

APPRAISAL OF



LOCATED AT:

820 17Th Ave N
Jacksonville Beach, FL 32250

FOR:

Wedgewood, Inc
2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA, 90278

BORROWER:

Catamount Properties 2018 LLC

AS OF:

April 22, 2022

BY:

Gerald L. Boorse III
Cert Res RD6329

ClearCapital.com, Inc.
Wedgewood, Inc
2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA, 90278

File Number: 820N17TH

In accordance with your request, I have appraised the real property at:

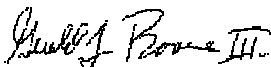
820 17Th Ave N
Jacksonville Beach, FL 32250

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of April 22, 2022 is:

\$475,000
Four Hundred Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Gerald L. Boorse III
Cert Res RD6329

Exterior-Only Inspection Residential Appraisal Report

Loan #49260
File No. 820N17TH

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 820 17Th Ave N	City Jacksonville Beach	State FL	Zip Code 32250
Borrower Catamount Properties 2018 LLC	Owner of Public Record Unknown	County Duval	
Legal Description 25-38 28-2S-29E BEACH HOMESITES UNIT 3 LOT 5 BLK 3			
Assessor's Parcel # 175789-0000	Tax Year 2021	R.E. Taxes \$ 955	
Neighborhood Name Jacksonville Beach	Map Reference 9428	Census Tract 0141.02	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD	HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing			
Lender/Client Wedgewood, Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278			
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). DOM 5;NEFAR MLS #1160734. The subject was listed for \$514,900 on 03/03/2022. It closed on 04/15/2022 for \$480,000. NEFAR MLS #1150498. The subject was listed on 01/22/2022 for \$400,000 < continued in addendum >			

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid. _____

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE _____ AGE _____	One-Unit 80 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) _____ (yrs) _____	2-4 Unit 5 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	250 Low 0	Multi-Family 5 %
Neighborhood Boundaries Seagate Avenue to the north, 3rd Street to the east, J. Turner Butler Boulevard to the south and the Intracoastal Waterway to the west.		1,100 High 110	Commercial 10 %
Neighborhood Description See Attached Addendum.		650 Pred. 60	Other 0 %

Market Conditions (including support for the above conclusions) **The above housing trends represent the overall subject market area from NEFAR market statistics. The estimated value is below the predominant value. The subject is not an under-improvement which is supported by the sales provided.**

Dimensions No Survey Provided(Per County PA) Area 9148 sf	Shape Rectangular	View N;Res;
Specific Zoning Classification JRS-1	Zoning Description Jacksonville Beach - Single Family Residential	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. See Attached Addendum.		
Utilities Public Other (describe) _____	Public Other (describe) _____	Off-site Improvements—Type Public Private _____
Electricity <input checked="" type="checkbox"/> _____	Water <input checked="" type="checkbox"/> _____	Street Asphalt <input checked="" type="checkbox"/> _____
Gas <input type="checkbox"/> _____ None	Sanitary Sewer <input checked="" type="checkbox"/> _____	Alley None <input type="checkbox"/> _____
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 12031C0417J FEMA Map Date 11/02/2018
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.		
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. None noted.		
See the attached Plat, Flood and Aerial Maps.		

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner				
<input type="checkbox"/> Other (describe) _____				
Data Source(s) for Gross Living Area County Tax Records				
GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Encl	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Block	Fuel Electric	<input checked="" type="checkbox"/> Porch Cv Entry	<input checked="" type="checkbox"/> Garage # of Cars 1
Design (Style) Ranch	Roof Surface Rolled Comp	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1958	Gutters & Downspouts Aluminum	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 25	Window Type Mix	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,186 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) Covered Entry, Enclosed Patio.				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C5;No information was provided regarding the subject's condition. Based on the recent MLS listing photos (MLS #1160734), the subject is in overall fair condition and described as a "fixer-upper". There were no obvious signs of repairs during the exterior observation. The extraordinary assumption was made that the subject is in similar condition when it was listed on 04/04/2022. If the subject has inferior or superior condition, it might affect market value.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. The subject is in fair condition but appears livable.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. _____

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There are **1** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **550,000** to \$ **550,000**.
There are **12** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **350,000** to \$ **505,000**.

