

APPRAISAL OF REAL PROPERTY



LOCATED AT

17639 Nathans Dr
Tampa, FL 33647
HUNTER'S GREEN PARCEL 17A PHASE 2 LOT 14 BLOCK 2

FOR

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

OPINION OF VALUE

463,000

AS OF

07/03/2022

BY

Leonard Jay Terry
Clario Appraisal Network

813-484-3503
jay.terry@clarioappraisal.com

Borrower	Catamount Properties 2018 LLC	File No. 33011949
Property Address	17639 Nathans Dr	
City	County Hillsborough	State FL Zip Code 33647
Lender/Client	Wedgewood Inc.	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, 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 no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the 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.)

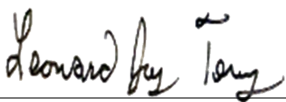
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: Appraiser determines a reasonable exposure time to be 0 to 3 months.

Comments on Appraisal and Report Identification


Note any USPAP-related issues requiring disclosure and any state mandated requirements:None

esign.alamode.com/verify Serial:DDB42FC3

APPRAISER:

Signature: 
 Name: Leonard Jay Terry
 State Certification #: CERT RES RD7200
 or State License #: _____
 State: FL Expiration Date of Certification or License: 11/30/2022
 Date of Signature and Report: 07/10/2022
 Effective Date of Appraisal: 07/03/2022
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 07/03/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Inter Exterior-Only
 Date of Inspection (if applicable): _____ 

Exterior-Only Inspection Residential Appraisal Report

File # 33011949

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.

SUBJECT

Property Address 17639 Nathans Dr City Tampa State FL Zip Code 33647
 Borrower Catamount Properties 2018 LLC Owner of Public Record See attached addenda. County Hillsborough
 Legal Description HUNTER'S GREEN PARCEL 17A PHASE 2 LOT 14 BLOCK 2
 Assessor's Parcel # A-18-27-20-23H-000002-00014.0 Tax Year 2021 R.E. Taxes \$ 3,556
 Neighborhood Name Hunters Green Map Reference 45300 Census Tract 0102.11
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 2,188 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction 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? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 14;MLS#T3376307; Subject was sold 06/28/2022 for \$442,500. The transaction appeared to be at arms length. See Listing History Page.

CONTRACT

I did 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? Yes 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? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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	65 %	
Built-Up	<input type="checkbox"/> Over 75% <input checked="" 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	2 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	376	Low 26	Multi-Family	3 %	
Neighborhood Boundaries	Subject market area boundaries are Hunters Green Dr to the north, the Hillsborough River to the south, Highland Oak Dr to the east, and Bruce B Downs Blvd to the west.			512	High 33	Commercial	10 %	
Neighborhood Description	See attached addenda. Other land use is as vacant land.			455	Pred. 27	Other	20 %	

Market Conditions (including support for the above conclusions) See attached addenda.

SITE

Dimensions 50x161 Area 8050 sf Shape Rectangular View N;Res;
 Specific Zoning Classification PD-A Zoning Description Planned Development Agricultural
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe See attached addenda
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Paved Asphalt
 Gas None Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 12057C0090H FEMA Map Date 08/28/2008
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 All site factors appear to be favorable. Normal set backs and side yards. Public water and sewer are typical with no affect on marketability anticipated. Subject appears to be in Zone X. An exact determination can and should be made using the flood determination certificate.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Data Source for Gross Living Area MLS/Public Records

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input 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 None	<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 type="checkbox"/> Patio/Deck None	Driveway Surface Cncrt
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls CB/Stc/Avg	Fuel Elect	<input checked="" type="checkbox"/> Porch Scrn	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Ranch	Roof Surface CmpsShngl/Av	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool IG	<input type="checkbox"/> Carport # of Cars 0
Year Built 1995	Gutters & Downspouts Alum/Avg	<input type="checkbox"/> Individual None	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 12	Window Type DH/Avg	<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 checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)	

Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,959 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Standard Features

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;No interior inspection

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

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Exterior-Only Inspection Residential Appraisal Report

File # 33011949

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0					
There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 376,000 to \$ 512,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	17639 Nathans Dr Tampa, FL 33647	9305 Knightsbridge Ct Tampa, FL 33647	9005 Quail Creek Dr Tampa, FL 33647	17501 Woodthrush Pl Tampa, FL 33647	
Proximity to Subject		0.31 miles NE	0.41 miles W	0.26 miles W	
Sale Price	\$	\$ 425,000	\$ 460,100	\$ 479,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 271.74 sq.ft.	\$ 199.09 sq.ft.	\$ 204.09 sq.ft.	
Data Source(s)		StellarMLS #T3366509;DOM 0	StellarMLS #U8150430;DOM 10	StellarMLS #U8153289;DOM 62	
Verification Source(s)		Public Records/Agent	Public Records/Agent	Public Records/Agent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	0	ArmLth	0
Concessions		Cash;0	0	Conv;8900	0
Date of Sale/Time		s05/22;c04/22	0	s03/22;c02/22	+11,500
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	8050 sf	7150 sf	0	10018 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4	
Actual Age	27	29	0	33	0
Condition	C3	C3	-5,000	C3	+10,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	7 3 2.0	7 4 2.0	0	7 3 2.0	0
Gross Living Area	1,959 sq.ft.	1,564 sq.ft.	+17,775	2,311 sq.ft.	-15,840
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	Insulation	Insulation		Insulation	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	
Porch/Patio/Deck	ScrnPorch	ScrnPorch		ScrnPorch	
Fireplaces	0	0		1FP	-2,500
Pool Features	IG Pool	0	+20,000	IG Pool	0
Close Date	N/A	05/09/2022	0	03/15/2022	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 32,775		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,160	
Adjusted Sale Price of Comparables		Net Adj. 7.7 % Gross Adj. 10.1 % \$ 457,775		Net Adj. 0.7 % Gross Adj. 8.7 % \$ 463,260	
				Net Adj. 1.6 % Gross Adj. 9.9 % \$ 471,540	

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) **MLS/PublicRecords**

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) **Realist**

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 #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	03/23/2022		12/13/2021	
Price of Prior Sale/Transfer	\$390,000		\$441,900	
Data Source(s)	PublicRecords/Realist	PublicRecords/Realist	PublicRecords/Realist	PublicRecords/Realist
Effective Date of Data Source(s)	05/06/2022	07/08/2022	07/08/2022	07/08/2022

Analysis of prior sale or transfer history of the subject property and comparable sales **See attached addenda.**

Summary of Sales Comparison Approach **See attached addenda.**

Indicated Value by Sales Comparison Approach \$ **463,000**

Indicated Value by: Sales Comparison Approach \$ **463,000** Cost Approach (if developed) \$ Income Approach (if developed) \$

Income and cost approach were not developed due to scope of work and lack of relevance.

