

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.

<b>Address</b>	8221 Hydra Lane, Las Vegas, NV 89128	<b>Order ID</b>	6107056	<b>Property ID</b>	26204440
<b>Inspection Date</b>	03/16/2019	<b>Date of Report</b>	03/16/2019		
<b>Loan Number</b>	37266	<b>APN</b>	138-28-112-039		
<b>Borrower Name</b>	Catamount Properties 2018 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	Citi_BPO_RUSH_03.15.19	<b>Tracking ID 1</b>	Citi_BPO_RUSH_03.15.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied	The subject property appeared to be in average condition for the area and didn't show any obvious damages. The home shouldn't have any issues on the resale market.	
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		NONE	
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	0		
<b># of Sales in Previous 12 Months</b>	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**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Home values have increased dramatically in the last 2 years. More recently, home values have leveled off and are staying the same month to month. Last months prices went up 1% from the previous month. Most expect prices to stay level through the end of the year.	
<b>Sales Prices in this Neighborhood</b>	Low: \$235,000 High: \$295,000		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8221 Hydra Lane	8209 Hydra Ln	8212 Cimarron Ridge Dr	8020 Pottery Creek Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89128	89128	89128	89128
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 <sup>1</sup>	0.02 <sup>1</sup>	0.42 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$252,500	\$257,000	\$285,000
List Price \$	--	\$247,500	\$249,900	\$285,000
Original List Date		02/06/2019	12/13/2018	02/25/2019
DOM · Cumulative DOM	-- · --	38 · 38	93 · 93	19 · 19
Age (# of years)	27	26	26	25
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP
# Units	1	1	1	1
Living Sq. Feet	1,434	1,259	1,259	1,355
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.10 acres	0.10 acres	0.12 acres
Other	NONE	NONE	NONE	NONE

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

- Listing 1** Great home located in an establish NON HOA neighborhood in Las Vegas. all appliances are staying with the home. Large courtyard in the front, and extra parking
- Listing 2** Remarks A MUST SEE 3 bedroom, 2.5 bath home with a great yard in a desireable location. Close to parks, freeway, and other amenities. Newer carpet downstairs, nicely landscaped backyard with covered patio.
- Listing 3** Remarks open floor plan with high ceiling property in Summerlin, remodelled move in ready home, stainless appliance and more

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

## V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8221 Hydra Lane	8153 Hydra Ln	8069 Cetus Cir	1100 Carmel Shores Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89128	89128	89128	89128
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 <sup>1</sup>	0.22 <sup>1</sup>	0.26 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$254,900	\$259,900
List Price \$	--	\$245,000	\$254,900	\$259,900
Sale Price \$	--	\$245,000	\$252,500	\$259,000
Type of Financing	--	Fha	Cash	Conv
Date of Sale	--	2/19/2019	12/11/2018	2/22/2019
DOM · Cumulative DOM	-- · --	149 · 182	13 · 39	21 · 57
Age (# of years)	27	26	25	25
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP
# Units	1	1	1	1
Living Sq. Feet	1,434	1,259	1,259	1,556
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.13 acres	0.09 acres	0.09 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$600	+\$0	+\$0
Adjusted Price	--	\$244,400	\$252,500	\$259,000

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

**Sold 1** 2 Weeks- NEW CARPET, NEWLY PAINTED, NEW TILES IN THE LIVING AND DINING AREA, NEW SINK, NEW COUNTERTOP, NEW FAUCET IN THE KITCHEN, NEW COUNTERTOP IN THE MASTERBEDROOM AND NEW DISHWASHER, never been used. "PRICE REDUCED"!! NO HOA. 2 1/2 Bath. BIG LOT! ALL THE APPLIANCES ARE INCLUDED. Refrigerator, Stove, and Microwave, all Stainless Steel (Washer and Dryer are INCLUDED). This home features a large corner lot and "COVERED PATIO" in rear yard.

**Sold 2** MOVE IN READY! Don t miss this 3 Bedroom cul-de-sac home! Featuring: Large MASTER BEDROOM, 2 car garage, NEW TILE, NEW GRANITE COUNTER TOPS, FRESH PAINT & POOL SIZED PRIVATE BACKYARD. No neighbor behind. Beautiful VIEW. This home is conveniently located near parks and the 215. \* Refrigerator included! \*Soft water system stays! You ll love living here!

