,984	-\$28,661
Adjusted Price	--	\$478,819	\$533,984	\$432,839

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Adjust up for GLA, 1 bath, age, garage, pool, deck, screen enclosure, and utility building.

Sold 2 Adjust up for GLA, 1 bath, age, garage, screen enclosure, utility building, down for 1 bedroom, pool, deck, barbeque, condition, and concessions.

Sold 3 Adjust down for GLA, 1 bedroom, age, lot/location, up for garage, pool, deck, screen enclosure, and utility building.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	REALTY PROFESSIONALS OF FL,LLC	The subject has a pending contract as of 05/01/2024.					
Listing Agent Name	Harvey Rosenberg						
Listing Agent Phone	352-404-5942						
# 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
07/18/2023	\$425,000	04/18/2024	\$494,900	Expired	12/31/2023	\$425,000	MLS
04/18/2024	\$494,900	--	--	Pending/Contract	05/01/2024	\$494,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$504,900	\$504,900
Sales Price	\$494,900	\$494,900
30 Day Price	\$460,000	--
Comments Regarding Pricing Strategy		
<p>It was necessary to use expand sq. footage parameters, expand age parameters, expand search time up to 12 months, and expand search radius up to 3 miles due to a lack of comps in the subject's neighborhood. Adjustments differ in amenities, lot/location, etc. per county tax records they differ in values. They are not equal in value. Adjustments made in valuation are consistent with Lake County Tax records.</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

Listing Photos

L1 14450 GREATER PINES BLVD
Clermont, FL 34711



Front

L2 16047 LANESBORO CT
Clermont, FL 34711



Front

L3 13024 BAYBROOK LN
Clermont, FL 34711



Front

Sales Photos

S1 12622 SCOTTISH PINE LN
Clermont, FL 34711



Front

S2 14840 GREATER PINES BLVD
Clermont, FL 34711



Front

S3 2784 VALIANT DR
Clermont, FL 34711



Front

ClearMaps Addendum

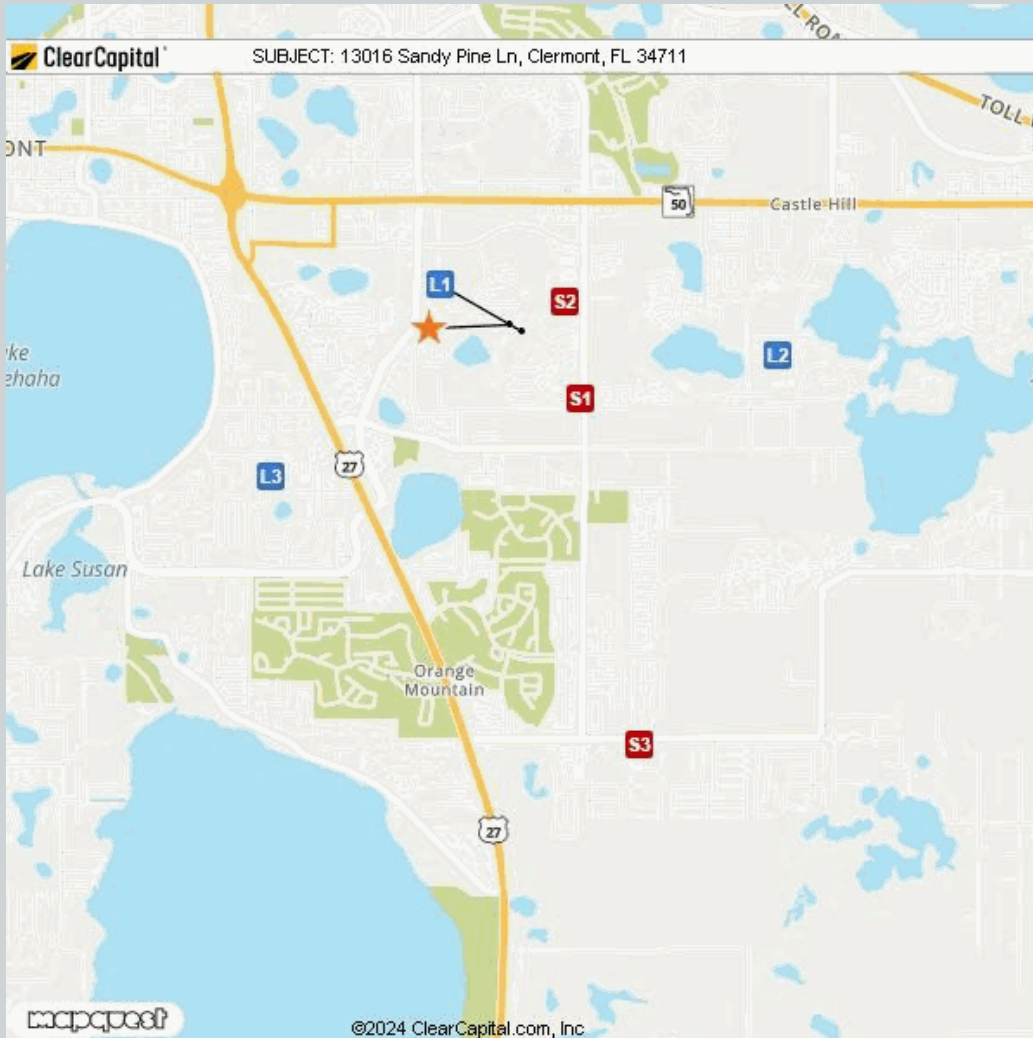
Address ★ 13016 Sandy Pine Lane, Clermont, FLORIDA 34711

Loan Number 57404

Suggested List \$504,900

Suggested Repaired \$504,900

Sale \$494,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13016 Sandy Pine Lane, Clermont, Florida 34711	--	Parcel Match
L1 Listing 1	14450 Greater Pines Blvd, Clermont, FL 34711	0.08 Miles ¹	Parcel Match
L2 Listing 2	16047 Lanesboro Ct, Clermont, FL 34711	1.63 Miles ¹	Parcel Match
L3 Listing 3	13024 Baybrook Ln, Clermont, FL 34711	1.70 Miles ¹	Parcel Match
S1 Sold 1	12622 Scottish Pine Ln, Clermont, FL 34711	0.62 Miles ¹	Parcel Match
S2 Sold 2	14840 Greater Pines Blvd, Clermont, FL 34711	0.37 Miles ¹	Parcel Match
S3 Sold 3	2784 Valiant Dr, Clermont, FL 34711	2.64 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	Lorisa Dominato	Company/Brokerage	Reese Realty
License No	BK3076832	Address	14473 BLACK LAKE PRESERVE ST WINTER GARDEN FL 34787
License Expiration	03/31/2026	License State	FL
Phone	4073834398	Email	lorisak11@gmail.com
Broker Distance to Subject	6.72 miles	Date Signed	05/24/2024

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.