

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	5653 Vineyard Lane, Las Vegas, NV 89110	Order ID	6122559	Property ID	26282071
Inspection Date	03/30/2019	Date of Report	03/31/2019		
Loan Number	37376	APN	140-33-822-039		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

Order Tracking ID	Citi_BPO_03.29.19	Tracking ID 1	Citi_BPO_03.29.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Cristina Wu	Condition Comments No damage or repair issues noted from exterior visual inspection. Door, windows, roof, paint, appear average for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Average. Subject property is a 2 level, condo with 3 bedrooms and 2 1/2 baths. Roof is pitched composition shingles. It has no fireplace, but has a small patio/balcony area. Last sold 02/03/2014 for \$40,374 by Trustee Deed. There are no MLS records available for this property except rental listings. Last leased 10/27/2016 for \$925/month per MLS 1841968. Subject property is located in the central eastern area of Las Vegas in the Arbors subdivision. This tract is comprised of 159 condo units, which vary in living area from 828-1,451 square foot units. Access to schools, shopping is within 1/2-1 mile and freeway entry is within 1-2 miles. Most likely buyer is investor/cash sale.
R. E. Taxes	\$450	
Assessed Value	\$27,808	
Zoning Classification	CON	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	The Arbors Owner Association 702-365-6720	
Association Fees	\$242 / Month (Pool)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments There is an oversupply of listings in Arbors. There are 7 units listed for sale (1 REO 0 short sales). In the past 12 months, there have been 11 closed sales in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market was 22 days with range 0-95 days and average sale price was 99.5% of final list price. NOTE: There are no currently listed condos within a 5 miles radius of subject property with square footage equal or superior to subject property. Most weight should be given to closed sales comps, which are all located in the Arbors condo subdiv...
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$120,000 High: \$179,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

There is an oversupply of listings in Arbors. There are 7 units listed for sale (1 REO 0 short sales). In the past 12 months, there have been 11 closed sales in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market was 22 days with range 0-95 days and average sale price was 99.5% of final list price. NOTE: There are no currently listed condos within a 5 miles radius of subject property with square footage equal or superior to subject property. Most weight should be given to closed sales comps, which are all located in the Arbors condo subdivision.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5653 Vineyard Lane	5513 Orchard Ln	5637 Vineyard Ln	6170 Sahara Ave Unit 1082
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89110	89110	89110	89142
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.05 ¹	1.11 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$169,000	\$170,000	\$174,500
List Price \$	--	\$169,000	\$170,000	\$174,500
Original List Date		03/18/2019	02/28/2019	03/07/2019
DOM · Cumulative DOM	-- · --	3 · 13	30 · 31	23 · 24
Age (# of years)	32	33	32	14
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,451	1,186	1,186	1,396
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	2 · 2	3 · 2 · 1
Total Room #	5	4	4	5
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	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	None

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** Under contract, will be VA financing. Identical to subject property in age, garage capacity. It is inferior in square footage, bedrooms, baths, but is superior in condition with new kitchen cabinets, quartz counters, stainless appliances and flooring. This property is nearly equal overall to subject property.
- Listing 2** Not under contract. Owner occupied property. Identical to subject property in age, garage capacity. It is inferior in square footage, bedrooms, baths, but is superior in condition with new kitchen cabinets, quartz counters, stainless appliances and flooring. This property is nearly equal overall subject property.
- Listing 3** Not under contract. Tenant occupied, leased for \$935/month. Identical to subject property in bedrooms, baths, condition, garage capacity and nearly identical in square footage. It is superior in age but inferior in no fireplace. It is nearly equal overall to subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5653 Vineyard Lane	5529 Orchard Ln # 107	5641 Vineyard Ln	5630 Vineyard Ln # 56
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89110	89110	89110	89110
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.06 ¹	0.08 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$136,500	\$178,000	\$179,000
List Price \$	--	\$136,500	\$178,000	\$179,000
Sale Price \$	--	\$140,000	\$179,000	\$175,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/23/2018	02/08/2019	12/21/2018
DOM · Cumulative DOM	-- · --	9 · 0	1 · 92	4 · --
Age (# of years)	32	33	32	32
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,451	1,186	1,451	1,451
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	5	4	5	5
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	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Net Adjustment	--	+\$15,800	-\$15,000	-\$17,500
Adjusted Price	--	\$155,800	\$164,000	\$157,500

* Sold 2 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.

Recent Sales - Cont.

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

- Sold 1** Sold with conventional financing, no concessions. Sold over list price. Identical to subject property in condition, garage, and near age. It is inferior in square footage adjusted @ \$50/square foot \$13,300 and baths \$2,500. Sold over list. This sale is somewhat aged, selected to have 1 closed sale in similar condition to subject property.
- Sold 2** Sold with conventional financing, no concessions. Identical in square footage, bedrooms, baths, garage capacity, age. It is superior in condition with new interior paint, laminate flooring, granite counters (\$15,000).
- Sold 3** Sold with conventional financing and \$2,500 in seller paid concessions. Identical to subject property in square footage, bedrooms, baths, garage capacity, and age. It is superior in condition with new interior paint, new carpet, quartz counters in kitchen and stainless appliances (\$15,000) and seller paid concessions adjusted (\$2,500).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There are no MLS records for subject property except rental listings.			
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$169,900	\$169,900
Sales Price	\$162,000	\$162,000
30 Day Price	\$159,000	--
Comments Regarding Pricing Strategy		
Suggest pricing near mid range of competing listings due to oversupply of directly competing listings in Arbors. Subject property would be expected to sell near high range of adjusted comps with 90 days on market.		

