

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price**, Marketing Time: **Typical**. Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	464 Lamont Place, Spring Creek, NV 89815	Order ID	6112575	Property ID	26221349
Inspection Date	03/23/2019	Date of Report	03/23/2019		
Loan Number	37245	APN	045004005		
Borrower Name	Catamount Properties 2018 LLC				

Tracking IDs

Order Tracking ID	CITI_BPO_03.18.19	Tracking ID 1	CITI_BPO_03.18.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Manuf. Home	Condition Comments	
Occupancy	Vacant	Exterior of property has deferred maintenance- is in need of repair: peeling and missing paint, broken windows and trash removal.	
Secure?	Yes (Doors are locked)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$5,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$5,500		
HOA	Spring Creek Association 775-753-6295		
Association Fees	\$59 / Month (Other: road maintenance)		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		Property has not been listed or sold in the last 5 years.	
Listing Agent Name			
Listing Agent Phone			
# of Removed Listings in Previous 12 Months	0		
# of Sales in Previous 12 Months	0		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Spring Creek is an area that is an area that is approximately 15 minutes from the town of Elko. Spring Creek has its own elementary, middle and high school. It has two grocery stores. The Association in Spring Creek allows residents use of a marina and park for recreation and a golf course. Spring Creek usually has larger lots that are 1plus acres and in some areas allow for horses and other types of association approved livestock.	
Sales Prices in this Neighborhood	Low: \$56,000 High: \$205,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	464 Lamont Place	627 Hayland	720 Sterling	371 Kimble
City, State	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV
Zip Code	89815	89815	89815	89815
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.62 ¹	1.01 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$156,000	\$175,000	\$177,900
List Price \$	--	\$153,000	\$175,000	\$177,900
Original List Date		12/03/2018	03/05/2018	12/03/2018
DOM · Cumulative DOM	-- · --	110 · 110	16 · 383	110 · 110
Age (# of years)	24	30	30	9
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,560	1,708	1,568	1,456
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.56 acres	1.03 acres	1.56 acres	1.17 acres
Other	--	--	--	--

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

- Listing 1** This 3 bedroom, 2 bathroom home features a pellet stove and is fully fenced for horses with horse outbuilding and storage area. Home has mature trees with a covered front deck to relax and enjoy the views. Beautiful hardwood floors in living and dining rooms. Newer pellet stove and roof. Property also has 2 frost frees faucets, patio with fire pit, and a spacious lot.
- Listing 2** Mountain Views! Amazing privacy fence with automatic door. This home sits just right to see the Ruby Mountains from your living room, kitchen and bedrooms. The bedrooms are split floorplan, with an open kitchen and living room floor plan. Tankless water heater! The lot has plenty of room for RV parking. chicken coop and shed are negotiable.
- Listing 3** Lovely open floor plan with loads of light from large windows! The living space is very large furniture friendly. The kitchen has loads of cabinet space and counter area. The master bedroom has a bathwith a lovely garden tub large separate shower. Mst Bed includes large walk-in closet. This home has been freshly painted in main living areas and is "move-in ready". Located right off Spring Creek Pkwy for easy access. Do not miss out on this home that qualifies for loads of different financing.. Including no money down USDA, FHA and no money down to you veterans.

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	464 Lamont Place	400 Merino	394 Merino	521 Gila
City, State	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV
Zip Code	89815	89815	89815	89815
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	0.87 ¹	1.46 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$169,900	\$185,000	\$174,900
List Price \$	--	\$163,000	\$168,500	\$174,900
Sale Price \$	--	\$163,000	\$165,000	\$174,900
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	3/11/2019	2/28/2019	12/18/2018
DOM · Cumulative DOM	-- · --	140 · 143	148 · 178	50 · 48
Age (# of years)	24	20	19	35
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,560	1,512	2,025	1,248
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	5 · 2	3 · 2
Total Room #	8	8	10	8
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.56 acres	1.0 acres	1.06 acres	1.25 acres
Other	--	--	--	--
Net Adjustment	--	-\$8,500	-\$16,000	+\$3,500
Adjusted Price	--	\$154,500	\$149,000	\$178,400

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Spacious and inviting! This 3 bed, 2 bath manor boasts an open floor plan, vaulted ceilings, lots of natural lighting, and owner upgrades! Freshly painted inside and out, this home is clean, turnkey and ready for you to move in. Calling all chefs- this kitchen is HUGE and well laid out, giving you plenty of space for your next feast! Great location- close to Spring Creek shopping and the highway! Make an appointment today and come home to this great home before it becomes someone else s!

Sold 2 This large home has plenty of space for everything! There is a private office in the master suite, a large game room in the back, a formal living room, a giant family room, 5 bedrooms, a large dining room, and a small loft above the 5th bedroom for additional storage! It has new flooring, fresh paint, a new dishwasher, and sits on over an acre that is flat with breath taking views of the Rubies.