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:

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 \$ **463,000**, as of **07/03/2022**, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

File # 33011949

In preparing this appraisal, the appraiser has been requested to perform a drive-by appraisal and not to disturb the occupants by entering the building. The physical characteristics used to develop this appraisal are based upon assessment records, MLS and owner provided confirmation and description. The subject was observed from the street as of the effective date of the appraisal. Based on the observed conditions, the state source appears to be accurate.

Appraiser estimates site value to be \$95,000.

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, home equity line of credit, or internal asset evaluation by the lender/client related to their specific use(s) cited on page 1. This report is not intended for any other uses.

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

ClearCapital.com, Inc. Florida AMC Registration/License # MC45

Fee Disclosure: The appraiser received no fee for this assignment, and is an hourly employee of Clario Appraisal Network, a Clear Capital (AMC) affiliated company.

The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

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.

ADDITIONAL COMMENTS

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) Site value determined by use of available similar land sales and/or extraction method.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	95,000
Source of cost data	DWELLING	Sq.Ft. @ \$=\$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		=\$
	Garage/Carport	Sq.Ft. @ \$=\$
	Total Estimate of Cost-New	=\$
	Less Physical	Functional	External
	Depreciation	= \$()
	Depreciated Cost of Improvements	=\$
	"As-is" Value of Site Improvements	=\$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH	=\$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

INCOME

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 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.

PUD INFORMATION

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Exterior-Only Inspection Residential Appraisal Report

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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.

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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.

Exterior-Only Inspection Residential Appraisal Report

File # 33011949

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).

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.

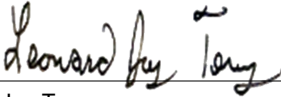
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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 Leonard Jay Terry
Company Name Clario Appraisal Network
Company Address 300 East 2nd Street Suite 1405
Reno, NV 89501
Telephone Number 813-484-3503
Email Address jay.terry@clarioappraisal.com
Date of Signature and Report 07/10/2022
Effective Date of Appraisal 07/03/2022
State Certification # CERT RES RD7200
or State License # _____
or Other (describe) _____ State # _____
State FL
Expiration Date of Certification or License 11/30/2022

ADDRESS OF PROPERTY APPRAISED

17639 Nathans Dr
Tampa, FL 33647
APPRAISED VALUE OF SUBJECT PROPERTY \$ 463,000

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 of 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 _____

Market Conditions Addendum to the Appraisal Report

File No. 33011949

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 17639 Nathans Dr City Tampa State FL ZIP Code 33647

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)	0	3	7	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.00	1.00	2.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	2	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	2.0	0.0	<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	N/A	\$490,000	\$442,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	N/A	10	7	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	\$419,500	N/A	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	21	N/A	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	N/A	105%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input 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.). An analysis was performed on 10 competing sales over the past 12 months. For those sales, a total of 20.0% were reported to have seller concessions. This analysis shows a change of -8.4% per month.

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).

An analysis was performed on 10 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. Information reported in the StellarMLS system (using an effective date of 07/03/2022) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

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.

An analysis was performed on 10 competing sales over the past 12 months. The sales within this group had a median sale price of \$455,050. This analysis shows a change of -1.6% per month. Based on all sales in this same group, there is a 0.0 month supply. This analysis shows a change of +4.6% per month. These sales had a median DOM of 7. This analysis shows a change of +5.1% per month.

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

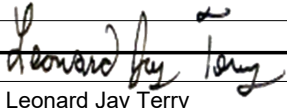
Project Name:

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.

esign.alamode.com/verify Serial:DDB42FC3

Signature 	Signature
Appraiser Name Leonard Jay Terry	Supervisory Appraiser Name
Company Name Clario Appraisal Network	Company Name
Company Address 300 East 2nd Street Suite 1405, Reno, NV 89501	Company Address
State License/Certification # CERT RES RD7200 State FL	State License/Certification # State
Email Address jay.terry@clarioappraisal.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Supplemental Addendum

File No. 33011949

Borrower	Catamount Properties 2018 LLC						
Property Address	17639 Nathans Dr						
City	Tampa	County	Hillsborough	State	FL	Zip Code	33647
Lender/Client	Wedgewood Inc.						

• Exterior-Only: Current Owner

CATAMOUNT PROPERTIES 2018 LLC

• Exterior-Only: Neighborhood - Description

Subject is located in a suburban area of north east Tampa in west central Florida. There is no external obsolescence noted. This area has normal marketing times and normal market conditions. Subject has access to necessary supporting facilities including hospitals, schools, shopping, recreation, and employment centers. This immediate marketing area consists of predominately block ranch and wood frame singles on similar 5,000+ sf to multi-acre lots.

• Exterior-Only: Neighborhood - Market Conditions

The market conditions analysis reflects that the subjects market has a limited available inventory. The prices reflect modest gains throughout the past year support stable market conditions. Very few of the sales and listings within the market area are distressed, REO and short sales. Interest rates remain historically low and financing is readily available. Conventional loans are the norm with FHA loans another popular choice.

• Exterior-Only: Sales Comparison Analysis - Summary of Sales Comparison Approach

Adjustments to the comparables on the sales grid were calculated using quantitative data (paired sales) wherever possible. Some features of the subject requiring adjustment were determined using data accumulated from the appraiser's data base, peer discussions, education, and typical market reaction observed through the appraiser's familiarity with the market. Subject is located in central Florida in north east Hillsborough County. Medium sales to list price ratio near 100% in this market. Comparables 1, 2, and 3 are closed sales with average DOM to contract. No time or concession adjustment warranted on sales under contract within the last 90 days in this market. Comparable 2 was adjusted at 1/2% per month for date of contract. No age adjustment warranted as value is in condition. Site/lot adjustment was not made as value is in location. Comparables selected were considered to be the best available and the most representative of the subject's current fair market value. Fair market value as defined in USPAP is the most probable sales price for the subject. Value conclusion was based on a consideration of all comparables and influenced by current active and pending inventories similar to subject.

