

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	5003 Knightsbridge Circle N, Jacksonville, FLORIDA 32244	Order ID	9405355	Property ID	35543964
Inspection Date	06/12/2024	Date of Report	06/19/2024		
Loan Number	57611	APN	0991511160		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	6.12_bpo	Tracking ID 1	6.12_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CEDAR BROOK PROPERTIES FUNDING 2 LL	Condition Comments Subject is assumed in average condition for area and age of structure. No physical, functional, or external inadequacies were noted. The subject has no obsolescence observed.
R. E. Taxes	\$247	
Assessed Value	\$28,692	
Zoning Classification	Residential RMD-C	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (LOCKBOX)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subject is located in area convenient to shopping, dining, doctors, hospital and schools. The market trend is indicated to be stable, still with supply shortage.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$159500 High: \$340500	
Market for this type of property	Decreased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5003 Knightsbridge Circle N	8488 Pineverde Lane	8610 Colony Pine Circle	5034 Knightsbridge Circle N
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32244	32244	32244	32244
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.78 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$172,000	\$185,000	\$215,000
List Price \$	--	\$172,000	\$179,000	\$215,000
Original List Date		05/01/2024	03/28/2024	06/03/2024
DOM · Cumulative DOM	-- · --	16 · 49	73 · 83	7 · 16
Age (# of years)	37	42	37	34
Condition	Average	Average	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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story TH	2 Stories TH	2 Stories TH	1 Story TH
# Units	1	1	1	1
Living Sq. Feet	1,128	1,020	1,210	1,103
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.1 acres	0.08 acres	0.08 acres
Other	Screened Porch	Open Porch	Patio; Porch; Rear Porch; Screened	None Listed

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Similar to subject based on property type,, lot, location. GLA inferior. Pending fair market sale. "Great location near NAS Jax! Carpet and Paint less than a year old. New HVAC system installed in May 2023. Larger main bedroom overlooks downstairs living room. 2nd bedroom located downstairs. End unit has larger backyard than most."
- Listing 2** Similar to subject based on property type, GLA, lot, location. Active under contract fair market sale. "Check out this beautiful town home in the great neighborhood of Whispering Pines in a great part of Jacksonville! Location and affordability combined with this opportunity are perfect for a family or first time home buyer. Exterior including roof is maintained by the HOA (please review covenants). Schedule your showing today as this won't last long at this price!"
- Listing 3** Similar to subject based on property type, GLA, lot, location. Bedrooms, garage, condition superior. Fair market sale. "This Move In Ready townhome features 3 bedrooms, 2 bathrooms, 1103 sq ft of living space and a One Car Garage! All that is left to do is Pack Your Bags! The kitchen comes equipped with a SS Range and Refrigerator. The primary ensuite features updated vanity and shower. Enjoy the inside laundry room in those hot summer months. The Backyard is ready for you to bring the grill and patio furniture and enjoy the best of Florida living. So much potential with this cute Florida Home located close to NAS JAX. *Ask about Lender Incentive of up to 1% towards Buyer Closing Costs*"

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5003 Knightsbridge Circle N	5543 Pinebay Circle N	5606 Pinebay Circle	5037 Knightsbridge Circle N
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32244	32244	32244	32244
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.67 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$185,000	\$185,000	\$225,000
List Price \$	--	\$185,000	\$175,000	\$222,500
Sale Price \$	--	\$130,000	\$150,000	\$210,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	05/23/2024	06/04/2024	05/03/2024
DOM · Cumulative DOM	-- · --	21 · 51	96 · 136	27 · 56
Age (# of years)	37	37	36	21
Condition	Average	Average	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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story TH	2 Stories TH	2 Stories TH	1 Story TH
# Units	1	1	1	1
Living Sq. Feet	1,128	1,210	1,210	1,169
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.07 acres	0.05 acres	0.08 acres
Other	Screened Porch	Open Porch; Storage	Open Porch; Storage	Open Porch
Net Adjustment	--	-\$4,000	\$0	-\$22,000
Adjusted Price	--	\$126,000	\$150,000	\$188,000