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
820 17Th Ave N Address Jacksonville Beach, FL 32250	610 9Th Ave N Jacksonville Beach, FL 32250	617 Barbara Ln Jacksonville Beach, FL 32250		2004 10Th St N Jacksonville Beach, FL 32250			
Proximity to Subject		0.55 miles SE		0.47 miles SE		0.22 miles NW	
Sale Price	\$	\$ 458,000		\$ 504,400		\$ 421,500	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 410.76 sq. ft.		\$ 259.47 sq. ft.		\$ 291.90 sq. ft.	
Data Source(s)		NEFAR MLS #1126675;DOM 97		NEFAR MLS #1148462;DOM 3		NEFAR MLS #1142965;DOM 6	
Verification Source(s)		Duval County PA/Instr #2022014446		Duval County PA/Instr #2022062785		Duval County PA/Instr #2021339915	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Cash;15600	0	ArmLth Conv;0	
Date of Sale/Time		s01/22;c11/21	18,320	s02/22;c02/22	0	s12/21;c11/21	16,860
Location	N;Res;	N;Res;		N;Res;		A;BsyRd;	10,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	9148 sf	7841 sf	0	8712 sf	0	8276 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	64	68	0	71	0	57	0
Condition	C5	C6	5,000	C4	-5,000	C5	
Above Grade Room Count	Total Bdrms Baths 6 3 2.0	Total Bdrms Baths 6 3 2.0		Total Bdrms Baths 7 4 2.0	0	Total Bdrms Baths 6 3 2.0	
Gross Living Area	50 1,186 sq. ft.	1,115 sq. ft.	0	1,944 sq. ft.	-37,900	1,444 sq. ft.	-12,900
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Adequate	Adequate		Adequate		Adequate	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	None Noted	None Noted		None Noted		None Noted	
Garage/Carport	1ga2dw	2dw	4,000	2dw	4,000	1ga2dw	
Porch/Patio/Deck	Patio,Porch	Patio,Porch		Patio,Porch		Patio,Porch	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 27,320	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 38,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 13,960
Adjusted Sale Price of Comparables		Net Adj. 6.0%	Gross Adj. 6.0%	\$ 485,320	Net Adj. -7.7%	Gross Adj. 9.3%	\$ 465,500
				\$ 435,460	Net Adj. 3.3%	Gross Adj. 9.4%	\$ 435,460

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **Tax Records & MLS**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **Tax Records & MLS**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer	04/15/2022						
Price of Prior Sale/Transfer	480,000						
Data Source(s)	Tax Records	Tax Records		Tax Records		Tax Records	
Effective Date of Data Source(s)	02/28/2022	02/28/2022		02/28/2022		02/28/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales
Per NEFAR MLS, the subject was sold on 04/15/2022 for \$480,000. There was a prior sale on 02/23/2022 for \$350,000. Public records has not been updated since the most recent sale so the current owner could not be verified.

Summary of Sales Comparison Approach. **See Attached Addendum.**

Indicated Value by Sales Comparison Approach \$ **475,000**

Indicated Value by: Sales Comparison Approach \$475,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

The sales comparison best reflects the actions of the typical buyer and is considered the best indicator of value.

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **This appraisal is being made "as is". No liability is assumed for the structural or mechanical elements of the property.**

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **475,000** as of **04/22/2022**, which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

This appraisal is made "as is". No Liability is assumed for the structural or mechanical elements of the property. The appraiser is not a home inspector and the appraisal report is not a home inspection. The testing of any systems/components lies outside the scope of this appraisal assignment. Home inspector such as testing , could subject the appraiser to sanctions for unlicensed home inspection activity in the state of Florida. Inspection: A visual observation of the unobstructed, exposed surfaces of accessible areas from standing height. Comparables were visually inspected from the street, street view only, for any noticeable visual defects. Replacement cost figures in the cost approach section are for valuation purposes only. No one, client or third party should rely on these figures for insurance purposes. The definition of "market value" is not consistent with the definition of " insurable value ". Easements , encroachments, environmental conditions, hazardous waste, toxic substances and detrimental land land uses are reported only as visually observed at the site or known in the neighborhood or as reported to me during the course of my research. Site and utility easement typical of the neighborhood likely exist but were not researched as part of the scope of work. Scope of work does not include an attempt to research subjects title or legal documents. Appraiser has no expertise in the areas of law , title searching or environmental hazards or inspection for environmental conditions . Scope of work does not include determining of permits for work done on the subject property have been secured, if any required inspections by local building inspectors were performed, or if any certificates of occupancy have been properly completed. No soil reports, environmental audits, site assessments, health department reports have been reviewed. Scope of work does not include any additional verification of any of these items and client is invited to employ the services of appropriate experts if any of these areas not covered by my scope of work are of concern.

