

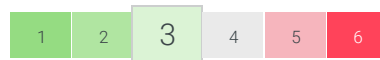
Subject Details

PROPERTY TYPE	GLA
SFR	2,251 Sq. Ft.
BEDS	BATHS
4	3.0
STYLE	YEAR BUILT
Split/Bi-Level	2004
LOT SIZE	OWNERSHIP
0.07 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Clark	17608412160

Analysis Of Subject

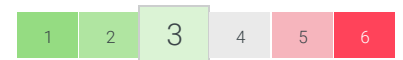
Provided by Appraiser

CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

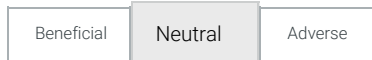
QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

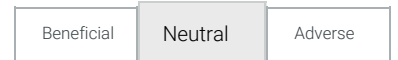
VIEW

Residential



LOCATION

Residential











SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

According to Clark County tax Assessor site subject property land value \$26,775 and subject property zoned Medium Density Residential [8 Units per Acre] (R-2). Subject property site is in average condition , level as noted from aerial maps and street photos.

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 230 Wicked Wedge Way Las Vegas, NV 89148 	 252 Rustic Club Way Las Vegas, NV 89148 	 277 Caddy Bag Ct Las Vegas, NV 89148 	 317 Dog Leg Dr Las Vegas, NV 89148 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.09 miles	0.15 miles	0.14 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records; Tax Records; Other	MLS; Public Records; Tax Records; Other	MLS; Public Records; Tax Records; Other
LIST PRICE	--	--	--	--
LIST DATE	--	01/18/2019	05/02/2019	02/10/2019
SALE PRICE/PPSF	--	\$345,000 \$153/Sq. Ft.	\$350,000 \$155/Sq. Ft.	\$330,000 \$147/Sq. Ft.
CONTRACT/ PENDING DATE	--	02/27/2019	06/06/2019	04/16/2019
SALE DATE	--	03/29/2019	07/15/2019	05/08/2019
DAYS ON MARKET	--	70	74	87
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.07 Acre(s)	0.07 Acre(s)	0.07 Acre(s)	0.07 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Split/Bi-Level	Split/Bi-Level	Split/Bi-Level	Split/Bi-Level
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3
ACTUAL AGE	15	15	12	15
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/4/3	6/4/3	9/4/3	9/4/3
GROSS LIVING AREA	2,251 Sq. Ft.	2,251 Sq. Ft.	2,251 Sq. Ft.	2,251 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		0.00% \$0	0.00% \$0	0.00% \$0
GROSS ADJUSTMENTS		0.00% \$0	0.00% \$0	0.00% \$0
ADJUSTED PRICE		\$345,000	\$350,000	\$330,000

Sales Comparison (Continued)

Provided by
Appraiser

	 230 Wicked Wedge Way Las Vegas, NV 89148 	 297 Ladies Tee Ct Las Vegas, NV 89148 			
COMPARABLE TYPE	--	Listing			
MILES TO SUBJECT	--	0.23 miles			
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records; Tax Records; Other			
LIST PRICE	--	\$348,000			
LIST DATE	--	07/18/2019			
SALE PRICE/PPSF	--	--	\$0/Sq. Ft.		
CONTRACT/ PENDING DATE	--	--			
SALE DATE	--				
DAYS ON MARKET	--	19			
LOCATION	N; Res	N; Res			
LOT SIZE	0.07 Acre(s)	0.08 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Split/Bi-Level	Split/Bi-Level			
QUALITY OF CONSTRUCTION	Q3	Q3			
ACTUAL AGE	15	15			
CONDITION	C3	C3			
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	7/4/3	9/4/3			
GROSS LIVING AREA	2,251 Sq. Ft.	2,251 Sq. Ft.			
BASEMENT	None	None			
HEATING	Forced Air	Forced Air			
COOLING	Central	Central			
GARAGE	2 GA	2 GA			
OTHER	--	--	--	--	--
OTHER	--	--	--	--	--
NET ADJUSTMENTS			0.00%	\$0	
GROSS ADJUSTMENTS			0.00%	\$0	
ADJUSTED PRICE				\$348,000	

Value Conclusion + Reconciliation



Provided by
Appraiser

\$345,000
AS-IS VALUE

1-300 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comparable search Criteria included Single Family Residence with GLA between 1800-2800 sq ft.

EXPLANATION OF ADJUSTMENTS

No adjustments made for differences in age and site size as these comparables were considered like kind.


ADDITIONAL COMMENTS (OPTIONAL)

According to Clark County tax Assessor Site subject property 2019 property tax to be \$2,249.00

Reconciliation Summary

Subject property final reconciliation value bracketed by comparable sales with most weight placed on comparable #1 as it was most similar to the subject property.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

According to Clark County tax Assessor site subject property land value \$26,775 and subject property zoned Medium Density Residential [8 Units per Acre] (R-2). Subject property site is in average condition , level as noted from aerial maps and street photos.

