

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	670 Bluegrass Drive, Spring Creek, NV 89815	Order ID	6269942	Property ID	26982497
Inspection Date	08/01/2019	Date of Report	08/03/2019		
Loan Number	38247	APN	043-009-028		
Borrower Name	Catamount Properties 2018 LLC	County	Elko		

Tracking IDs					
Order Tracking ID	CITL_BPO_07.31.19	Tracking ID 1	CITL_BPO_07.31.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	catamount properties	Condition Comments	
R. E. Taxes	\$358,408	subject appears in average condition, landscaping needs water and care but still average weeds are a fire danger and need to be taken care of	
Assessed Value	\$132,255		
Zoning Classification	AR		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(lock box on garage door)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$500		
HOA	Spring Creek Association 7757536295		
Association Fees	\$59 / Month (Other: road maint)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	stable market stable economy, mostly gold mine workers, HOA provides road maintenace, some parks for recreation. There are schools in the area. About 15 miles from the city of Elko where most people work or travel to the mines from.	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$675,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	670 Bluegrass Drive	266 Flora Dr	994 Palace Pkwy	258 Northglen Dr
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.	--	2.68 ¹	2.48 ¹	2.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$338,000	\$389,500	\$399,000
List Price \$	--	\$325,000	\$389,500	\$399,000
Original List Date		07/01/2019	06/24/2019	07/17/2017
DOM · Cumulative DOM	-- · --	32 · 33	39 · 40	17 · 747
Age (# of years)	12	11	12	12
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story ranch	1 Story ranch	2 Stories contempo	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,063	1,528	1,956	3,586
Bdrm · Bths · ½ Bths	5 · 2 · 5	3 · 2	4 · 3 · 1	4 · 3
Total Room #	10	7	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	1,964	1,496	1,158	--
Pool/Spa	--	--	--	--
Lot Size	2 acres	1.09 acres	1.75 acres	1.0 acres
Other	back deck, walk out basement	firepit, patio,	deck, tiled basement ,	--

* 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.

Current Listings - Cont.

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

- Listing 1** garden areas are full of beautiful plants and flowers. The fire pit is sure to bring lots of outdoor enjoyment with its views of the Ruby Mountains. The interior of the home is open and fresh with a large kitchen and living area. The master boasts a large walk-in closet with plenty of storage. The second and 3rd bedrooms are large and airy with a view of the front of the property. The home shows pride of ownership with its long paved driveway and RV parking. The water softener is Nuvo salt free water system. The garage has its own heater and finished floors with extra insulation in the ceiling. The shed at the front side of the property is 10X16 and stays with the property unfinished basement 30000, age -1000, sq footage 10000 ==-355000
- Listing 2** custom commercial grade stainless steel kitchen appliances and granite counter tops. Hardwood floors throughout the main level, tiled basement with it's own separate family room. 4 large carpeted bedrooms, all with walk-in closets - two master bedrooms, one of which is a secluded master suite. Big picture windows, all with mountain, ranch, and valley views. Large back deck to enjoy the surrounding views, 2 car garage, fully landscaped front yard, asphalt driveway, greenhouse with a private side yard. Large barn/shop, 1296 sq. ft., for toys and animals. RV parking, paved driveway -3000, subject garage 5000, still slightly superior to subj but overall the best comp at this time
- Listing 3** Covered front patio welcomes you to the foyer overlooking the open concept living and kitchen area. The kitchen has plenty of cabinetry and breakfast bar. Large master suite has access to it's own private patio area, en-suite and 4 seperate closets. The master bath has a seperate shower or relax in the Jacuzzi tub and dual sinks. Split bedroom floor plan with a two of the other three having a jack & jil bathroom. Office just off of the living, laundry conveniently located off the garage with laundry sink and massive bonus room above the 1k sq foot garage. Entertain with your built in BBQ, fire pit, batting cages, basketball court This home is superior to subject because it is all on one level. I have no other listing comps available at this time similar to subj