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

ClearCapital.com, Inc: Florida #MC45

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) **The opinion of the subject site value noted herein is based on land-to-value ratios and recent sales and listings. Sales: NEFAR MLS nos. 1130020, 1118217, 1130576; Listing - NEFAR MLS no. 1114116.**

The high land-to-value ratio is due to lack of available land, proximity to the ocean, and the condition of the subject.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 400,000		
Source of cost data N/A	Dwelling	1,186 Sq. Ft. @ \$ = \$ 0
Quality rating from cost service N/A Effective date of cost data N/A		Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			
NOT DEVELOPED	Garage/Carport	Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New = \$ 0		
	Less 70 Physical	Functional	External
	Depreciation \$0		= \$ (0)
	Depreciated Cost of Improvements = \$ 0		
	"As-is" Value of Site Improvements = \$		
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH = \$ 0		

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ **0** Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) _____

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal name of project _____
Total number of phases _____ Total number of units _____ Total number of units sold _____
Total number of units rented _____ Total number of units for sale _____ Data source(s) _____
Was the project created by the conversion of an existing building(s) into a PUD? Yes No If Yes, date of conversion. _____
Does the project contain any multi-dwelling units? Yes No Data source(s) _____
Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____
Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. _____
Describe common elements and recreational facilities. _____

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

Loan #49260
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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Exterior-Only Inspection Residential Appraisal Report

Loan #49260
File No. 820N17TH

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Gerald L. Boorse III
 Company Name Lester Appraisal Group, Inc.
 Company Address 1661 Riverside Ave #311
Jacksonville, FL 32204
 Telephone Number 904-610-6558
 Email Address gboorse@outlook.com
 Date of Signature and Report 04/23/2022
 Effective Date of Appraisal 04/22/2022
 State Certification # Cert Res RD6329
 or State License # _____
 or Other (describe) _____ State # _____
 State FL
 Expiration Date of Certification or License 11/30/2022

ADDRESS OF PROPERTY APPRAISED
820 17Th Ave N
Jacksonville Beach, FL 32250

APPRAISED VALUE OF SUBJECT PROPERTY \$ 475,000

LENDER/CLIENT
 Name ClearCapital.com, Inc.
 Company Name Wedgewood, Inc
 Company Address 2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA 90278
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY
 Did not inspect exterior subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

Loan #49260
File No. 820N17TH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
820 17Th Ave N		1115 16Th Ave N			637 5Th Ave S			1614 3Rd Ave N					
Address	Jacksonville Beach, FL 32250	Jacksonville Beach, FL 32250			Jacksonville Beach, FL 32250			Jacksonville Beach, FL 32250					
Proximity to Subject		0.19 miles SW			1.48 miles SE			1.04 miles SW					
Sale Price	\$	\$ 410,000			\$ 425,000			\$ 550,000					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 324.37 sq. ft.			\$ 265.63 sq. ft.			\$ 386.78 sq. ft.					
Data Source(s)		NEFAR MLS #1130509;DOM 2			NEFAR MLS #1151896;DOM 29			NEFAR MLS #1159336;DOM 22					
Verification Source(s)		Duval County PA/Instr #2021292878			Duval County PA / Buyer's Agent			Duval County Property Appraiser					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;4000		0		ArmLth Cash;0				Listing ;0			
Date of Sale/Time		s10/21;c09/21		24,600		s03/22;c03/22		0		c04/22		-22,000	
Location	N;Res;	N;Res;				N;Res;				N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple				Fee Simple				Fee Simple			
Site	9148 sf	7841 sf		0		6098 sf		0		10019 sf		0	
View	N;Res;	N;Res;				N;Res;				N;Res;			
Design (Style)	DT1;Ranch	DT1;Ranch				DT1;Ranch				DT1;Ranch			
Quality of Construction	Q4	Q4				Q4				Q4			
Actual Age	64	62		0		63		0		60		0	
Condition	C5	C4		-5,000		C5				C4		-5,000	
Above Grade Room Count	Total Bdrms Baths 6 3 2.0	Total Bdrms Baths 6 3 1.1		2,000		Total Bdrms Baths 6 3 2.0				Total Bdrms Baths 6 3 2.0			
Gross Living Area	50 1,186 sq. ft.	1,264 sq. ft.		0		1,600 sq. ft.		-20,700		1,422 sq. ft.		-11,800	
Basement & Finished Rooms Below Grade	0sf	0sf				0sf				0sf			
Functional Utility	Adequate	Adequate				Adequate				Adequate			
Heating/Cooling	FWA C/Air	FWA C/Air				FWA C/Air				FWA C/Air			
Energy Efficient Items	None Noted	None Noted				None Noted				None Noted			
Garage/Carport	1ga2dw	1cp2dw		3,000		2dw		4,000		2cp2dw		2,000	
Porch/Patio/Deck	Patio,Porch	Patio,Porch				Patio,Porch				Patio,Porch			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 24,600		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 16,700		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 36,800	
Adjusted Sale Price of Comparables		Net Adj. 6.0% % Gross Adj. 8.4% %		\$ 434,600		Net Adj. -3.9% % Gross Adj. 5.8% %		\$ 408,300		Net Adj. -6.7% % Gross Adj. 7.4% %		\$ 513,200	
ITEM	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
Date of Prior Sale/Transfer	04/15/2022												
Price of Prior Sale/Transfer	480,000												
Data Source(s)	Tax Records	Tax Records			Tax Records			Tax Records					
Effective Date of Data Source(s)	02/28/2022	02/28/2022			02/28/2022			02/28/2022					
Summary of Sales Comparison Approach	Comparable no. 6 is an pending sale. An adjustment was made for negotiations which is typical for the area.												