Neighborhood and Market

From Page 7

Subject property located in a guard gated not age restricted golf community in the Southwest section of las Vegas, with good access to the 215 beltway, schools and shopping. Neighborhood boundaries noted in map included

Analysis of Prior Sales & Listings

From Page 6

Subject property prior sale on 07/17/2019 for \$258,751 was a trustees deed.

Highest and Best Use Additional Comments

The subject is currently a use which conforms to zoning (legal) and is fairly typical of the market area (physical). Market conditions identified in the neighborhood section support continued use as is (economic). While certain buyers might make some cosmetic or updating changes to the property, the property's current use is considered the highest and best use as improved.

Subject Details

Provided by
Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

Event	Date	Price	Data Source
● Sold	Jul 17, 2019	\$258,751	Tax Records 20190717:02736

LISTING STATUS

Not Listed in Past Year

DATA SOURCE(S)

Public Records,Tax Records,Other

EFFECTIVE DATE

08/06/2019

SALES AND LISTING HISTORY ANALYSIS

Subject property prior sale on 07/17/2019 for \$258,751 was a trustees deed.

Order Information

BORROWER

Catamount Properties 2018
LLC

LOAN NUMBER

38254

PROPERTY ID

26983782

ORDER ID

6269944

ORDER TRACKING ID

CITL_CLEARVAL_07.31.19

TRACKING ID 1

CITL_CLEARVAL_07.31.19

Legal

OWNER

MEDINA,JESUS R & A M REV
LIV TRUST

ZONING DESC.

Residential

ZONING CLASS

R-2

ZONING COMPLIANCE

Legal

LEGAL DESC.

RHODES RANCH-PARCEL 11-PHASE 1 PLAT BOOK 115
PAGE 10 LOT 253 SEC 08 TWP 22 RNG 60

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE?



FINANCIALLY FEASIBLE?



LEGALLY PERMISSABLE?



MOST PRODUCTIVE USE?



Economic

R.E. TAXES

\$2,249

HOA FEES

\$155 Per Month

PROJECT TYPE

PUD

FEMA FLOOD ZONE

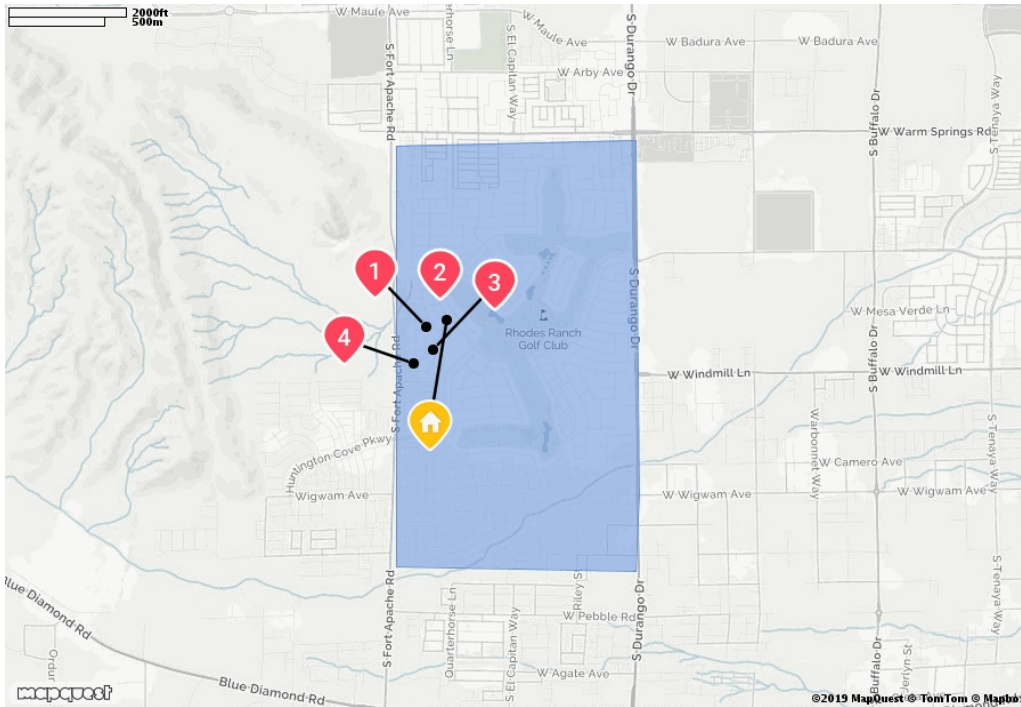
Zone X

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

105

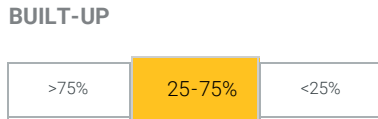
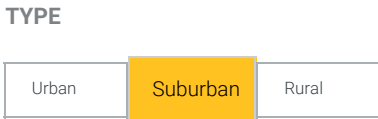
Months Supply