NOTE: Deed Restrictions; Subject property and all comparables are located in the Hunters Green community. Subject community is gated and has limited deed restrictions to include limits on overnight street parking and pet restrictions. Appraiser was unable to access the property due to gates and has not seen it physically. Public records and MLS were used to verify information. Appraiser makes an assumption that these sources are reliable.

NOTE: MLS sales search was 0.60 miles and 180 days. No more recent more similar comparable sales were found to bracket subject's age however all comparables have similar effective age warranting no adjustment. Date of contract, condition, fireplace and pool adjustments were made through paired sales analysis of similar sales in the market in the past 24 months.

Comparable 1 is used to show a sale within the last 60 days with similar bath utility.
- Condition adjustment for superior granite kitchen countertops.

Comparable 2 is used to show a sale within the last 120 days with similar pool.
- Condition adjustment for inferior worn carpet flooring.

Comparable 3 is used to show a sale within the last 30 days which brackets GLA.
- Condition adjustment for superior granite kitchen and bath countertops.

Note: External Factors: No negative external factors were observed.

Note: Highest and Best Use; The subject zoning is residential in a planned development. The subject properties current use as improved single family home is allowed per zoning and its use appears to be it's highest and best use.

• URAR: Additional Comments

Original list Price: Comp 1 \$389,900 Comp 2 \$466,100 Comp 3 \$495,000

Prior Sales Comments

Subject was purchased 06/28/2022 for \$442,500. Transaction was appeared to be at arms length. Subject value above previous sale in appears due to the shortage of inventory in the local market area. Prior sales of the comparable properties occurred more than 12 months ago unless otherwise noted. All sales verified closed by local multi-list services and public records.

Additional Comments

As per Fannie Mae and Uniform Standards of Professional Appraisal Practice, the appraiser has driven by all comparable sales. The photographs of comparable sales may have been taken at this time or may be copies of photographs from the local multi list service or the appraisers files. These procedures conform to USPAP compliance.

Additional Limiting Conditions

This report is intended for use only by the client identified on page #1 of this report and any known intended users that the client wishes to name. Use of this report by others is not intended by the appraiser.

Reconciliation: Comparables were given equal consideration after adjustments weighted at 33.3% each in contribution to market value determination.

Final Reconciliation

Appraisers are required to be licensed by the State of Florida Department of Business and Professional Regulation, 1940 N. Monroe St. Tallahassee, FL 32399. This appraisal is considered an Appraisal Report prepared under USPAP by Leonard Jay Terry, State Certified Residential REA, #RD 7200.

Per Public Records, the subject's GLA is 1959 sf.

Valuation based on market data analysis.

Supplemental Addendum

File No. 33011949

Borrower	Catamount Properties 2018 LLC						
Property Address	17639 Nathans Dr						
City	Tampa	County	Hillsborough	State	FL	Zip Code	33647
Lender/Client	Wedgewood Inc.						

Exposure Time. The estimated length of time 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; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. (Appraisal Standards Board of The Appraisal Foundation, Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions"). Effective 1/1/2012 the appraiser must include the results of the exposure time analysis in the appraisal report. Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal.

Note: Address in signature block is company corporate address. Appraiser resides in Florida and is geographically competent.

NOTE: Folio # 059403-2394 - This number is a specific identifier to the subject property and is separate from the parcel ID.

Subject Photo Page

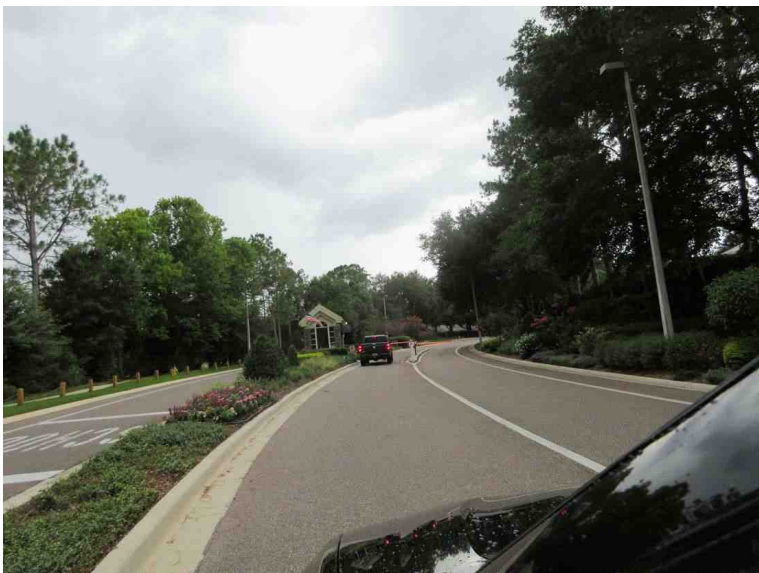
Borrower	Catamount Properties 2018 LLC						
Property Address	17639 Nathans Dr						
City	Tampa	County	Hillsborough	State	FL	Zip Code	33647
Lender/Client	Wedgewood Inc.						



Subject Front

17639 Nathans Dr
Sales Price
Gross Living Area 1,959
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8050 sf
Quality Q4
Age 27

Subject Rear



Subject Street

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC			
Property Address	17639 Nathans Dr			
City	Tampa	County Hillsborough	State FL	Zip Code 33647
Lender/Client	Wedgewood Inc.			