* Sold 3 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** Similar to subject based on property type, GLA, lot, location. Fair market cash sale \$4000 concessions. "Introducing this cozy townhouse, offering convenience and versatility in every corner. With 2 bedrooms and 2 bathrooms spread across 1210 sqft, this home caters to various living arrangements. Its layout features a bedroom both upstairs and downstairs, ensuring privacy and flexibility for occupants. Though it comes with carpet throughout and is sold as is, this property presents an excellent opportunity for first-time homebuyers, investors, or those seeking a rental property. The motivated seller invites all offers, making it an ideal chance to seize your next real estate endeavor. Don't miss out - submit your offer today and unlock the potential of this charming residence!"
- Sold 2** Similar to subject based on property type, GLA, lot, location. Fair market cash sale no concessions. "Price reduced! This property has been rented to tenants whose lease will expire in August 2024. They currently pay \$1260 monthly. As its new owner, you may use it as an income producer or your new residence!"
- Sold 3** Similar to subject based on property type, GLA, lot, location. Bedrooms, garage (-\$5000), condition (-\$10,000) superior. Fair market sale FHA financing \$7000 concessiosns. " Welcome to this charming 3 bed, 2 bath home nestled in a neighborhood close to NAS JAX!Whether you're looking for a great starter home or seeking a turnkey income generating property.This home offers a great deal of potential.Come and enjoy the endless opportunities of making this home the best fit for you.The fenced backyard is ready for your kids & fur babies.The kitchen comes equipped with brand new electric range, refrigerator."

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed 05/16/2024 for \$120,000 and sold 06/07/2024 for \$115,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	3						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	04/25/2024	\$80,000	Tax Records
--	--	--	--	Sold	04/25/2024	\$80,000	Tax Records
05/16/2024	\$120,000	--	--	Sold	06/07/2024	\$115,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$195,000	\$195,000
Sales Price	\$180,000	\$180,000
30 Day Price	\$165,600	--
Comments Regarding Pricing Strategy		
No address found on subject property. Address was confirmed by Google Maps and surrounding properties. Price was determined by using the most comparable sales at the current time. Normal adjustments have been made to acquire estimated value of subject. All comps share similar characteristics to the subject and are located in reasonable proximity. They will share marketability and buyer profile. All comps appear to be good substitutes for buyers and are viable indicators of value.		