SALES COMPARISON APPROACH

Uniform Appraisal Dataset Definitions

Loan #49260
File No. 820N17TH

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

ADDENDUM

Borrower: Catamount Properties 2018 LLC

File No.: 820N17TH

Property Address: 820 17Th Ave N

Case No.: Loan #49260

City: Jacksonville Beach

State: FL

Zip: 32250

Lender: Wedgewood, Inc

ADDENDUM TO APPRAISAL, TRANSMITTAL LETTER, AND FIRREA REVIEW CHECKLIST:

The intended user of this appraisal report is lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of the appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

I certify that, to the best of my knowledge and belief, the reported analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

No responsibility has been assumed for matters which are legal in nature, nor has any opinion on them rendered, other than assuming marketable title. Liens and encumbrances, if any, have been disregarded and the property was appraised as though free of indebtedness.

The purpose of the appraisal is to estimate the market value of the subject property.

Intended use of the appraisal is for the sole and exclusive use of assisting the aforementioned client in a mortgage lending decision. No third parties are authorized to rely up this report for any purpose, whatsoever, without the express written consent of the appraiser.

The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. A professional home inspection or environmental inspection is recommended.

The subject is an existing structure. The appraisal is made "as is".

Personal property was not included in the appraisal value.

The subject is a single family residential property. It is not currently rented. Revenues, expenses, and/or vacancies do not apply.

Current and future employment or compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result of the occurrence of a subsequent event.

This appraisal report was completed in conformity with the Uniform Standard of Professional Appraisal Practice.

If the subject property was constructed before 1978 please note that there may be the existence of lead-based paint; however the appraiser is not an expert in the determination of these hazards nor has he/she conducted any tests to discover the existence/absence of lead based paints.

Electronic/digital signatures have been used. This has been ruled acceptable appraisal practice by USPAP. All guidelines in the use of digital signatures were adhered to by USPAP Standards Section 8 regarding security provisions and authorized release of signatures presented.

Scope :

The scope of this appraisal includes a viewing of the subject property from the street and comparable data, as well as, a comprehensive search of available sales.

COMMENTS ON INSPECTION AND INFORMATION:

In this instance, the client supplied the address of the subject property and requested a 2055 form based on an exterior inspection only. Upon researching the subject by address through the Multiple Listing Service (MLS) and county tax records, the subject was found in the tax records only. The gross living area (GLA) of the subject was taken from the tax records and is assumed to be accurate and complete.

The client did not provide any data regarding condition of the subject property for the use of this appraisal. Since an interior inspection was not permitted, we must make extraordinary assumptions regarding the condition of the subject property. The client must note that the value herein is based on these extraordinary assumptions and any noted limiting condition.

The client MUST note that the opinion of value expressed herein is predicated on all stated and attached assumptions and limiting conditions. Additionally, it must be noted that a full inspection of the subject by the appraiser may result in a significantly varying opinion of value.

Twelve Month Listing History of Subject Property

Continued from Twelve Month Listing History of Subject Property: and closed on 02/24/2022 for \$350,000.

Neighborhood Description

The subject is located in Jacksonville Beach, Florida. This area is primarily comprised of single family homes that are a mix of age, style, gross living area and quality of construction. Due to lack of available land homeowner's and/or investors refurbish older homes or tear down existing homes for new construction. The subject is located in close proximity to the Atlantic Ocean. The subject street is a quiet residential street. Penman Road, a local traffic artery is within a quarter mile and offers access to shopping, schools, employment centers, and freeways. Demand for the area is average. Improvements do conform to the surrounding home.

Highest and Best Use

The highest and best use for the subject as improved was determined to be its present use as a residential property. This use is legally permissible. It is physically possible; there are no topological or engineering considerations evident which would prevent this use. It is financially feasible; financing is readily available at favorable rates. It is maximally productive, in that it returns maximum benefit to the owner and to the community. This is supported by the surrounding properties.

Comments on Sales Comparison

- All sales are located in the subject market area and closed within the prior six months. Time adjustments were warranted due to improving market conditions. This is supported by the NEFAR statistics provided.

- Comparable no. 2 had a concession for "waived buyer commissions". No adjustments warranted.

- The subject and sales have similar site utility so adjustments were not warranted.

- As noted, the subject is in overall fair condition C5 to C4. Due to the age of the homes there is a wide range of updating, maintenance, and overall condition. There is a demand for homes in below average condition so the subject's marketability is not affected. The condition adjustments and ratings are subjective and based on MLS photos, descriptions, and speaking with local Realtors. The subject and sales

ADDENDUM

Borrower: Catamount Properties 2018 LLC

File No.: 820N17TH

Property Address: 820 17Th Ave N

Case No.: Loan #49260

City: Jacksonville Beach

State: FL

Zip: 32250

Lender: Wedgewood, Inc

provided would most likely be remodeled throughout prior to taking occupancy by an owner or flipped by an investor.

