

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	7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129	Order ID	6107056	Property ID	26204438
Inspection Date	03/16/2019	Date of Report	03/16/2019		
Loan Number	37271	APN	138-10-615-078		
Borrower Name	Catamount Properties 2018 LLC				

Tracking IDs

Order Tracking ID	Citi_BPO_RUSH_03.15.19	Tracking ID 1	Citi_BPO_RUSH_03.15.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Condo	Condition Comments
Occupancy	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.
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	SUNHAMPTON 7027378580	
Association Fees	\$163 / Month (Pool, Insurance)	
Visible From Street	Visible	

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments
Listing Agency/Firm		NONE
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	Suburban	Neighborhood Comments
Local Economy	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.
Sales Prices in this Neighborhood	Low: \$125,000 High: \$175,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7041 Sunhampton Avenue Unit 207	3412 Winterhaven St, #204	3637 Ian Thomas St, #101	3601 Arginis St, #102
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89108	89129	89108
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.03 ¹	0.22 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$139,900	\$155,000	\$165,000
List Price \$	--	\$152,900	\$153,500	\$165,000
Original List Date		10/12/2018	01/09/2019	10/27/2018
DOM · Cumulative DOM	-- · --	154 · 155	66 · 66	83 · 140
Age (# of years)	23	23	23	23
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story CONDO	1 Story CONDO	1 Story CONDO	1 Story CONDO
# Units	1	1	1	1
Living Sq. Feet	1,108	1,156	1,091	1,056
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	NONE	NONE	NONE	NONE

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

- Listing 1** FRESH PAINT THROUGHOUT, NEW CARPET, NEW VINYL FLOORS THROUGHOUT! FANTASTIC WARM & INVITING ENTRY W/ FIREPLACE, LARGE LIVING ROOM W/ BALCONY ACCESS! COZY KITCHEN W/ BRAND NEW VINYL PLANK FLOORING THAT IS DURABLE AND GREAT FOR QUICK AND EASY CLEANUP! GREAT SIZE GUEST BEDROOM W/ LOVELY BATH W/ TUB/SHOWER COMBO! LARGE MASTER WITH WALK IN CLOSET, DOUBLE SINKS AND TUB/SHOWER COMBO! COME VIEW TODAY!!
- Listing 2** A condo with a garage that has interior entry into the kitchen is hard to find, well this one has it!! Besides the garage entry into the home, it s a corner unit with no neighbors on one side, with 2 bedrooms and 2 baths. Gated community with a pool. Complex is not one of those mega developments were you get lost driving around. This one is perfect size which eliminates the traffic!
- Listing 3** First Flor Two Bed room unit with large patio and oversized 1 card grarge. Great for investment or first time starter home. Gated community, with community pool and spa.

* Listing 1 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	7041 Sunhampton Avenue Unit 207	3673 Ian Thomas St, #203	3608 Galatea St, #101	3661 Renovah St, #204
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89129	89108	89129
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.20 ¹	0.07 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$135,000	\$139,000	\$139,900
List Price \$	--	\$135,000	\$139,000	\$144,900
Sale Price \$	--	\$135,000	\$136,000	\$142,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	11/14/2018	11/20/2018	2/8/2019
DOM · Cumulative DOM	-- · --	8 · 43	8 · 27	286 · 318
Age (# of years)	23	23	22	23
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story CONDO	1 Story CONDO	1 Story CONDO	1 Story CONDO
# Units	1	1	1	1
Living Sq. Feet	1,108	1,108	1,056	1,108
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$0	+\$0	+\$0
Adjusted Price	--	\$135,000	\$136,000	\$142,000