Sold 3 Well maintained home at 1248-SF with 3 bedrooms and 2 bathrooms with central air. Kitchen was remodeled with beautiful finishes and open concept. The living room is spacious with view of the rubies and a pellet stove. The master bedroom is large with an updated bathroom done. Sits on 1.26 Acres with a fully fenced back yard, circle driveway, maintained yard with full sprinkler and drip system. The exterior of the home has a front deck, covered back deck, 17x 18 pole barn and a shed.

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$149,000	\$159,000
Sales Price	\$149,000	\$155,000
30 Day Price	\$139,900	--

Comments Regarding Pricing Strategy

Interior of property was not inspected and cannot be commented on to influence suggested price. Price conclusion obtained due to subject property exterior condition, location, active and sold comparables and current market trends. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the subject property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

VIII. Property Images

Address 464 Lamont Place, Spring Creek, NV 89815
Loan Number 37245

Suggested List \$149,000

Suggested Repaired \$159,000

Sale \$149,000



Subject 464 Lamont Pl

View Front



Subject 464 Lamont Pl

View Address Verification

VIII. Property Images (continued)

Address 464 Lamont Place, Spring Creek, NV 89815
Loan Number 37245 **Suggested List** \$149,000 **Suggested Repaired** \$159,000 **Sale** \$149,000



