

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	891 6th Avenue, Jacksonville Beach, FL 32250	Order ID	9484749	Property ID	35691424
Inspection Date	07/18/2024	Date of Report	07/19/2024		
Loan Number	58035	APN	1765380020		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	7.17_bpo	Tracking ID 1	7.17_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DAVID MICHAEL DAY	Condition Comments	
R. E. Taxes	\$6,605	Subject is a two story wood frame exterior town 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	\$370,322		
Zoning Classification	Residential JRS-3		
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	No		
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 3.0 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: \$413800 High: \$1250000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	891 6th Avenue	473 Sturdivant Avenue	432 14th Avenue N B,	490 11th Avenue S
City, State	Jacksonville Beach, FL	Atlantic Beach, FL	Jacksonville Beach, FL	Jacksonville Beach, FL
Zip Code	32250	32233	32250	32250
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.03 ¹	1.36 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$500,000	\$660,000	\$665,000
List Price \$	--	\$500,000	\$650,000	\$650,000
Original List Date		06/09/2024	08/05/2023	05/22/2024
DOM · Cumulative DOM	-- · --	40 · 40	44 · 349	58 · 58
Age (# of years)	18	41	8	7
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	2 Stories Townhome	2 Stories Big Open House day	2 Stories Big Open House day	2 Stories Big Open House day
# Units	1	1	1	1
Living Sq. Feet	1,705	1,218	2,094	1,852
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	7	6	7	8
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.06 acres	0.03 acres	0.07 acres
Other	Porch, Patio	Porch, Patio, FP	Porch, Patio	Porch, Patio

* 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** Welcome Home.... to this centrally located townhome WALKABLE to the most popular area of the Beach. This property is a 5-minute walk to beautiful Atlantic/Neptune Beach & the Town Center comprised of quality Restaurants, Shopping & Entertainment. This townhome is well maintained with an open floorplan downstairs and two BR's & Bath upstairs. You will enjoy the porch on the front of the property as well as the large deck in the back with tree cover and a storage shed. Whether you are looking to live in this property or purchase as an investment this one is a must see! The Atlantic Beach Town Center is a fun environment where they host many festivals & annual events This area is projected to flourish and be in even more high demand in the future with the growth of a potential Four Seasons. You want to buy in this area NOW as a solid investment that will grow in value. Make an appointment to see this property today.
- Listing 2** Beach Living! Come home to your primary or secondary/vacation beach house. This beautifully appointed 2-story modern townhome-style Condo has 3 BR & 2.5 BA. Only 5 blocks to the BEACH! Rental restrictions in all units shield owner from the potential of high traffic of overnight renters. The 1st level features an open floorplan with wood look porcelain tile. The gleaming kitchen opens to the dining and living areas and includes granite countertops, stainless steel appliances, and a large custom pantry with roll out shelves. Walk out to the screened lanai with new epoxy flooring. Upstairs the spacious primary suite includes a vaulted ceiling, two closets (one of which is 9' x 5') and a barn door that closes off a spa-like bathroom with dual sinks, large shower and an oversized soaking tub. The laundry room is conveniently located upstairs. The larger guest bedroom has a spacious 6'x5' closet. The oversized garage with new epoxy flooring has a climate controlled storage closet.
- Listing 3** Completely Designer Furnished 4 bedroom/ 2.5 Bath Home that comes with everything you see! A perfect move in ready Primary residence or Turkey Vacation home Just 4 Blocks to the beach! Live the beach lifestyle with this townhouse close to great Restaurants at the beach, Low maint home with tile or wood floors, no carpet, custom trim work, granite counters, fenced backyard, all for a great price! A must see! Showings must be scheduled around rental bookings. All furnishings covey at zero value.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	891 6th Avenue	1710 1st Street S	1143 6th Street S	633 10th Avenue S
City, State	Jacksonville Beach, FL	Jacksonville Beach, FL	Jacksonville Beach, FL	Jacksonville Beach, FL
Zip Code	32250	32250	32250	32250
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.42 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$650,000	\$579,000	\$669,000
List Price \$	--	\$610,000	\$579,000	\$649,900
Sale Price \$	--	\$570,000	\$576,000	\$630,000
Type of Financing	--	Cash	Va	Conv
Date of Sale	--	05/22/2024	08/04/2023	05/28/2024
DOM · Cumulative DOM	-- · --	161 · 174	14 · 37	63 · 102
Age (# of years)	18	35	18	25
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	2 Stories Townhome	2 Stories Big Open House day o	2 Stories Big Open House day o	2 Stories Big Open House day o
# Units	1	1	1	1
Living Sq. Feet	1,705	1,512	1,556	1,758
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	Attached 1 Car	None	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.03 acres	0.07 acres	0.08 acres
Other	Porch, Patio	Porch, Patio, FP	Porch, Patio	Porch, Patio, FP
Net Adjustment	--	+\$3,430	-\$20,510	-\$12,000
Adjusted Price	--	\$573,430	\$555,490	\$618,000