**Sold 3** Cozy upgraded home blocks from the Kellogg Zaher Sports Complex- Soccer, dog runs, picnic + playgrounds, track, + 23 court Darling Tennis Center. Stainless steel appliances, granite countertops with a breakfast nook. Spacious master bedroom with large walk in closet. Large Roman Tub. Ceiling fans throughout. Jack + Jill bath for other bedrooms. French doors to the large courtyard in back. Laundry Closet. Subject to Cancellation of Escrow

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$253,000	\$253,000
<b>Sales Price</b>	\$253,000	\$253,000
<b>30 Day Price</b>	\$243,000	--

### Comments Regarding Pricing Strategy

VALUED THE SUBJECT BETWEEN SALE COMP 2 AND 3 WHICH ARE THE MOST SIMILAR TO THE SUBJECT AND BRACKET THE SUBJECTS SQ. FOOTAGE.

## 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** 8221 Hydra Lane, Las Vegas, NV 89128  
**Loan Number** 37266 **Suggested List** \$253,000 **Suggested Repaired** \$253,000 **Sale** \$253,000



**Subject** 8221 Hydra Ln

**View** Front



**Subject** 8221 Hydra Ln

**View** Address Verification

**Comment** "SUBJECTS ADDRESS NOT AVAILABLE"

**VIII. Property Images (continued)**

**Address** 8221 Hydra Lane, Las Vegas, NV 89128  
**Loan Number** 37266 **Suggested List** \$253,000

**Suggested Repaired** \$253,000

**Sale** \$253,000



**Subject** 8221 Hydra Ln

**View** Address Verification

**Comment** "NEIGHBORS ADDRESS AS SUBJECT IS NOT AVAILABLE"



**Subject** 8221 Hydra Ln

**View** Side

**VIII. Property Images (continued)**

**Address** 8221 Hydra Lane, Las Vegas, NV 89128  
**Loan Number** 37266 **Suggested List** \$253,000

**Suggested Repaired** \$253,000

**Sale** \$253,000



**Subject** 8221 Hydra Ln

**View** Side



**Subject** 8221 Hydra Ln

**View** Street

**VIII. Property Images (continued)**

**Address** 8221 Hydra Lane, Las Vegas, NV 89128  
**Loan Number** 37266 **Suggested List** \$253,000

**Suggested Repaired** \$253,000

**Sale** \$253,000



**Subject** 8221 Hydra Ln

**View** Street



**Listing Comp 1**

**View** Front



**VIII. Property Images (continued)**

**Address** 8221 Hydra Lane, Las Vegas, NV 89128

**Loan Number** 37266

**Suggested List** \$253,000

**Suggested Repaired** \$253,000