- All features of the subject and sales and improving market trends were considered when developing an opinion of value. This includes proximity to the Atlantic Ocean, non-living space, car storage, low inventory, and increasing demand.

- When estimating market value weight was given to comparable nos. 1 and 4 because they similar GLA utility; comparable nos. 2 and 5 have the most recent sale dates; comparable nos. 1 and 2 have the most similar location. The estimated value is bracketed by the sale, adjusted sale, and per square foot price range.

Market Conditions Addendum to the Appraisal Report

Loan #49260
File No. 820N17TH

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **820 17Th Ave N** City **Jacksonville Beach** State **FL** Zip Code **32250**

Borrower **Catamount Properties 2018 LLC**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	6	3	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.00	1.00	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	1	0	1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.00	0.00	1.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	405,000	421,500	504,400	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	20	6	19	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	450,000	0	550,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	97	0	22	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99.00%	102.00%	96.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
Seller concessions are not prevalent in the subject market area.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
There are distress sales in the subject market area however they are not a factor. The current listings indicate distress sales will not be a factor.

Cite data sources for above information. NEFAR MLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
The data above and NEFAR statistics were considered when determining market trends. See the attached NEFAR statistics for the subject market area.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: _____

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature *Gerald L. Boorse III*
Name Gerald L. Boorse III
Company Name Lester Appraisal Group, Inc.
Company Address 1661 Riverside Ave #311
Jacksonville, FL 32204
State License/Certification # Cert Res RD6329 State FL
Email Address gboorse@outlook.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

USPAP ADDENDUM

Loan #49260
File No. 820N17TH

Borrower: Catamount Properties 2018 LLC
Property Address: 820 17Th Ave N
City: Jacksonville Beach County: Duval State: FL Zip Code: 32250
Lender: Wedgewood, Inc

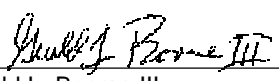
APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:
 Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: under 90 days.
EXPOSURE TIME: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Additional Certifications
 I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments
The adjustments are based on speaking with local appraisers and Realtors, qualitative and quantitative analysis, and the sales provided in this report.

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature: <u></u>	Signature: _____
Name: <u>Gerald L. Boorse III</u>	Name: _____
Date Signed: <u>04/23/2022</u>	Date Signed: _____
State Certification #: <u>Cert Res RD6329</u>	State Certification #: _____
or State License #: _____	or State License #: _____
or Other (describe): _____ State #: _____	State: _____
State: <u>FL</u>	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: <u>11/30/2022</u>	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: <u>04/22/2022</u>	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior

SUBJECT PUBLIC RECORD

Borrower: Catamount Properties 2018 LLC
 Property Address: 820 17Th Ave N
 City: Jacksonville Beach
 Lender: Wedgewood, Inc

File No.: 820N17TH
 Case No.: Loan #49260
 State: FL Zip: 32250

KMB ASSET SOLUTIONS LLC ET AL
 1536 TAWNY MARSH CT
 ST AUGUSTINE, FL 32092
TIMBERLINE CONSTRUCTION LLC

Primary Site Address
 820 N 17TH AVE
 Jacksonville Beach FL 32250

Official Record Book/ Page
 20169-02200

Tile #
 9428

820 N 17TH AVE
Property Detail

RE #	175189-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03195 BEACH HOMESITES UNIT 03
Total Area	9011

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). "In Progress" property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$86,185.00	\$105,835.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$247,950.00	\$299,250.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$334,135.00	\$405,085.00
Assessed Value	\$95,386.00	\$405,085.00
Cap Diff/Portability Amt	\$238,749.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$45,386.00	See below

Sales History

Book/ Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20169-02200	2/23/2022	\$350,000.00	WD - Warranty Deed	Qualified	Improved
06192-02036	9/10/1986	\$68,000.00	WD - Warranty Deed	Unqualified	Improved
03330-00787	3/17/1972	\$22,500.00	WD - Warranty Deed	Unqualified	Improved

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	95.00	105.00	Common	95.00	Front Footage	\$299,250.00

Legal

LN	Legal Description
1	25-38 28-25-29E
2	BEACH HOMESITES UNIT 3
3	LOT 5 BLK 3

Buildings

Building 1

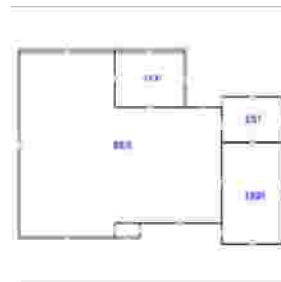
Building 1 Site Address
 820 N 17TH AVE UNIT
 Jacksonville Beach FL 32250