Comparable 1

9305 Knightsbridge Ct
 Prox. to Subject 0.31 miles NE
 Sale Price 425,000
 Gross Living Area 1,564
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7150 sf
 Quality Q4
 Age 29



Comparable 2

9005 Quail Creek Dr
 Prox. to Subject 0.41 miles W
 Sale Price 460,100
 Gross Living Area 2,311
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 10018 sf
 Quality Q4
 Age 33



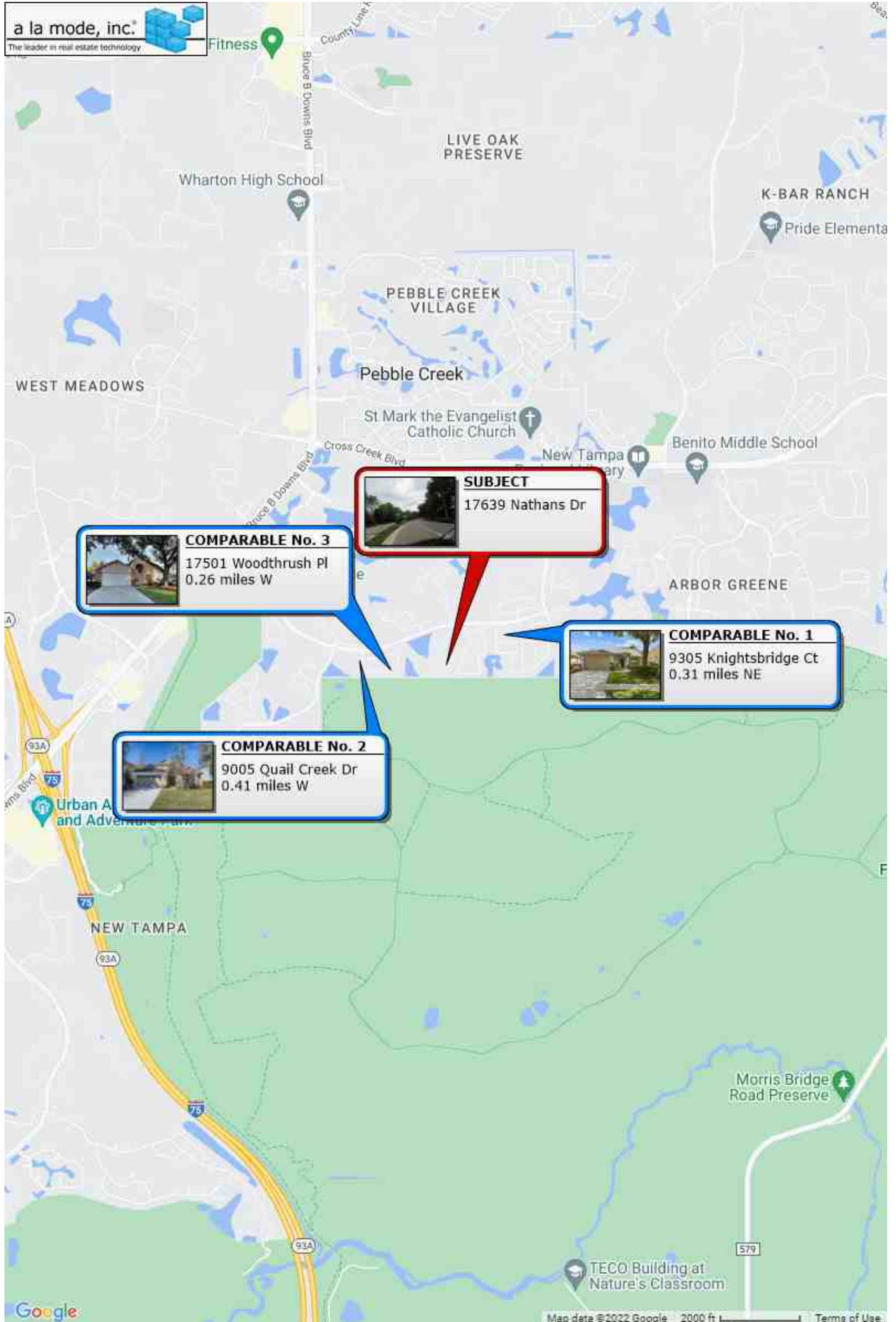
Comparable 3

17501 Woodthrush Pl
 Prox. to Subject 0.26 miles W
 Sale Price 479,000
 Gross Living Area 2,347
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 8625 sf
 Quality Q4
 Age 30

Handwritten signature

Location Map

Borrower	Catamount Properties 2018 LLC			
Property Address	17639 Nathans Dr			
City	Tampa	County Hillsborough	State FL	Zip Code 33647
Lender/Client	Wedgewood Inc.			



Plat Map



Property Record Card - Page 1



Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 059403-2394



Owner Information

Owner Name	CATAMOUNT PROPERTIES 2018 LLC
Mailing Address	2015 MANHATTAN BEACH BLVD STE 100 REDONDO BEACH, CA 90278
Site Address	17639 NATHANS DR, TAMPA
PIN	A-18-27-20-23H-000002-00014.0
Folio	059403-2394
Prior PIN	
Prior Folio	059403-0130
Tax District	TA - TAMPA
Property Use	0100 SINGLE FAMILY R
Plat Book/Page	72/12
Neighborhood	216002.00 Hunters Green Area
Subdivision	23H HUNTER'S GREEN PARCEL 17A PHASE 2

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$336,031	\$225,913	\$55,000	\$170,913
Public Schools	\$336,031	\$225,913	\$30,000	\$195,913
Municipal	\$336,031	\$225,913	\$55,000	\$170,913
Other Districts	\$336,031	\$225,913	\$55,000	\$170,913

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2022324536	06	2022	WD	Qualified	Improved	\$442,500
23110 / 0499	2015074668	02	2015	WD	Qualified	Improved	\$219,000
7933 / 1041	95251818	10	1995	WD	Qualified	Improved	\$150,500
7578 / 0330	94275591	11	1994	WD	Unqualified	Vacant	\$188,000
7515 / 0470	94224750	09	1994	WD	Unqualified	Vacant	\$88,000