* 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** 3 bedroom 2.5 bath townhome located east of 3rd St. Only one short block from the beautifully white sandy beach. Located in highly sought after S Jax Beach. Open floor plan, a large great room with fireplace. Huge master suite and bath. His and hers walk in closets. You don't want to miss this one. Instant Sweat Equity. Roof and HVAC have been replaced in the last 5-6 years. You can't beat the location, Walk/ bike to beach, parks, shopping and restaurants Adjustments made for Age (\$1500), GLA (\$1930), Parking (\$2000) and FP (-\$2000).
- Sold 2** Excellent opportunity to get into Jax beach, walking/biking distance to the ocean in a spacious townhome for under \$600k! Open space, large bedrooms and high ceilings. HVAC replaced in 2021, New Carpet 2023. 6 blocks to the ocean, and next to 12th Ave S Park/Pond. 2 car garage is partially converted to additional storage space. Easy to change back to full 2 car garage. Adjustments made for Condition (-\$10,000), Concessions (-\$10,000), GLA (\$1490) and Parking (-\$2000).
- Sold 3** Big Open House day on Saturday the 13th between 11am-4pm. Drop by. Just 6 blocks to the ocean. Roof replaced 2015, AC replaced 2013. Fresh paint exterior 2020. New fencing 2023. Tile throughout first floor, wood look tile upstairs. Updated kitchen and bathrooms. Private backyard in friendly neighborhood. The motivated Seller's journey with this home began with excitement and anticipation, envisioning it as a lucrative investment opportunity, and then the ultimate dream home. However, life took happy unexpected turns, and now Seller is eager to pass the torch to a new owner. The home is in top condition and ready to impress. Whether through renovations, landscaping, or interior design, buyers may envision transforming the property into their ideal living space. Or perhaps as a rental property, vacation home, or potential for renovation and resale, buyers may see the potential for financial gains in the future. Adjustments made for Condition (-\$10,000), Concessions (-\$2000), Bath Count (\$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	\$585,000	\$585,000
Sales Price	\$575,000	\$575,000
30 Day Price	\$529,000	--
Comments Regarding Pricing Strategy		
<p>It was necessary to expand beyond AGE, GLA, Sold date, Distance 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 an 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 473 STURDIVANT Avenue
Atlantic Beach, FL 32233