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	670 Bluegrass Drive	592 Wolf Creek Dr	782 Black Oak Bay	455 Country Club Plaza
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.	--	1.42 ¹	0.85 ¹	1.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$374,900	\$360,000	\$415,000
List Price \$	--	\$359,900	\$360,000	\$410,000
Sale Price \$	--	\$359,900	\$360,000	\$395,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	03/01/2019	05/30/2019	06/28/2019
DOM · Cumulative DOM	-- · --	109 · 106	73 · 72	74 · 67
Age (# of years)	12	15	14	13
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,063	1,986	1,886	2,041
Bdrm · Bths · ½ Bths	5 · 2 · 5	5 · 3	6 · 3	5 · 2 · 1
Total Room #	10	10	11	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1964	1,986	1,872	1,987
Pool/Spa	--	--	--	--
Lot Size	2 acres	1.01 acres	1.71 acres	1.76 acres
Other	back deck, walk out basement	deck, pellet stoves	deck	deck, fireplace,
Net Adjustment	--	+\$3,000	+\$5,000	-\$7,000
Adjusted Price	--	\$362,900	\$365,000	\$388,000

* Sold 3 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** newly installed carpet, pergo flooring and ceramic tile. The kitchen showcases beautiful granite counter tops along with recently purchased appliances. No need to paint, the main floor boasts of newly painted walls. There are 2 pellet stoves to keep warm when temperatures dip in the winter. Beautifully finished basement. Fully landscaped with a sprinkler system and drip system. subject extra garage 5000, updates -5000, age 3000,
- Sold 2** huge downstairs family room watching movies or playing games with the kids while staying toasty from the gas fireplace. Home has so much storage, you will have to buy more stuff! There are two water heaters so you never run out while you are filling up your jetted tub. Kitchen is a great size and the bar stools stay with the home. Play area stays with the home. age 2000, sq footage 3000,
- Sold 3** located in a cul-de-sac, This home has a open floor plan, with granite counter tops, stainless steel appliances. Master is on the main floor. The basement has 2 bedrooms with a possible 3rd, with 2 large family rooms. There is a large storage room in the basement as well. This is the same builder and floor plan as subject property, best comp for subject landscaping -3000, pellet stove -4000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			none known				
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	\$388,000	\$388,500
Sales Price	\$385,000	\$385,500
30 Day Price	\$385,000	--
Comments Regarding Pricing Strategy		
could be a little high because people go lower on repo homes, but very close. subject may need some interior work that I am not aware of also. I chose different lists and sales than other agent for age and sq footage,		