Property Record Card - Page 2

Building Information

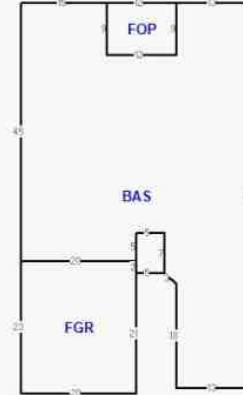
Building 1

Type 01 | SINGLE FAMILY

Year Built 1995

Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	3	Gable or Hip
Roof Cover	6	Tile
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Interior Flooring	7	Tile
Heat/AC	2	Central
Architectural Style	5	Contemporary 1-Story
Condition	3	Average
Bedrooms	3.0	
Bathrooms	2.0	
Stories	1.0	
Units	1.0	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,959	1,959	\$199,583
FOP	108		\$2,751
FGR	460		\$23,432
FOP	35		\$917
Totals	2,562	1,959	\$226,683

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0351	POOL 01 SCREENED	1	1995	0	0	1.00	\$27,264
0380	SPA 01	1	1995	0	0	1.00	\$4,080

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
REI2	Res SF Class 9.50	PD-A	50.00	161.00	SE SF LOTS W/ EFF SIZE	8,050.00	\$78,004

Legal Description

HUNTER'S GREEN PARCEL 17A PHASE 2 LOT 14 BLOCK 2

Listing History

MLS#	Change PType-County	Type Y Dt	List Price/ Sold Price	Address City	Beds SqFt	List Date Tax ID	Zip Code	Current List Office List Agt
T3376307	SLD,	06/28/2022	\$442,500	17639 NATHANS DR TAMPA	3 1,959	05/26/2022 A-18-27-20-23H-000002-00014	33647	HOMETRUST REALTY GROUP Keshia Bery Owen
T3376307	PNC,	06/10/2022	\$460,000	17639 NATHANS DR TAMPA	3 1,959	05/26/2022 A-18-27-20-23H-000002-00014	33647	HOMETRUST REALTY GROUP Keshia Bery Owen
T3376307	DECR,	06/06/2022	\$460,000	17639 NATHANS DR TAMPA	3 1,959	05/26/2022 A-18-27-20-23H-000002-00014	33647	HOMETRUST REALTY GROUP Keshia Bery Owen
T3376307	NEW,	05/27/2022	\$480,000	17639 NATHANS DR TAMPA	3 1,959	05/26/2022 A-18-27-20-23H-000002-00014	33647	HOMETRUST REALTY GROUP Keshia Bery Owen
T2714652	SLD,	02/20/2015	\$219,000	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	PNC,	01/18/2015	\$219,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	DECR,	11/19/2014	\$219,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	BOM,	10/29/2014	\$224,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	AWC,	10/24/2014	\$224,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	PNC,	10/24/2014	\$224,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	DECR,	10/15/2014	\$224,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	BOM,	09/30/2014	\$229,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	AWC,	09/28/2014	\$229,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	DECR,	09/13/2014	\$229,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER
T2714652	NEW,	09/05/2014	\$234,900	17639 NATHANS DR TAMPA	3 1,959	09/05/2014 A-18-27-20-23H-000002-00014	33647	TAM BAY REALTY LLC TOM BRUBAKER

Amadeo by Tony

PROPERTY HISTORY

File No. 33011949

Borrower	Catamount Properties 2018 LLC						
Property Address	17639 Nathans Dr						
City	Tampa	County	Hillsborough	State	FL	Zip Code	33647
Lender/Client	Wedgewood Inc.						

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *
(may include properties that were considered but not utilized as comparables)

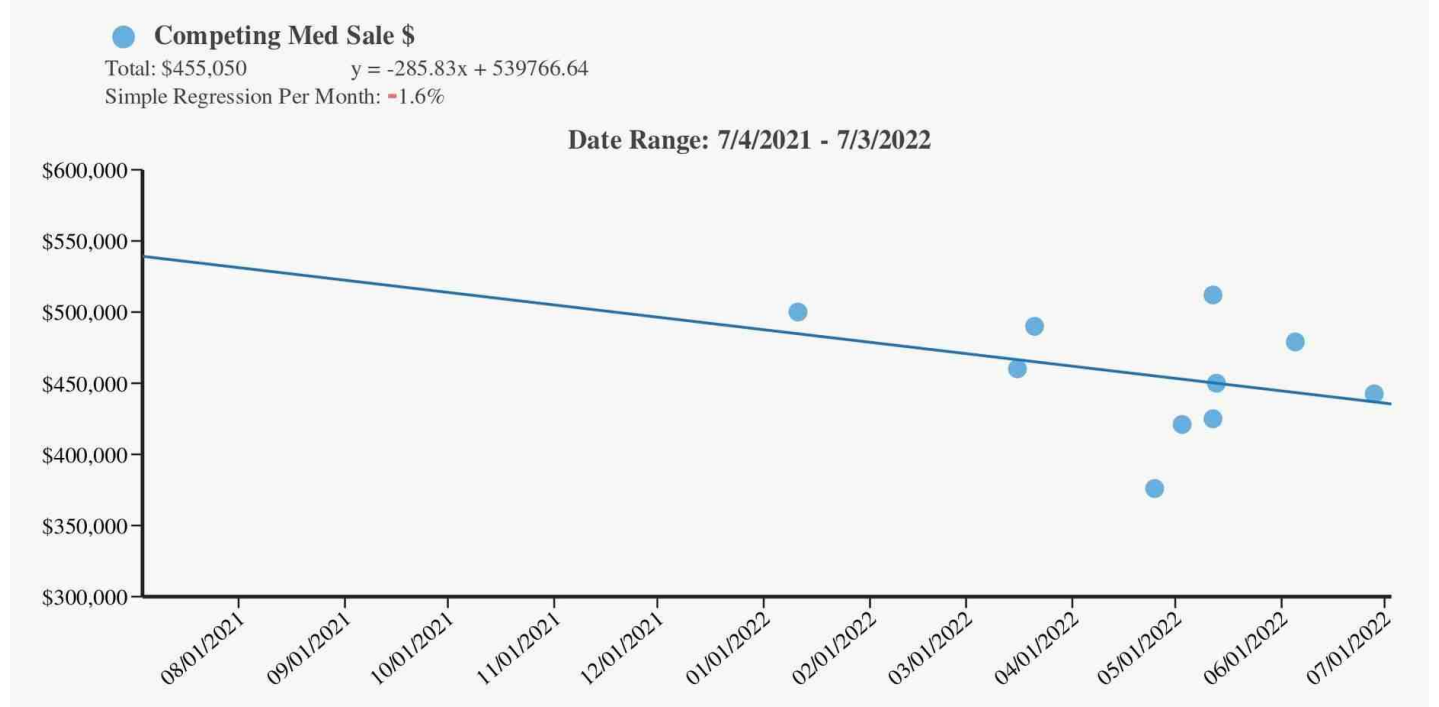
9305 Knightsbridge Ct
-No transfer history.