Subject 464 Lamont Pl

View Side



Subject 464 Lamont Pl

View Side

VIII. Property Images (continued)

Address 464 Lamont Place, Spring Creek, NV 89815
Loan Number 37245

Suggested List \$149,000

Suggested Repaired \$159,000

Sale \$149,000



Subject 464 Lamont Pl

View Back



Subject 464 Lamont Pl

View Street

VIII. Property Images (continued)

Address 464 Lamont Place, Spring Creek, NV 89815
Loan Number 37245

Suggested List \$149,000

Suggested Repaired \$159,000

Sale \$149,000



Subject 464 Lamont Pl

View Street



Listing Comp 1 627 Hayland

View Other

VIII. Property Images (continued)

Address 464 Lamont Place, Spring Creek, NV 89815
Loan Number 37245

Suggested List \$149,000

Suggested Repaired \$159,000

Sale \$149,000



Listing Comp 2 720 Sterling

View Other



Listing Comp 3 371 Kimble

View Other

VIII. Property Images (continued)

Address 464 Lamont Place, Spring Creek, NV 89815
Loan Number 37245

Suggested List \$149,000

Suggested Repaired \$159,000

Sale \$149,000



Sold Comp 1 400 Merino

View Other



Sold Comp 2 394 Merino

View Other

VIII. Property Images (continued)

Address 464 Lamont Place, Spring Creek, NV 89815
Loan Number 37245

Suggested List \$149,000

Suggested Repaired \$159,000

Sale \$149,000

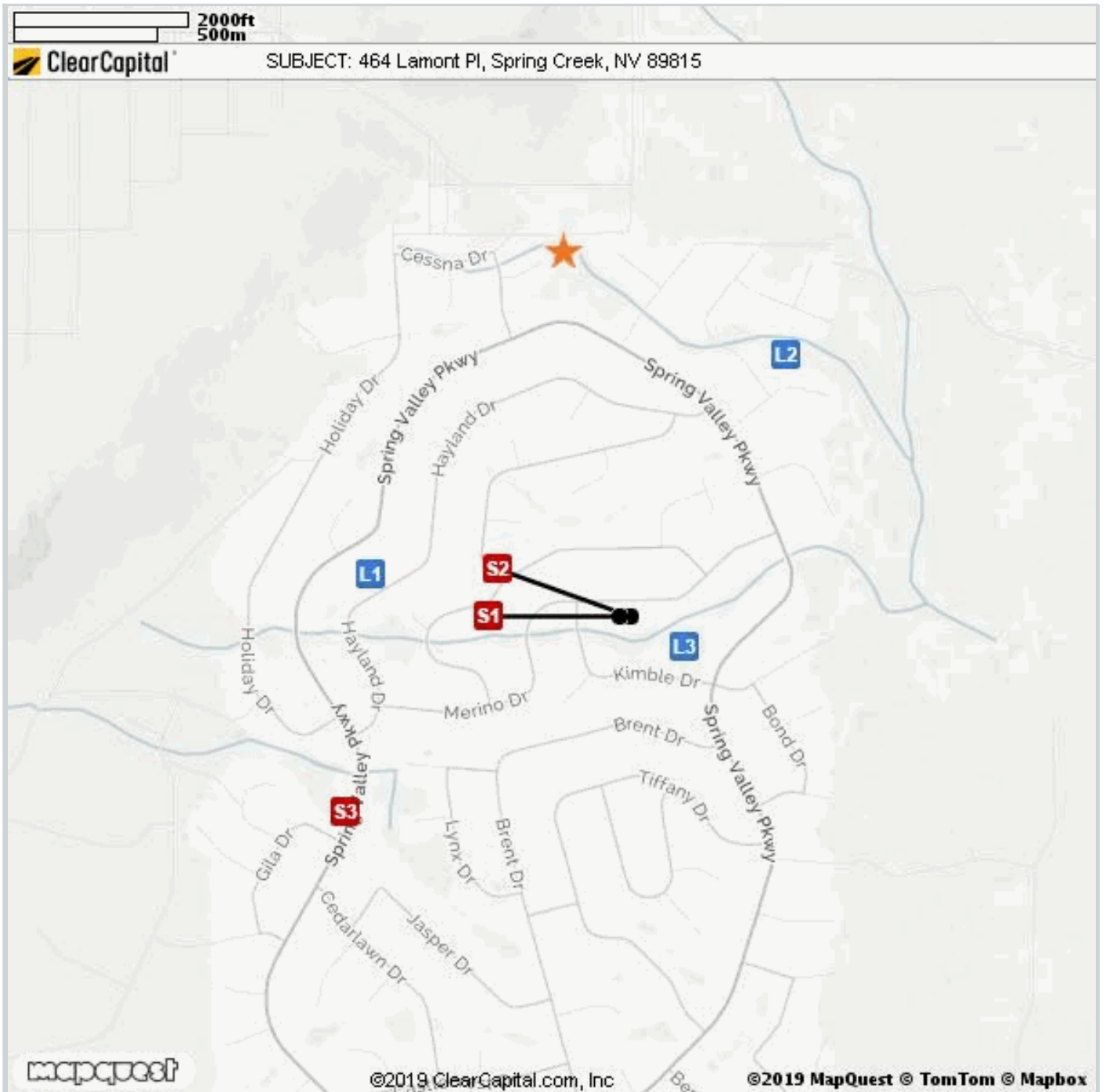


Sold Comp 3 521 Gila

View Other

ClearMaps Addendum

Address ★ 464 Lamont Place, Spring Creek, NV 89815
Loan Number 37245 **Suggested List** \$149,000 **Suggested Repaired** \$159,000 **Sale** \$149,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	464 Lamont Pl, Spring Creek, NV	--	Parcel Match
L1 Listing 1	627 Hayland , Spring Creek, NV	0.90 Miles ¹	Parcel Match
L2 Listing 2	720 Sterling, Spring Creek, NV	0.62 Miles ¹	Parcel Match
L3 Listing 3	371 Kimble , Spring Creek, NV	1.01 Miles ¹	Parcel Match
S1 Sold 1	400 Merino , Spring Creek, NV	0.87 Miles ¹	Parcel Match
S2 Sold 2	394 Merino, Spring Creek, NV	0.87 Miles ¹	Parcel Match
S3 Sold 3	521 Gila , Spring Creek, NV	1.46 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.
² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject
2. One address verification photo
3. One street scene photo looking down the street
4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Marissa Lostra	Company/Brokerage	Lostra Realty
License No	B.0002194.CORP	Electronic Signature	/Marissa Lostra/
License Expiration	12/31/2019	License State	NV
Phone	7753970052	Email	rissak3@yahoo.com
Broker Distance to Subject	5.07 miles	Date Signed	03/23/2019

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Addendum: NV Broker's Price Opinion Qualification

The attached Broker's Price Opinion ("BPO") has been prepared by: **Marissa Lostra** ("Licensee"), **B.0002194.CORP** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Lostra Realty** (Company).

This Addendum is an integral part of the BPO prepared by Licensee and the BPO is considered incomplete without it.

1. This BPO has been prepared for **Wedgewood Inc** (Beneficiary or agent of Beneficiary hereinafter "Beneficiary") regarding the real property commonly known and described as: **464 Lamont Place, Spring Creek, NV 89815**
2. Licensee is informed that the Beneficiary's interest in the real property is that of a third party making decisions or performing due diligence for an existing or potential lien holder.
3. The intended purpose of this BPO is to assist the Beneficiary in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence.
4. Licensee certifies that Licensee has no existing or contemplated interest in the property, including without limitation the possibility of Licensee representing the seller or any purchaser.

Issue date: **March 23, 2019**

Licensee signature: **/Marissa Lostra/**

NOTWITHSTANDING ANY PREPRINTED LANGUAGE TO THE CONTRARY, THIS OPINION IS NOT AN APPRAISAL OF THE MARKET VALUE OF THE PROPERTY. IF AN APPRAISAL IS DESIRED, THE SERVICES OF A LICENSED OR CERTIFIED APPRAISER MUST BE OBTAINED.

Disclaimer

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.