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



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other



Other



Other



Other

Listing Photos

L1 266 Flora Dr
Spring Creek, NV 89815



Front

L2 994 Palace Pkwy
Spring Creek, NV 89815



Front

L3 258 Northglen Dr
Spring Creek, NV 89815



Front

Sales Photos

S1 592 Wolf Creek Dr
Spring Creek, NV 89815



Front

S2 782 Black Oak Bay
Spring Creek, NV 89815



Front

S3 455 Country Club Plaza
Spring Creek, NV 89815



Front

ClearMaps Addendum

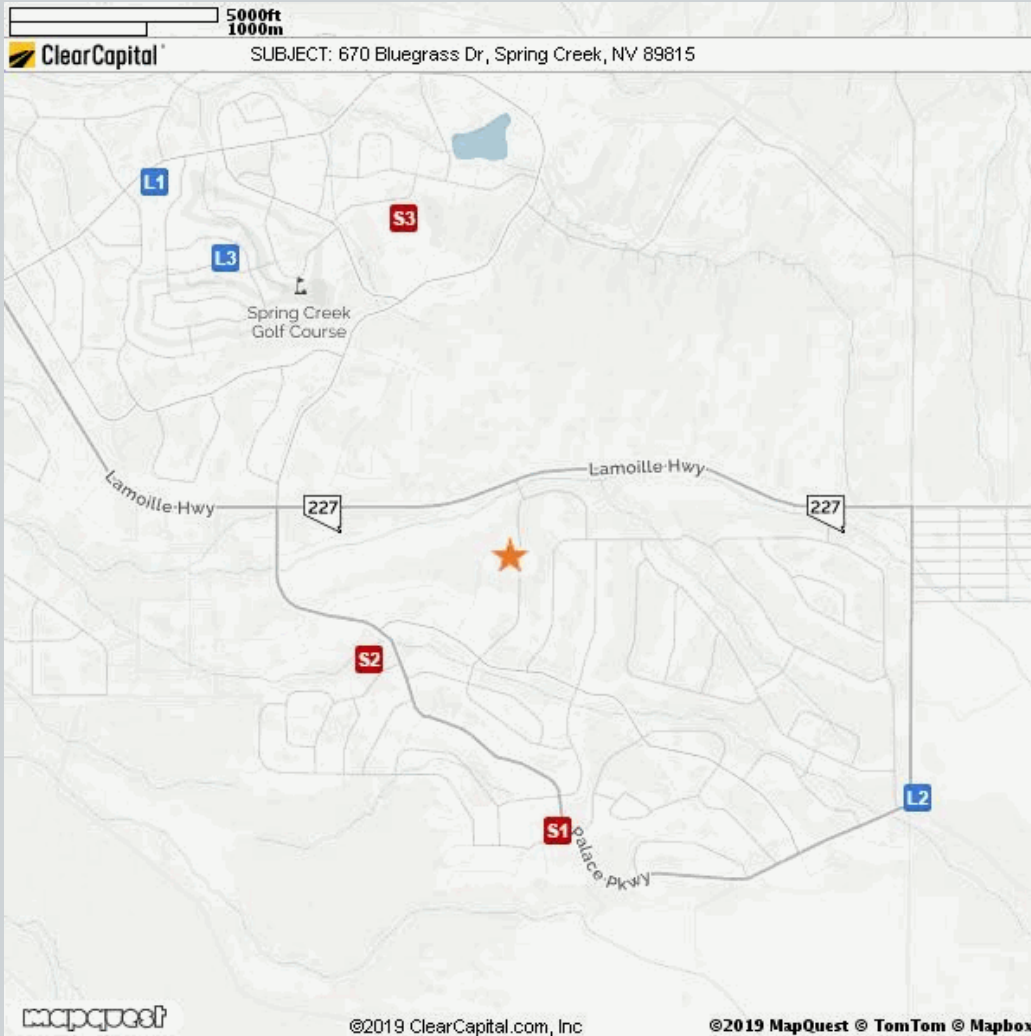
Address ★ 670 Bluegrass Drive, Spring Creek, NV 89815

Loan Number 38247

Suggested List \$388,000

Suggested Repaired \$388,500

Sale \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	670 Bluegrass Dr, Spring Creek, NV	--	Parcel Match
L1 Listing 1	266 Flora Dr, Spring Creek, NV	2.68 Miles ¹	Parcel Match
L2 Listing 2	994 Palace Pkwy, Spring Creek, NV	2.48 Miles ¹	Parcel Match
L3 Listing 3	258 Northglen Dr, Spring Creek, NV	2.14 Miles ¹	Parcel Match
S1 Sold 1	592 Wolf Creek Dr, Spring Creek, NV	1.42 Miles ¹	Street Centerline Match
S2 Sold 2	782 Black Oak Bay, Spring Creek, NV	0.85 Miles ¹	Parcel Match
S3 Sold 3	455 Country Club Plaza, Spring Creek, NV	1.86 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	Judy Jones	Company/Brokerage	Coldwell Banker Algerio Q Team
License No	BS.0024390	Address	700 Idaho Street Elko NV 89801
License Expiration	03/31/2020	License State	NV
Phone	7759346683	Email	jjonesrec21@yahoo.com
Broker Distance to Subject	12.86 miles	Date Signed	08/03/2019

/Judy Jones/

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: **Judy Jones** ("Licensee"), **BS.0024390** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Coldwell Banker Algerio Q Team** (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: **670 Bluegrass Drive, 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: **August 3, 2019**

Licensee signature: **/Judy Jones/**

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.