9005 Quail Creek Dr
-Transferred on 12/13/2021 for \$441,900. It transferred from 9005 Quail Creek LLC to Zillow Homes Property Trust and was a Warranty Deed (Document #654990).

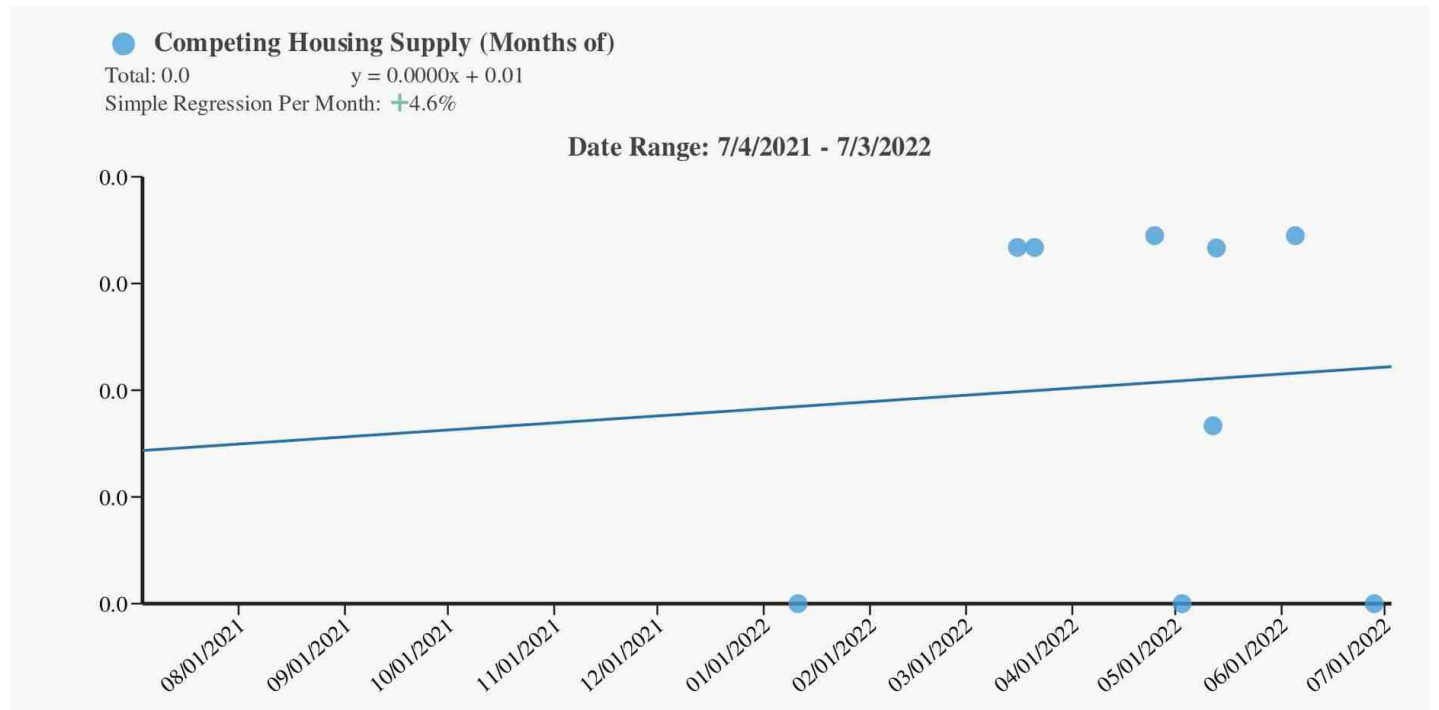
17501 Woodthrush Pl
-No transfer history.

Market Conditions Charts - Page 1

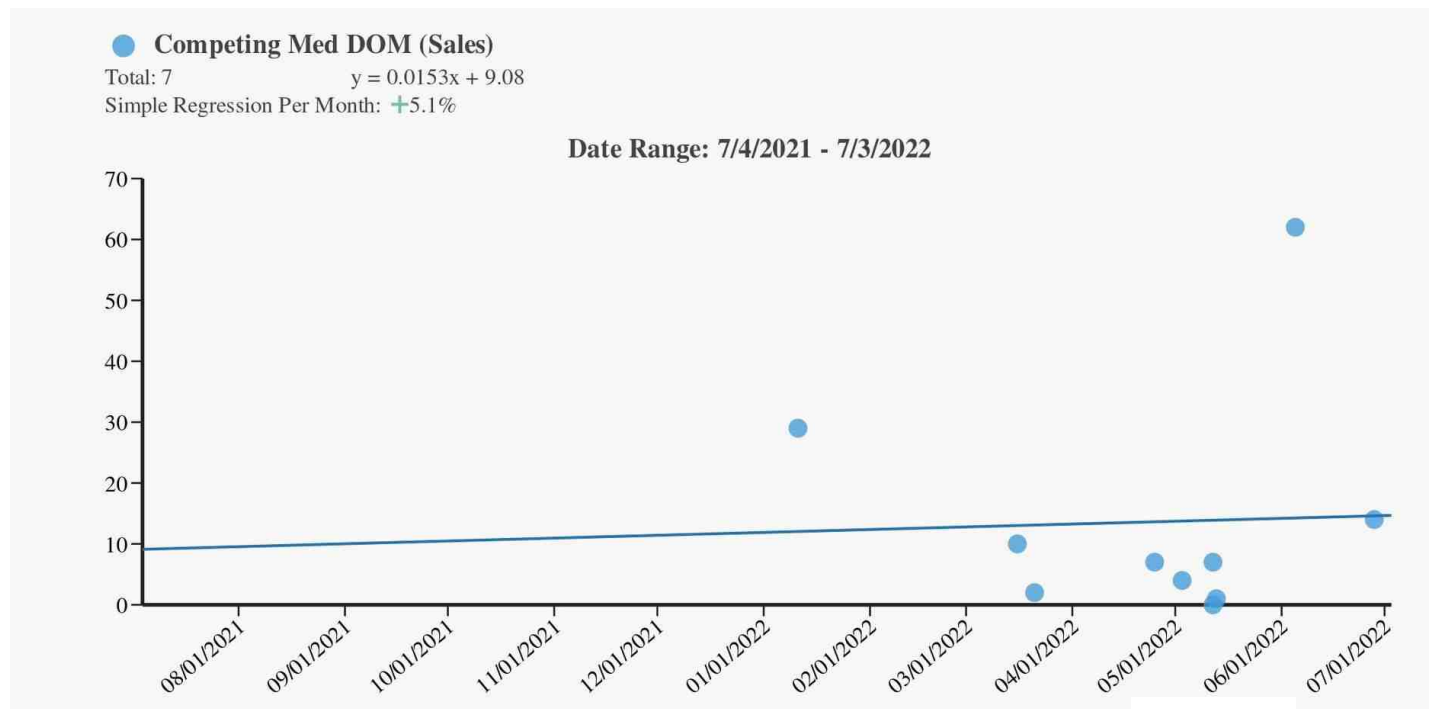
Borrower	Catamount Properties 2018 LLC						
Property Address	17639 Nathans Dr						
City	Tampa	County	Hillsborough	State	FL	Zip Code	33647
Lender/Client	Wedgewood Inc.						



