

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	27500 Sky Lane Circle, Zephyrhills, FL 33544	Order ID	9555476	Property ID	35847136
Inspection Date	08/19/2024	Date of Report	08/19/2024		
Loan Number	58149	APN	36-26-19-0120-00800-0570		
Borrower Name	Catamount Properties 2018 LLC	County	Pasco		

Tracking IDs					
Order Tracking ID	8.16_BPO	Tracking ID 1	8.16_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Cheng Patrawan	Condition Comments	
R. E. Taxes	\$1,517	The subject appears to be in average overall condition from the exterior and has been well-maintained. No external obsolescence was noted.	
Assessed Value	\$309,898		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The market appears stable as there is roughly an equal number of homes that have been bought and sold over the past 12 months. Current list prices remain in line with sale prices, and REO/short sale inventory has decreased.	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$429,000		
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	27500 Sky Lane Circle	6054 White Sails Dr	3906 Washburn Pl	26927 Carla Pl
City, State	Zephyrhills, FL	Wesley Chapel, FL	Wesley Chapel, FL	Lutz, FL
Zip Code	33544	33545	33543	33559
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.39 ¹	3.83 ¹	2.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$309,900	\$375,000	\$399,900
List Price \$	--	\$305,000	\$355,000	\$399,900
Original List Date		06/16/2024	07/02/2024	06/22/2024
DOM · Cumulative DOM	-- · --	37 · 64	48 · 48	58 · 58
Age (# of years)	23	23	18	29
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Neutral ; Residential	Beneficial ; Waterfront	Neutral ; Residential
View	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,406	1,130	1,730	1,483
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
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	--	--	Pool - Yes
Lot Size	0.14 acres	0.08 acres	0.14 acres	0.18 acres
Other	NONE	NONE	NONE	NONE

* 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 A fair market property, inferior in GLA, similar in style and condition, similar in age, it has 3/2-floor plan, inferior in view, it has 2 garage spaces. Estimated adjustment(s): GLA: \$13,800 Pool:\$20000 View: \$10000

Listing 2 It has 4/2-floor plan, it has 2 garage spaces, similar in age, superior in GLA, a fair market property, similar in style and condition, similar in view. Estimated adjustment(s): Age; -\$5000 GLA: -\$16,200 Bed: \$6000 Pool:\$20000

Listing 3 Similar in age, inferior in view, similar in style and condition, it has 3/2-floor plan, similar in GLA, it has 2 garage spaces, a fair market property. Estimated adjustment(s): Age; \$6000 GLA: -\$3,850 View: \$10000

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	27500 Sky Lane Circle	26912 Carla Pl	27237 La Jolla Way	27129 La Jolla Way
City, State	Zephyrhills, FL	Lutz, FL	Wesley Chapel, FL	Wesley Chapel, FL
Zip Code	33544	33559	33544	33544
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.79 ¹	0.69 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,999	\$382,000	\$318,000
List Price \$	--	\$399,999	\$371,500	\$299,900
Sale Price \$	--	\$390,000	\$351,000	\$290,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/11/2024	06/19/2024	06/24/2024
DOM · Cumulative DOM	-- · --	17 · 55	77 · 100	169 · 206
Age (# of years)	23	27	24	22
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Neutral ; Residential	Beneficial ; Waterfront	Neutral ; Residential
View	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,406	1,505	1,592	1,174
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	--	--
Lot Size	0.14 acres	0.19 acres	0.10 acres	0.09 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$9,050	+\$13,560	+\$39,960
Adjusted Price	--	\$399,050	\$364,560	\$329,960

* 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** A fair market property, it has 3/2-floor plan, similar in age, similar in GLA, inferior in view, similar in style and condition, it has 2 garage spaces. Estimated adjustment(s): Age; \$4000 View :\$10000 GLA: -\$4,950
- Sold 2** It has 3/2.5 -floor plan, a fair market property, similar in style and condition, similar in view, similar in age, it has 1 garage spaces, superior in GLA. Estimated adjustment(s): Age; \$1000 Halfbath: -\$4000 Garage; \$4000 Pool: \$20000 GLA: -\$7,440
- Sold 3** Similar in style and condition, inferior in view, it has 3/2-floor plan, inferior in GLA, it has 1 garage spaces, a fair market property, similar in age. Estimated adjustment(s): Age; -\$1000 Garage; \$4000 View :\$10000 Pool: \$20000 GLA: \$6,960

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	AGILE GROUP REALTY	The subject was sold last (8/14/2024) with the price of (\$330,000)					
Listing Agent Name	Judy Johnson						
Listing Agent Phone	813-758-8775						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
07/29/2024	\$355,000	--	--	Sold	08/14/2024	\$330,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$345,000	\$345,000
Sales Price	\$335,000	\$335,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
<p>Comparison analysis was done by collecting market data, selecting the most appropriate comparable properties, verifying market data, applying appropriate adjustments, and reconciling the various adjusted indicators of value into a value estimate. Market prices are stable. The average marketing time is 90 days. All comps were the closest possible to the subject in lot size, sq ft., and age, no better sale and active comps were found; therefore I include comps over 4 miles far from the subject property with inferior and superior features. I went back 11 months, out in distance 4-miles, GLA 20%-30% variance, age 30 years variance, lot size within 0.10- 0.50 acre. The comps used are the best possible currently available comps within 4-miles and the adjustments are sufficient for this area to account for the differences in the subject and comparables. The estimated adjustments for the comparables noted are as follows; GLA \$50 per square feet variance, age \$1000 every year variance, bed \$6000 per bed count, half bath \$4000, pool variance \$20000, view variance \$10000 and garage \$4000 per garage space. The subject has unique attributes and there are no other sold and listing comps similar to the subject property's characteristics that are within the immediate market area. The criteria and search area was expanded and all necessary adjustments have been made.</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