**Sale** \$253,000



**Listing Comp 2**

**View** Front



**Listing Comp 3**

**View** Front

**VIII. Property Images (continued)**

**Address** 8221 Hydra Lane, Las Vegas, NV 89128

**Loan Number** 37266

**Suggested List** \$253,000

**Suggested Repaired** \$253,000

**Sale** \$253,000



**Sold Comp 1**

**View** Front



**Sold Comp 2**

**View** Front

**VIII. Property Images (continued)**

**Address** 8221 Hydra Lane, Las Vegas, NV 89128

**Loan Number** 37266

**Suggested List** \$253,000

**Suggested Repaired** \$253,000

**Sale** \$253,000

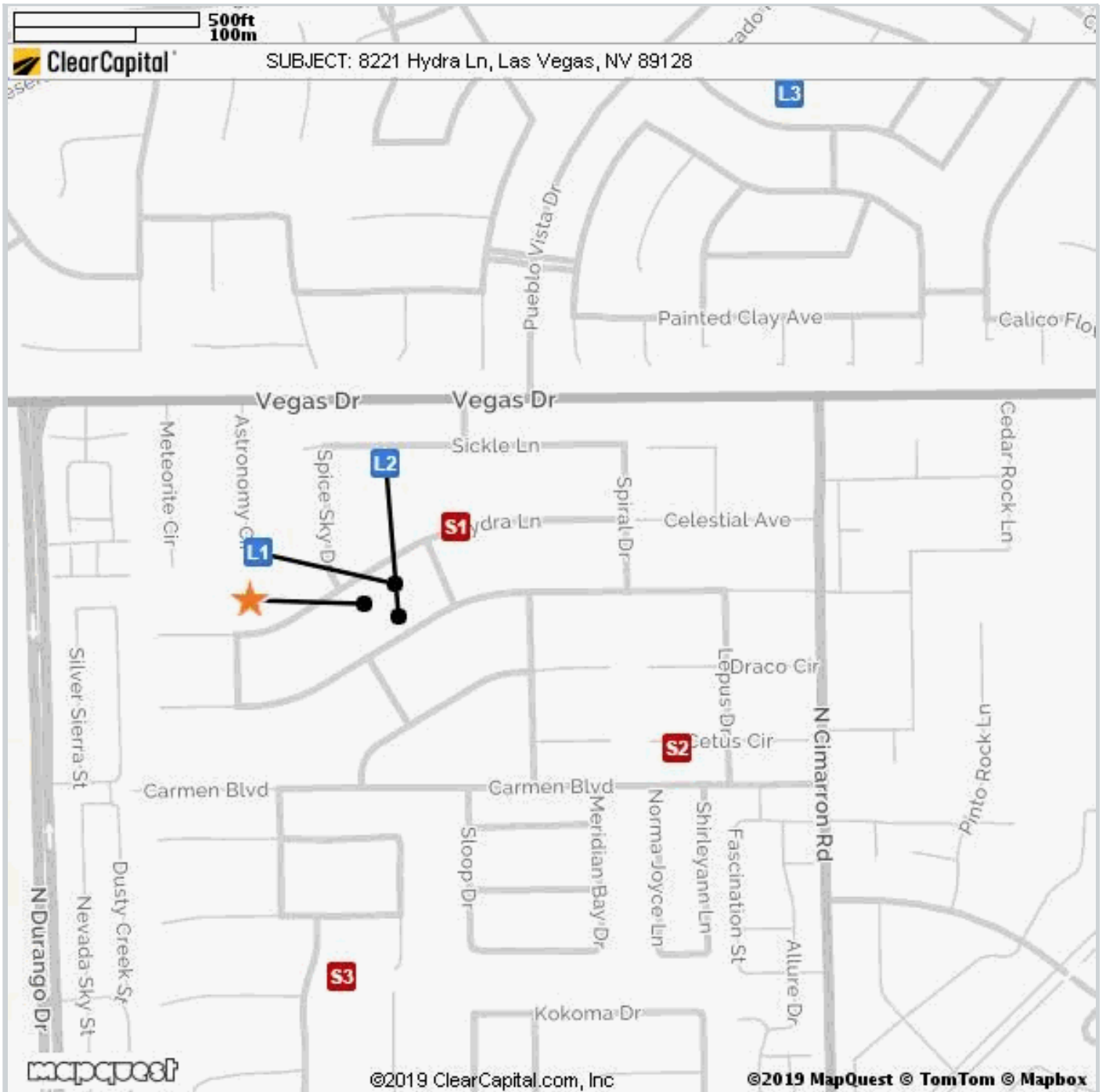


**Sold Comp 3**

**View Front**

**ClearMaps Addendum**

**Address** ★ 8221 Hydra Lane, Las Vegas, NV 89128  
**Loan Number** 37266      **Suggested List** \$253,000      **Suggested Repaired** \$253,000      **Sale** \$253,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8221 Hydra Ln, Las Vegas, NV	--	Parcel Match
L1 Listing 1	8209 Hydra Ln, Las Vegas, NV	0.02 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	8212 Cimarron Ridge Dr, Las Vegas, NV	0.02 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8020 Pottery Creek Dr, Las Vegas, NV	0.42 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8153 Hydra Ln, Las Vegas, NV	0.07 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	8069 Cetus Cir, Las Vegas, NV	0.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1100 Carmel Shores Dr, Las Vegas, NV	0.26 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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	Mark Perry	Company/Brokerage	Local Realty
License No	B.1001058.LLC	Electronic Signature	/Mark Perry/
License Expiration	09/30/2020	License State	NV
Phone	7022454240	Email	marksellsasvegas@gmail.com
Broker Distance to Subject	11.61 miles	Date Signed	03/16/2019

*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: **Mark Perry** ("Licensee"), **B.1001058.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Local 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: **8221 Hydra Lane, Las Vegas, NV 89128**
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 16, 2019**

Licensee signature: **/Mark Perry/**

**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.