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



Side



Side



Street



Street

Listing Photos

L1 8488 PINEVERDE Lane
Jacksonville, FL 32244



Front

L2 8610 COLONY PINE Circle
Jacksonville, FL 32244



Front

L3 5034 KNIGHTSBRIDGE Circle N
Jacksonville, FL 32244



Front

Sales Photos

S1 5543 PINEBAY Circle N
Jacksonville, FL 32244



Front

S2 5606 PINEBAY Circle
Jacksonville, FL 32244



Front

S3 5037 KNIGHTSBRIDGE Circle N
Jacksonville, FL 32244



Front

ClearMaps Addendum

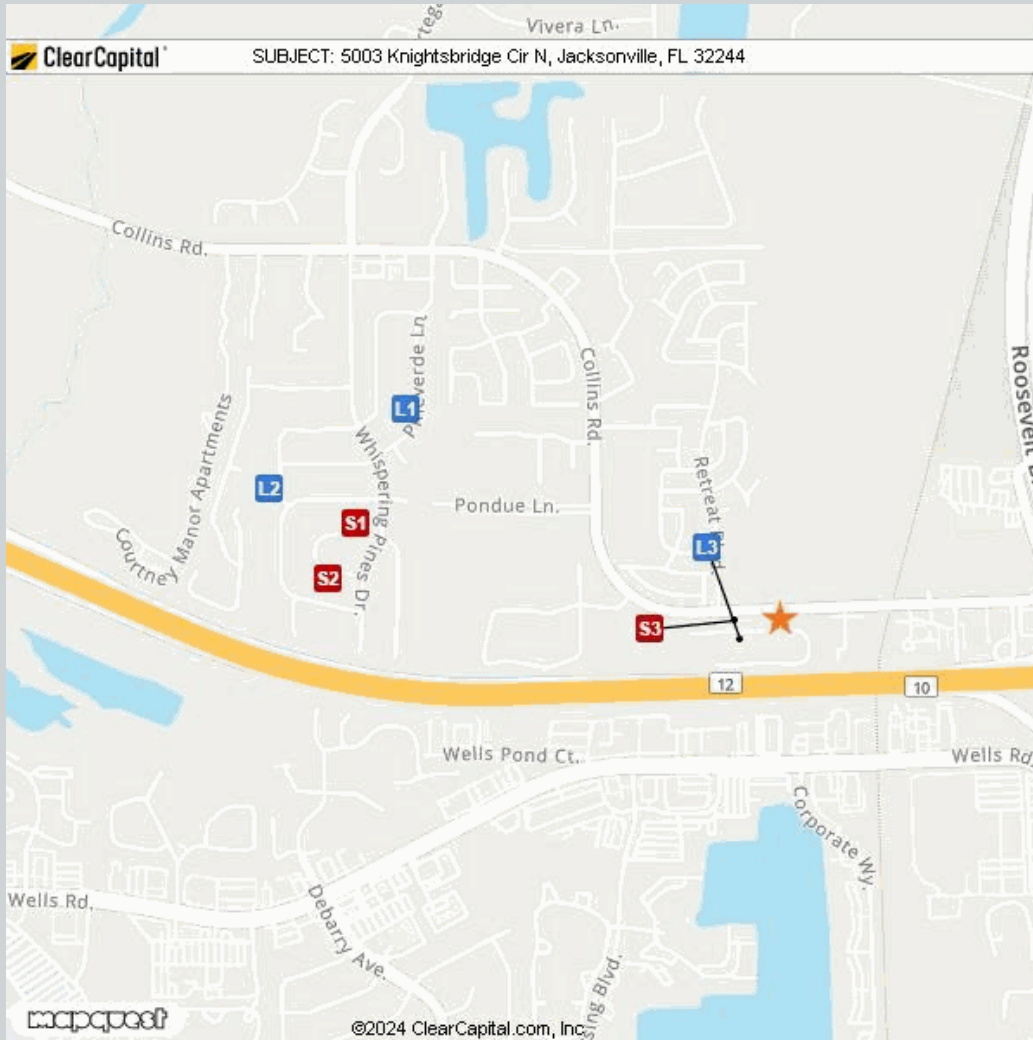
Address ★ 5003 Knightsbridge Circle N, Jacksonville, FLORIDA 32244

Loan Number 57611

Suggested List \$195,000

Suggested Repaired \$195,000

Sale \$180,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5003 Knightsbridge Circle N, Jacksonville, Florida 32244	--	Parcel Match
L1 Listing 1	8488 Pineverde Lane, Jacksonville, FL 32244	0.63 Miles ¹	Parcel Match
L2 Listing 2	8610 Colony Pine Circle, Jacksonville, FL 32244	0.78 Miles ¹	Parcel Match
L3 Listing 3	5034 Knightsbridge Circle N, Jacksonville, FL 32244	0.07 Miles ¹	Parcel Match
S1 Sold 1	5543 Pinebay Circle N, Jacksonville, FL 32244	0.64 Miles ¹	Parcel Match
S2 Sold 2	5606 Pinebay Circle, Jacksonville, FL 32244	0.67 Miles ¹	Parcel Match
S3 Sold 3	5037 Knightsbridge Circle N, Jacksonville, FL 32244	0.07 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	David Nasemann	Company/Brokerage	FUTURE REALTY GROUP LLC
License No	SL3119564	Address	1404 Sapling Drive Orange Park FL 32073
License Expiration	03/31/2025	License State	FL
Phone	9043343116	Email	dnrealtor@gmail.com
Broker Distance to Subject	1.65 miles	Date Signed	06/19/2024

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.