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.
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Subject Photos



Front



Front



Front



Address Verification



Side



Side

DRIVE-BY BPO

by ClearCapital

5653 Vineyard Ln
Las Vegas, NV 89110

37376
Loan Number

\$162,000
As-Is Value

Subject Photos



Side



Back



Street

Listing Photos

L1 5513 Orchard Ln
Las Vegas, NV 89110



Front

L2 5637 Vineyard Ln
Las Vegas, NV 89110



Front

L3 6170 Sahara Ave Unit 1082
Las Vegas, NV 89142



Front

Sales Photos

S1 5529 Orchard Ln # 107
Las Vegas, NV 89110



Front

S2 5641 Vineyard Ln
Las Vegas, NV 89110



Front

S3 5630 Vineyard Ln # 56
Las Vegas, NV 89110



Front

ClearMaps Addendum

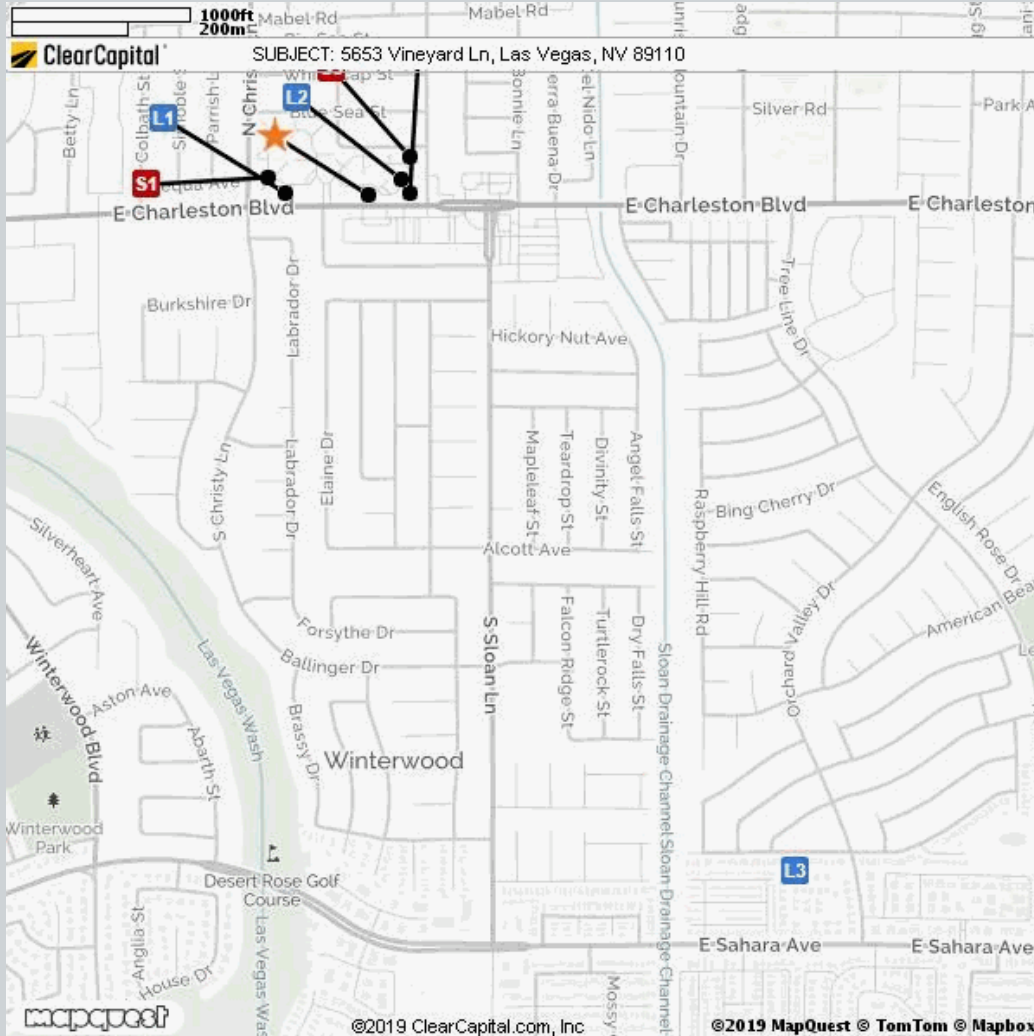
Address ★ 5653 Vineyard Lane, Las Vegas, NV 89110

Loan Number 37376

Suggested List \$169,900

Suggested Repaired \$169,900

Sale \$162,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5653 Vineyard Ln, Las Vegas, NV	--	Parcel Match
L1 Listing 1	5513 Orchard Ln, Las Vegas, NV	0.11 Miles ¹	Parcel Match
L2 Listing 2	5637 Vineyard Ln, Las Vegas, NV	0.05 Miles ¹	Parcel Match
L3 Listing 3	6170 Sahara Ave Unit 1082, Las Vegas, NV	1.11 Miles ¹	Parcel Match
S1 Sold 1	5529 Orchard Ln # 107, Las Vegas, NV	0.14 Miles ¹	Parcel Match
S2 Sold 2	5641 Vineyard Ln, Las Vegas, NV	0.06 Miles ¹	Parcel Match
S3 Sold 3	5630 Vineyard Ln # 56, Las Vegas, NV	0.08 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.

Addendum: Report Purpose

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.

Addendum: Report Purpose - cont.

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

Report Instructions - cont.

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	Linda Bothof	Company/Brokerage	Linda Bothof Broker
License No	B.0056344.INDV	Address	8760 S Maryland Parkway Las Vegas NV 89123
License Expiration	05/31/2020	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	10.05 miles	Date Signed	03/31/2019

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof Broker** (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: **5653 Vineyard Lane, Las Vegas, NV 89110**
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 31, 2019**

Licensee signature: **/Linda Bothof/**

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.