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

- Sold 1** GREAT 2ND FLOOR UNIT W/BRIGHT AND OPEN FLOOR PLAN & 1 CAR ATTACHED GARAGE! LARGE KITCHEN W/TILE COUNTERS, TONS OF CABINETS, NEW DISHWASHER, WHITE APPLIANCES. TILE FLOOR IN KITCHEN & BATH, MAN-MADE LAMINATE WOOD FLOORING IN LIVING/DINING ROOM & MASTER BEDROOM, NEW CARPET IN GUEST BEDROOM. NEUTRAL PAINTED 2 TONE COLORS THROUGHOUT! MASTER SUITE WITH WALK IN CLOSET! NEWER A/C & HEATING UNIT 3 YEARS OLD, HOT WATER HEATER 2 YEARS OLD.
- Sold 2** FIRST FLOOR CONDO W/ATTACHED GARAGE! LIVING ROOM WITH GAS FIREPLACE, DINING AREA WITH CEILING FAN & LIGHT, KITCHEN W/BREAKFAST BAR, TILE COUNTERS, TRACK LIGHTING, GAS STOVE, DISHWASHER, MICROWAVE & REFRIGERATOR, MASTER BEDROOM W/CEILING FAN & LIGHT AND WALK-IN CLOSET, MASTER BATH WITH DUAL SINKS & WALK-IN SHOWER. GUEST BEDROOM W/CEILING FAN & LIGHT, LAUNDRY CLOSET W/WASHER & ELECTRIC DRYER, 1 CAR ATTACHED GARAGE.
- Sold 3** GORGEOUS! 1108 SQ FT 2ND STORY 2 LARGE BEDROOMS W/2 FULL BATHROOMS; GATED COMMUNITY WITH SPARKLING POOL AND SPA; DINING ROOM, BREAKFAST BAR, AWESOME COUNTERS AND DIRECT GARAGE ACCESS.

* 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	\$138,000	\$138,000
Sales Price	\$138,000	\$138,000
30 Day Price	\$128,000	--

Comments Regarding Pricing Strategy
VALUED THE SUBJECT BETWEEN SALE COMP 1 AND 3 WHICH ARE MODEL MATCHES TO THE SUBJECT.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.26 miles and the sold comps closed within the last 4 months. The market is reported as having increased 6% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129

Loan Number 37271

Suggested List \$138,000

Suggested Repaired \$138,000

Sale \$138,000



Subject 7041 Sunhampton Ave Unit 207

View Front



Subject 7041 Sunhampton Ave Unit 207

View Address Verification

VIII. Property Images (continued)

Address 7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129
Loan Number 37271

Suggested List \$138,000

Suggested Repaired \$138,000

Sale \$138,000



Subject 7041 Sunhampton Ave Unit 207

View Address Verification



Subject 7041 Sunhampton Ave Unit 207

View Side

VIII. Property Images (continued)

Address 7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129
Loan Number 37271

Suggested List \$138,000

Suggested Repaired \$138,000

Sale \$138,000



Subject 7041 Sunhampton Ave Unit 207

View Side



Subject 7041 Sunhampton Ave Unit 207

View Street

VIII. Property Images (continued)

Address 7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129
Loan Number 37271

Suggested List \$138,000

Suggested Repaired \$138,000

Sale \$138,000



Subject 7041 Sunhampton Ave Unit 207

View Street



Listing Comp 1

View Front

VIII. Property Images (continued)

Address 7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129

Loan Number 37271

Suggested List \$138,000

Suggested Repaired \$138,000

Sale \$138,000



Listing Comp 2

View Front



Listing Comp 3

View Front

VIII. Property Images (continued)

Address 7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129
Loan Number 37271

Suggested List \$138,000

Suggested Repaired \$138,000

Sale \$138,000



Sold Comp 1

View Front



Sold Comp 2

View Front

VIII. Property Images (continued)

Address 7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129

Loan Number 37271

Suggested List \$138,000

Suggested Repaired \$138,000

Sale \$138,000



Sold Comp 3

View Front

ClearMaps Addendum

Address ★ 7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129
Loan Number 37271 **Suggested List** \$138,000 **Suggested Repaired** \$138,000 **Sale** \$138,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7041 Sunhampton Ave Unit 207, Las Vegas, NV	--	Parcel Match
L1 Listing 1	3412 Winterhaven St, #204, Las Vegas, NV	0.26 Miles ¹	Parcel Match
L2 Listing 2	3637 Ian Thomas St, #101, Las Vegas, NV	0.03 Miles ¹	Parcel Match
L3 Listing 3	3601 Arginis St, #102, Las Vegas, NV	0.22 Miles ¹	Parcel Match
S1 Sold 1	3673 Ian Thomas St, #203, Las Vegas, NV	0.06 Miles ¹	Parcel Match
S2 Sold 2	3608 Galatea St, #101, Las Vegas, NV	0.20 Miles ¹	Parcel Match
S3 Sold 3	3661 Renovah St, #204, Las Vegas, NV	0.07 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	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	marksellslasvegas@gmail.com
Broker Distance to Subject	14.39 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: **7041 Sunhampton Avenue Unit 207, Las Vegas, NV 89129**
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.