Building Type	0101 - SFR 1 STORY
Year Built	1958
Building Value	\$105,835.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	108	0	43
Unfinished Garage	240	0	108
Base Area	1186	1186	1186
Unfin Open Porch	15	0	3
Finished Encl Porch	154	0	92
Total	1703	1186	1432

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	11	11 Board & Batt
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	3	3 Plastered
Int Flooring	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$95,386.00	\$50,000.00	\$45,386.00	\$359.22	\$369.95	\$352.94
Public Schools: By State Law	\$95,386.00	\$25,000.00	\$70,386.00	\$252.59	\$250.57	\$246.27
By Local Board	\$95,386.00	\$25,000.00	\$70,386.00	\$155.27	\$158.23	\$151.39
FL Inland Navigation Dist.	\$95,386.00	\$50,000.00	\$45,386.00	\$1.41	\$1.45	\$1.39
Jax Beach	\$95,386.00	\$50,000.00	\$45,386.00	\$176.05	\$181.30	\$173.42
Water Mgmt Dist. SJRWMD	\$95,386.00	\$50,000.00	\$45,386.00	\$10.08	\$10.38	\$9.93
Urban Service Dist2	\$95,386.00	\$50,000.00	\$45,386.00	\$0.00	\$0.00	\$0.00
Totals			\$954.62	\$971.88	\$935.34	

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$330,903.00	\$94,070.00	\$50,000.00	\$44,070.00
Current Year	\$334,135.00	\$95,386.00	\$50,000.00	\$45,386.00

2021 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Borrower: Catamount Properties 2018 LLC

File No.: 820N17TH

Property Address: 820 17Th Ave N

Case No.: Loan #49260

City: Jacksonville Beach

State: FL

Zip: 32250

Lender: Wedgewood, Inc

March 2022 Market Review

13 months YTD

Single Family Residence ▾ 6 Counties selected ▾ 21-JACKSONVILLE BEACH ▾

March 2022 ▾	Change From March 2021	Mouse over the line to view monthly stats	Change From February 2022
Median Sales Price \$711,750	30.6% 		3.9%
Closed Sales 24	-7.7% 		60.0%
Median Days On Market 14	42.1% 		-28.9%
List Price Received 100.2%	0.4% 		0.4%
Closed Over List Price 41.7%	54.8% 		25.0%
Home Affordability Index 45.5	-28.3% 		-3.2%
Price \$/SqFt \$360	31.1% 		5.3%
Pending Sales 20	-44.4% 		-4.8%
New Listings 27	-28.9% 		80.0%
Active Inventory 18	-51.4% 		28.6%
Months Supply Of Inventory 0.7	-47.3% 		-19.6%

NEFAR market data provided by realMLS. By using this dashboard, you agree to the terms of the [End User License Agreement](#). ©2022 [Dotmatics Analytics](#)



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: 820N17TH
Property Address: 820 17th Ave N	Case No.: Loan #49260
City: Jacksonville Beach	State: FL
Lender: Wedgewood, Inc	Zip: 32250



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: April 22, 2022



STREET SCENE

Borrower: Catamount Properties 2018 LLC
Property Address: 820 17th Ave N
City: Jacksonville Beach
Lender: Wedgewood, Inc

File No.: 820N17TH
Case No.: Loan #49260
State: FL
Zip: 32250



Side View



Side View



Side / Rear View



Additional Front View

Borrower: Catamount Properties 2018 LLC
Property Address: 820 17th Ave N
City: Jacksonville Beach
Lender: Wedgewood, Inc

File No.: 820N17TH
Case No.: Loan #49260
State: FL
Zip: 32250



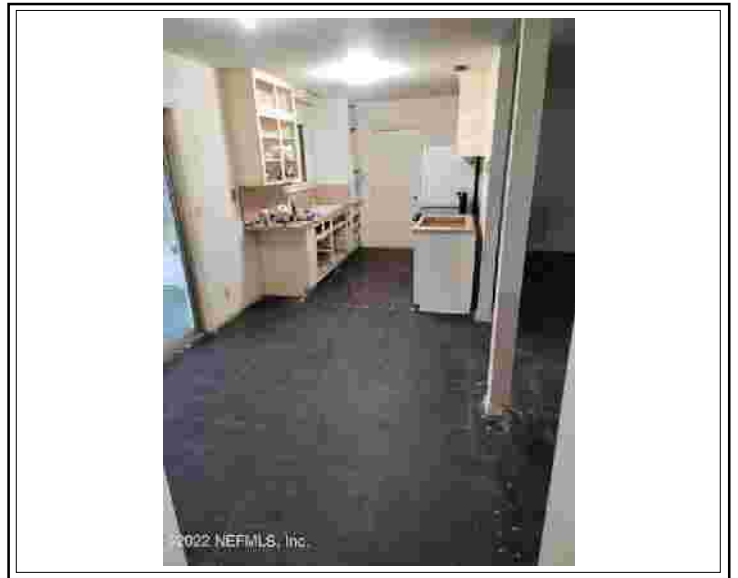
Interior photos of the Subject from MLS #1160734
Listing Date 04/04/2022