3.0

Avg Days Until Sale

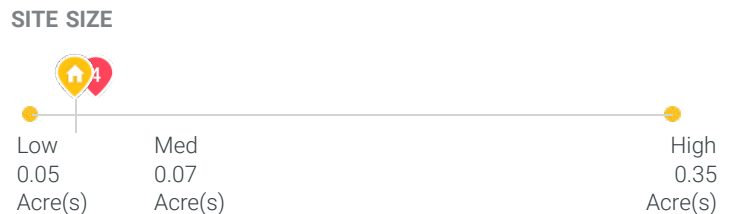
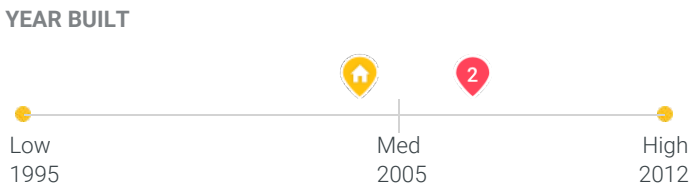
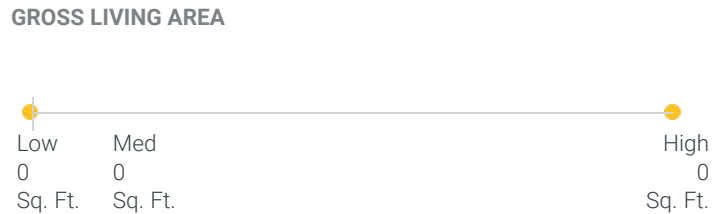
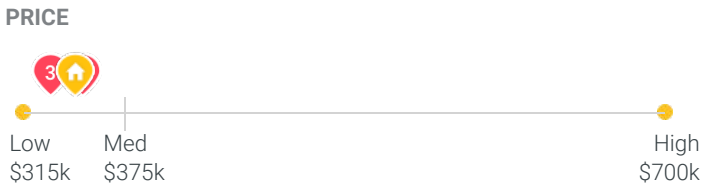
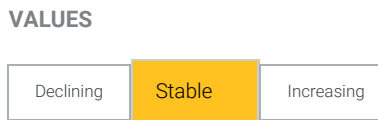
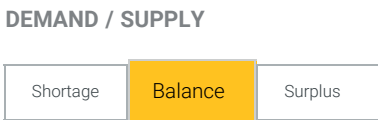
75

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

Subject property located in a guard gated not age restricted golf community in the Southwest section of Las Vegas, with good access to the 215 beltway, schools and shopping. Neighborhood boundaries noted in map included



Subject Photos



Front



Address Verification



Side



Street



Street



Street

Comparable Photos

Provided by
Appraiser

1 252 Rustic Club Way
Las Vegas, NV 89148



Front

2 277 Caddy Bag Ct
Las Vegas, NV 89148



Front

3 317 Dog Leg Dr
Las Vegas, NV 89148



Front

Comparable Photos

Provided by Appraiser

4 297 Ladies Tee Ct
Las Vegas, NV 89148



Front

Scope of Work

 Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by David Berg, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

- The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
- The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
- The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
- The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
- Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
- Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
- No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- 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.
- Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by David Berg and did not make a personal inspection of the property that is the subject of this report.
- I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

SIGNATURE

NAME

Keith Kavula

EFFECTIVE DATE

08/02/2019

DATE OF REPORT

08/02/2019

LICENSE

A0007139CR

STATE

NV


EXPIRATION

01/31/2021

COMPANY

Keith T Kavula

Comments - Continued

 Provided by Appraiser

APPRAISER'S CERTIFICATION COMMENTS

Appraiser has not completed a prior appraisal on the subject property within the last 3 years.

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE SFR
OCCUPANCY Occupied	GATED COMMUNITY Yes	ATTACHED TYPE Detached
PARKING TYPE Attached Garage; 2 spaces	STORIES 2	UNITS 1
EXTERIOR REPAIRS \$0	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$0



Condition & Marketability

CONDITION	✓ Good	Structure shows no apparent deferred maintenance, maintained landscaping. Within neighborhood standards. No repair issues noted.
SIGNIFICANT REPAIRS NEEDED	✓ No	none noted
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	none
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	other similar quality, age, GLA, beds and baths in neighborhood
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	HOA monitors exterior condition and front landscaping, will fine for deferred maintenance.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	none
SUBJECT NEAR POWERLINES	✓ No	all underground utilities in subdivision
SUBJECT NEAR RAILROAD	✓ No	none
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	none

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT		No	none
ROAD QUALITY		Good	maintained
NEGATIVE EXTERNALITIES		No	none
POSITIVE EXTERNALITIES		Yes	subj located in guard gated, golf course community, strong buyer activity, current values are stable

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/David Berg/	0032371	David Berg	Elite Realty	08/02/2019