Side



Side



Street



Street

Subject Photos



Street



Other

Listing Photos

L1 6054 WHITE SAILS DR
Wesley Chapel, FL 33545



Front

L2 3906 WASHBURN PL
Wesley Chapel, FL 33543



Front

L3 26927 CARLA PL
Lutz, FL 33559



Front

Sales Photos

S1 26912 CARLA PL
Lutz, FL 33559



Front

S2 27237 LA JOLLA WAY
Wesley Chapel, FL 33544



Front

S3 27129 LA JOLLA WAY
Wesley Chapel, FL 33544



Front

ClearMaps Addendum

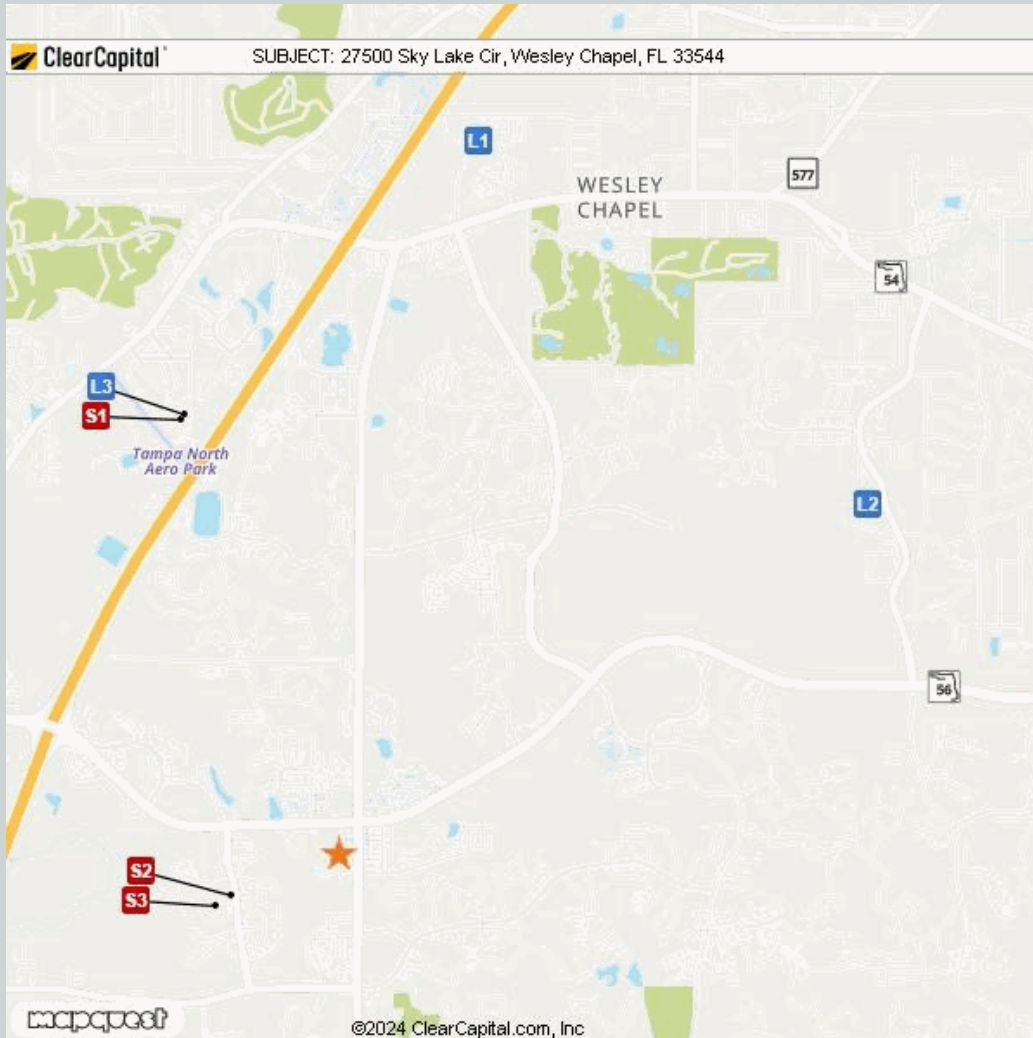
Address ★ 27500 Sky Lane Circle, Zephyrhills, FL 33544

Loan Number 58149

Suggested List \$345,000

Suggested Repaired \$345,000

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	27500 Sky Lane Circle, Zephyrhills, FL 33544	--	Parcel Match
L1 Listing 1	6054 White Sails Dr, Wesley Chapel, FL 33545	4.39 Miles ¹	Parcel Match
L2 Listing 2	3906 Washburn Pl, Wesley Chapel, FL 33543	3.83 Miles ¹	Parcel Match
L3 Listing 3	26927 Carla Pl, Lutz, FL 33559	2.81 Miles ¹	Parcel Match
S1 Sold 1	26912 Carla Pl, Lutz, FL 33559	2.79 Miles ¹	Parcel Match
S2 Sold 2	27237 La Jolla Way, Wesley Chapel, FL 33544	0.69 Miles ¹	Parcel Match
S3 Sold 3	27129 La Jolla Way, Wesley Chapel, FL 33544	0.80 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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiproducer@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	Matthew Duryea	Company/Brokerage	Yellowfin Realty
License No	SL3245371	Address	5404 N Central Ave Tampa FL 33604
License Expiration	03/31/2025	License State	FL
Phone	9043273239	Email	matthew.duryea@gmail.com
Broker Distance to Subject	14.27 miles	Date Signed	08/19/2024

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.