Median \$



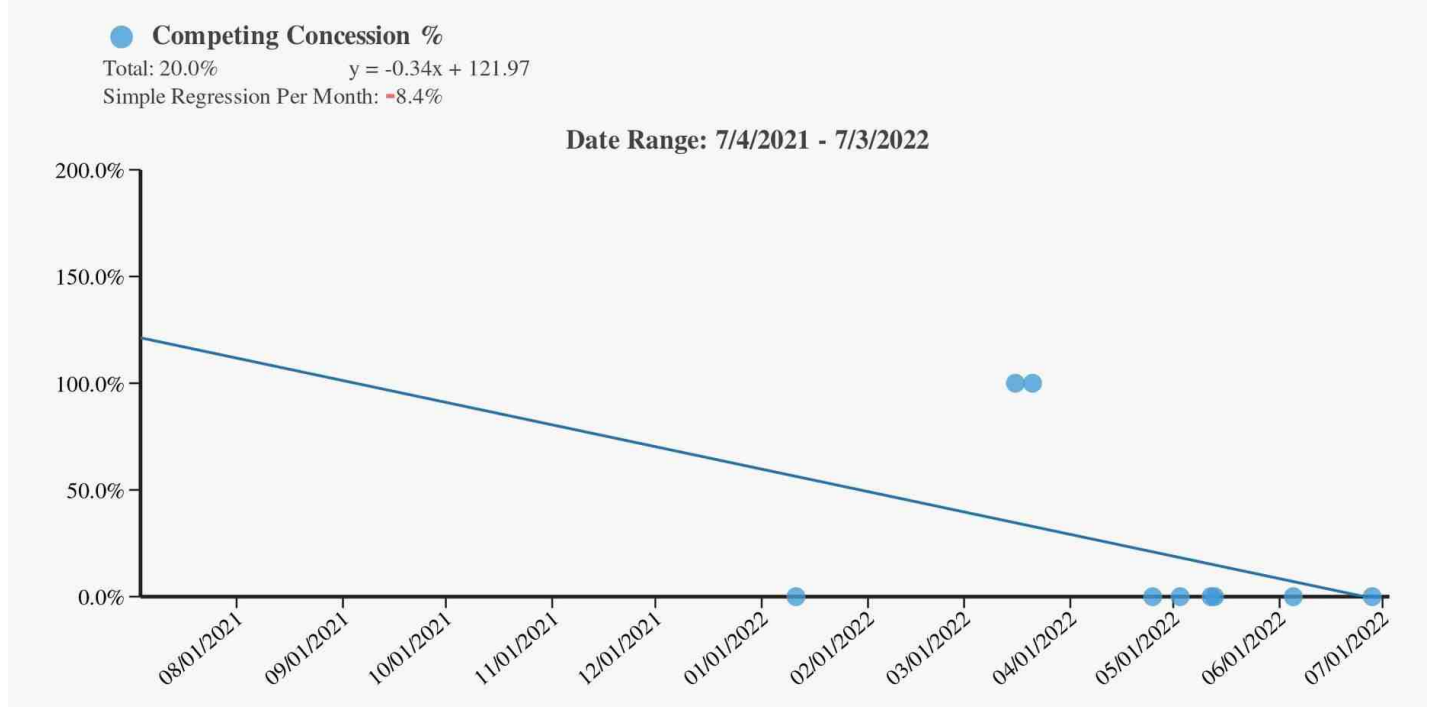
Housing Supply



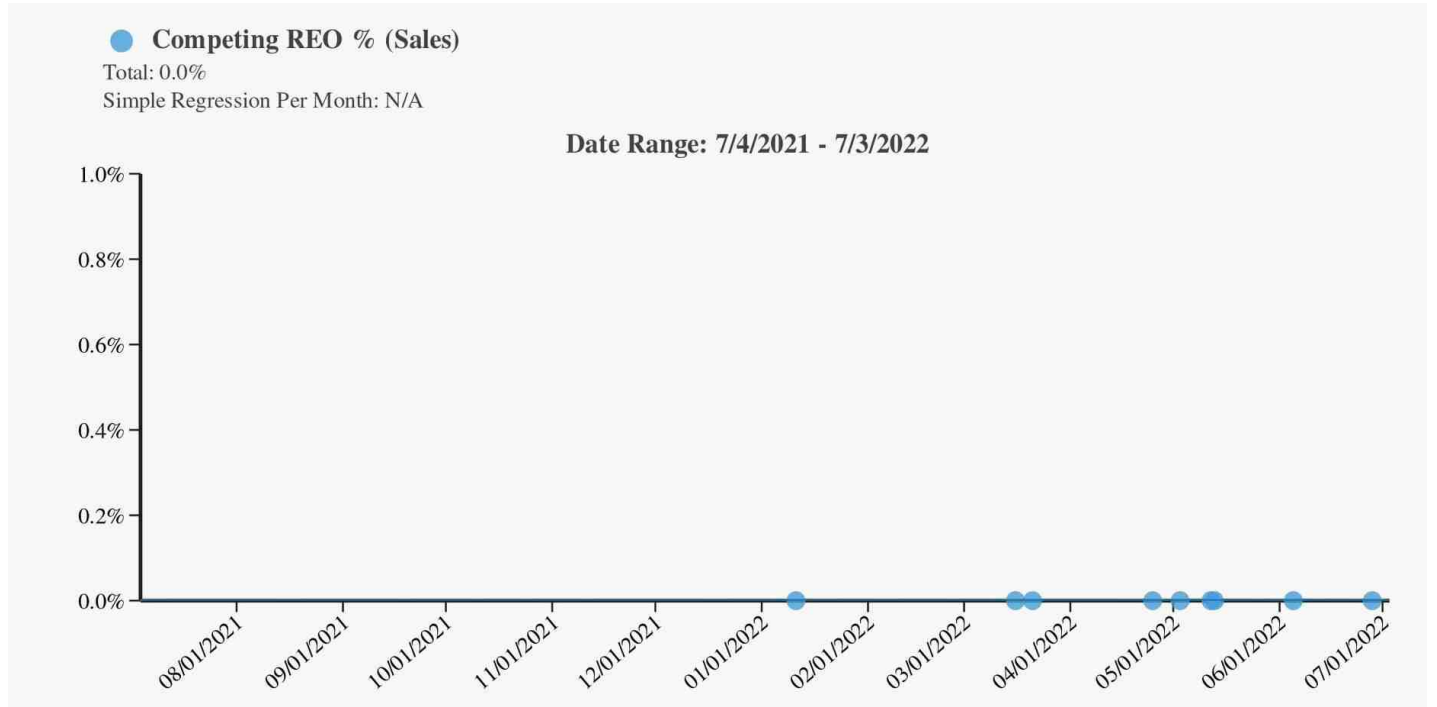
Sales DOM

Market Conditions Charts - Page 2

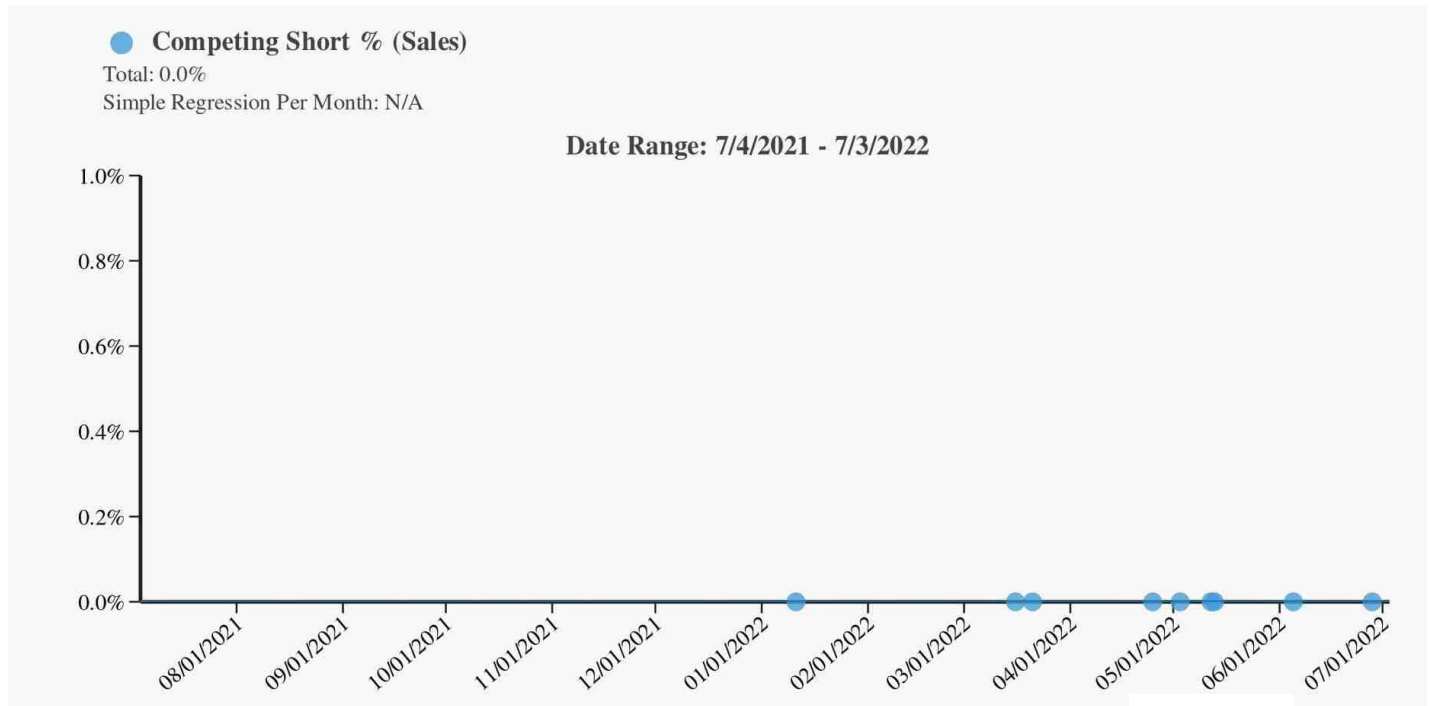
Borrower	Catamount Properties 2018 LLC				
Property Address	17639 Nathans Dr				
City	Tampa	County Hillsborough	State FL	Zip Code 33647	
Lender/Client	Wedgewood Inc.				



Concession %



Foreclosure Analysis



Short Sale Analysis

License



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

TERRY, LEONARD JAY

1444 EMERALD HILL WAY
VALRICO FL 33594

LICENSE NUMBER: RD7200

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



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