Interior photos from MLS #1160734



Interior photos from MLS #1160734



Interior photos from MLS #1160734



Interior photos from MLS #1160734



Interior photos from MLS #1160734

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: 820N17TH
Property Address: 820 17Th Ave N	Case No.: Loan #49260
City: Jacksonville Beach	State: FL
Lender: Wedgewood, Inc	Zip: 32250



COMPARABLE SALE #1

610 9Th Ave N
Jacksonville Beach, FL 32250
Sale Date: s01/22;c11/21
Sale Price: \$ 458,000



COMPARABLE SALE #2

617 Barbara Ln
Jacksonville Beach, FL 32250
Sale Date: s02/22;c02/22
Sale Price: \$ 504,400



COMPARABLE SALE #3

2004 10Th St N
Jacksonville Beach, FL 32250
Sale Date: s12/21;c11/21
Sale Price: \$ 421,500

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: 820N17TH
Property Address: 820 17Th Ave N	Case No.: Loan #49260
City: Jacksonville Beach	State: FL
Lender: Wedgewood, Inc	Zip: 32250



COMPARABLE SALE #4

1115 16Th Ave N
Jacksonville Beach, FL 32250
Sale Date: s10/21;c09/21
Sale Price: \$ 410,000



COMPARABLE SALE #5

637 5Th Ave S
Jacksonville Beach, FL 32250
Sale Date: s03/22;c03/22
Sale Price: \$ 425,000



COMPARABLE SALE #6

1614 3Rd Ave N
Jacksonville Beach, FL 32250
Sale Date: c04/22
Sale Price: \$ 550,000