Front

L2 432 14TH Avenue N B,
Jacksonville Beach, FL 32250



Front

L3 490 11TH Avenue S
Jacksonville Beach, FL 32250



Front

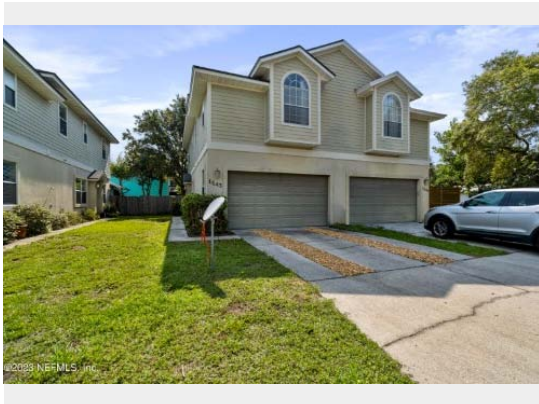
Sales Photos

S1 1710 1ST Street S
Jacksonville Beach, FL 32250



Front

S2 1143 6TH Street S
Jacksonville Beach, FL 32250



Front

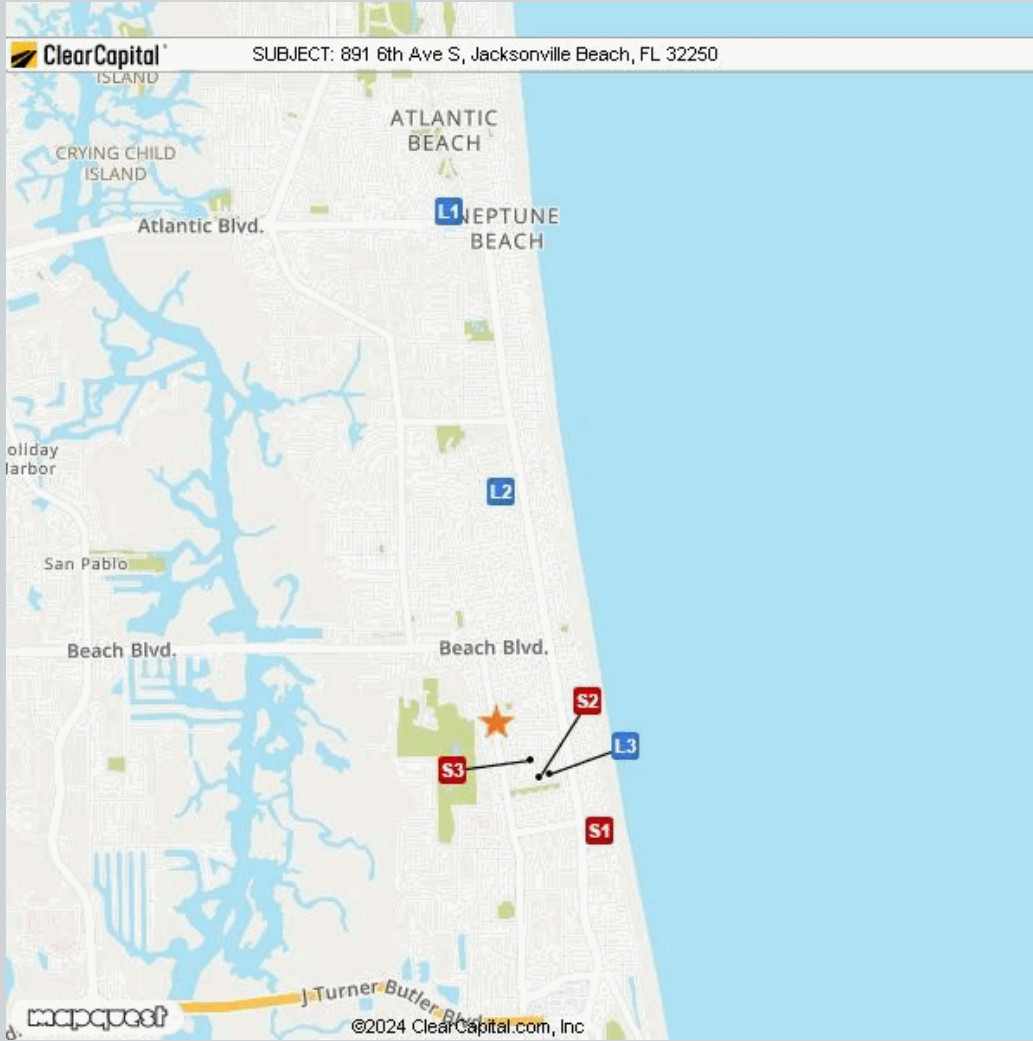
S3 633 10TH Avenue S
Jacksonville Beach, FL 32250



Front

ClearMaps Addendum

Address ★ 891 6th Avenue, Jacksonville Beach, FL 32250
Loan Number 58035 **Suggested List** \$585,000 **Suggested Repaired** \$585,000 **Sale** \$575,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	891 6th Avenue, Jacksonville Beach, FL 32250	--	Parcel Match
L1 Listing 1	473 Sturdivant Avenue, Atlantic Beach, FL 32233	3.03 Miles ¹	Parcel Match
L2 Listing 2	432 14th Avenue N B., Jacksonville Beach, FL 32250	1.36 Miles ¹	Parcel Match
L3 Listing 3	490 11th Avenue S, Jacksonville Beach, FL 32250	0.45 Miles ¹	Parcel Match
S1 Sold 1	1710 1st Street S, Jacksonville Beach, FL 32250	0.89 Miles ¹	Parcel Match
S2 Sold 2	1143 6th Street S, Jacksonville Beach, FL 32250	0.42 Miles ¹	Parcel Match
S3 Sold 3	633 10th Avenue S, Jacksonville Beach, FL 32250	0.31 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	9.26 miles	Date Signed	07/19/2024

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.