LOCATION MAP

Borrower: Catamount Properties 2018 LLC

File No.: 820N17TH

Property Address: 820 17Th Ave N

Case No.: Loan #49260

City: Jacksonville Beach

State: FL

Zip: 32250

Lender: Wedgewood, Inc



PLAT MAP

Borrower: Catamount Properties 2018 LLC

File No.: 820N17TH

Property Address: 820 17Th Ave N

Case No.: Loan #49260

City: Jacksonville Beach

State: FL

Zip: 32250

Lender: Wedgewood, Inc



AERIAL MAP

Borrower: Catamount Properties 2018 LLC

File No.: 820N17TH

Property Address: 820 17Th Ave N

Case No.: Loan #49260

City: Jacksonville Beach

State: FL

Zip: 32250

Lender: Wedgewood, Inc

PROPERTIES
DUVAL MAPS



FLOOD MAP

Borrower: Catamount Properties 2018 LLC

File No.: 820N17TH

Property Address: 820 17th Ave N

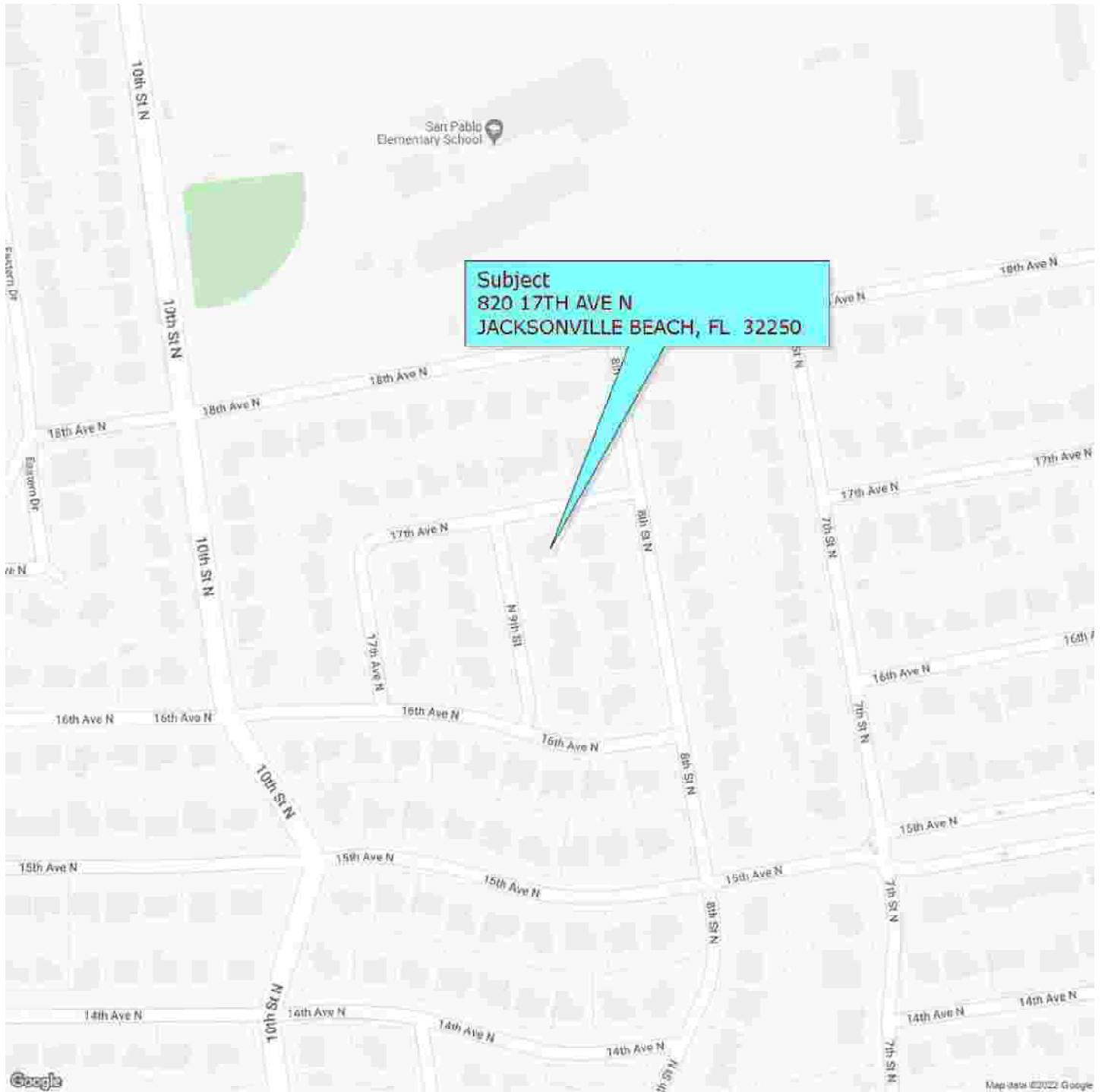
Case No.: Loan #49260

City: Jacksonville Beach

State: FL

Zip: 32250

Lender: Wedgewood, Inc



FLOOD INFORMATION

Community: CITY OF JACKSONVILLE BEACH
 Property is **NOT** in a FEMA Special Flood Hazard Area
Map Number: 12031C0417J
Panel: 12031C0417
Zone: X
Map Date: 11-02-2018
FIPS: 12031
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:**
-  = Forest
-  = Water

Sky Flood™

No representation or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

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State: FL

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Lender: Wedgewood, Inc



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

BOORSE, GERALD LESTER III

1661 RIVERSIDE AVE 311
JACKSONVILLE FL 32204

LICENSE NUMBER: RD6329

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Borrower: Catamount Properties 2018 LLC

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City: Jacksonville Beach

State: FL

Zip: 32250

Lender: Wedgewood, Inc



LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES
PROFESSIONAL LIABILITY INSURANCE POLICY



DECLARATIONS

Aspen Specialty Insurance Company

(Referred to below as the "Company")

590 Madison Avenue, 7th Floor

New York, NY 10022

877-243-3510

Date Issued

Policy Number

Previous Policy Number

1/31/2022

ASI003697-07

ASI003697-06

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 160481
Named Insured:
LESTER APPRAISAL GROUP, INC.
Gerald L. Boorse III
1661 Riverside Ave. #311
Jacksonville, FL 32204

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

2. Policy Period: From: 02/12/2022 To: 02/12/2023
12:01 A.M. Standard Time at the address: stated in 1 above.

Robert C. Wiley, Producing & Surplus Lines Agent
License No. F163531
1600 Anacapa Street, Santa Barbara, CA 93102
Tel: (800) 334-0632

3. Deductible: \$1000 Each Claim

4. Retroactive Date: 02/12/2007

5. Inception Date: 02/12/2016

6. Limits of Liability: A. \$500,000 Each Claim
B. \$1,000,000 Aggregate

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY

Subpoena Response: \$5,000 Supplemental Payment Coverage
Pre-Claim Assistance: \$5,000 Supplemental Payment Coverage
Disciplinary Proceeding: \$7,500 Supplemental Payment Coverage
Loss of Earnings: \$500 per day Supplemental Payment Coverage

7. Covered Professional Services (as defined in the Policy and/or by Endorsement):

Real Estate Appraisal and Valuation:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
Residential Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
Commercial Property:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If "yes", added by endorsement)
Right of Way Agent and Relocation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Machinery and Equipment Valuation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Personal Property Appraisal:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	If "yes", added by endorsement)
Real Estate Sales/ Brokerage:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	If "yes", added by endorsement)