

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>	4217 Masseria Court, North Las Vegas, NV 89031	<b>Order ID</b>	6269942	<b>Property ID</b>	26982468
<b>Inspection Date</b>	08/01/2019	<b>Date of Report</b>	08/01/2019		
<b>Loan Number</b>	38274	<b>APN</b>	124-31-610-056		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	CITL_BPO_07.31.19	<b>Tracking ID 1</b>	CITL_BPO_07.31.19		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	atamount Properties 2018 Llc	<b>Condition Comments</b> subject appears to be in average condition with no signs of vacancy no boarded up windows or doors. Subject appears to be in average condition, market is stable, subject does not appear to be upgraded.
<b>R. E. Taxes</b>	\$143,384	
<b>Assessed Value</b>	\$81,155	
<b>Zoning Classification</b>	SFR	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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>	Not Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> he subject is located in a suburban location that has close proximity to schools, shops and major highways. The market is currently Stable. The average marketing time for similar properties in the subject area is 120 days.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$299,000 High: \$308,500	
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<180	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	4217 Masseria Court	5632 Champagne Flower St	5609 Native Sunflower St	4105 Boston Bell Ct
<b>City, State</b>	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
<b>Zip Code</b>	89031	89031	89031	89031
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.36 <sup>1</sup>	0.45 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,990	\$315,000	\$315,888
<b>List Price \$</b>	--	\$299,940	\$310,000	\$315,888
<b>Original List Date</b>		06/17/2019	05/26/2019	07/04/2019
<b>DOM · Cumulative DOM</b>	-- · --	44 · 45	66 · 67	27 · 28
<b>Age (# of years)</b>	16	13	13	14
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories modern	2 Stories modern	2 Stories modern	2 Stories modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,453	2,480	2,480	2,963
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2 · 1	4 · 3	4 · 2 · 1
<b>Total Room #</b>	6	6	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.10 acres	0.12 acres	0.11 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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.

## Current Listings - Cont.

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

- Listing 1** A Must See!!! This stunning home is located in a lovely community, convenient to the highway and shops. This home offers an open concept design great for families with bedroom downstairs. Upstairs great room lends itself as a second family room, or a play room for kids. Relaxing back yard with covered patio and room to entertain. "ABOVE GROUND SPA INCLUDED".
- Listing 2** Public Remarks4 bedroom 3 bathroom home in North Las Vegas. Home features downstairs bedroom with full bath, and large loft upstairs. New wood laminate throughout upstairs. Tile throughout downstairs. Large closet in master bedroom. Backyard features pool with surrounding cool deck and landscaping.
- Listing 3** freshly painted turn key home with new carpet downstairs and new tile in all wet areas. Kitchen has granite counters & backsplash with plenty of room to work in. Large den/office downstairs could easily be turned into 5th bedroom. Huge master suite with sitting area. RV Parking available in community. Large corner lot conveniently located near shopping and 215 access. Both AC units were replaced in 2017.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	4217 Masseria Court	4009 Cherokee Rose Ave	5640 Granville Lake St	5516 Erin Lee Ct
<b>City, State</b>	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
<b>Zip Code</b>	89031	89031	89031	89031
<b>Datasource</b>	Tax Records	MLS	MLS	Public Records
<b>Miles to Subj.</b>	--	0.36 <sup>1</sup>	0.40 <sup>1</sup>	0.63 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$329,900	\$319,900	\$295,000
<b>List Price \$</b>	--	\$329,900	\$319,900	\$295,000
<b>Sale Price \$</b>	--	\$299,000	\$308,500	\$300,000
<b>Type of Financing</b>	--	Fha	Conv	Fha
<b>Date of Sale</b>	--	06/20/2019	09/14/2018	08/27/2018
<b>DOM · Cumulative DOM</b>	-- · --	159 · 159	42 · 42	20 · 55
<b>Age (# of years)</b>	16	14	13	15
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories modern	2 Stories modern	2 Stories modern	2 Stories modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,453	2,480	2,480	2,419
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	4 · 3	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	6	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.12 acres	0.11 acres	0.14 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$299,000	\$308,500	\$300,000

\* Sold 3 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.

## Recent Sales - Cont.

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

- Sold 1** \*\*REDUCED, seller is motivated on this BEAUTIFUL 2 STORY HOME\*\*\*\* 2480 SQ FEET, 4 BEDROOMS WITH BONUS ROOM UPSTAIRS. HUGE DINING AREA LEADING TO A PRIVATE BACKYARD WITH PATIO COVER, SAIL SHADES, SPA AND STORAGE. UPSTAIR MASTER WITH BALCONY. OPEN KITCHEN WITH DARKWOOD CABINETS, GRANITE COUNTER AND CENTER ISLAND. lockbox at gas meter
- Sold 2** RemarksBeautiful 2 story home in QUIET community! 1/2 bath and bed on first floor! Home boasts open floor plan, designer lighting, and plush carpet throughout. Chef inspired kitchen has new stainless steel appliances, wood cabinetry, rain glass inserts, granite counter tops, island, and pantry! OVERSIZED loft and HUGE rooms! Backyard has covered patio and easy to maintain landscaping, great for entertaining! Don't miss out on this gem, come see today!
- Sold 3** GREAT TWO STORY HOME TURNKEY READY. VERY WELL MAINTAINED FEATURING A LARGE LIVING AREA UPON ENTRANCE. SPACIOUS KITCHEN JUST OFF THE FAMILY ROOM. ALL BEDROOMS ARE LOCATED ON THE UPPER LEVEL FOR MORE PRIVACY. LARGE PATIO IN BACK JUST WAITING FOR YOUR BBQ! EASY CARE DESERT LANDSCAPING. NEAR SHOPPING, SCHOOLS, AND FREEWAY ACCESS.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				subject is not currently listed and has not been listed for the past 12 months			
<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						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$300,000	\$300,000
<b>Sales Price</b>	\$300,000	\$300,000
<b>30 Day Price</b>	\$300,000	--
<b>Comments Regarding Pricing Strategy</b>		
. I went back 06 months, out in distance 1.0 miles, I was able to find comps which fit the GLA and PROXIMITY requirements. Within 1.0 miles and back 06 months I found 07 comps of which I could only use 03 due to GLA, PROXIMITY, CONDITION factors. The ones used are the best possible currently available comps within 1.0 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.		

## 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.

## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Street

## Listing Photos

**L1** 5632 Champagne Flower St  
North Las Vegas, NV 89031



Front

**L2** 5609 Native Sunflower St  
North Las Vegas, NV 89031



Front

**L3** 4105 Boston Bell Ct  
North Las Vegas, NV 89031



Front

## Sales Photos

**S1** 4009 Cherokee Rose Ave  
North Las Vegas, NV 89031



Front

**S2** 5640 Granville Lake St  
North Las Vegas, NV 89031



Front

**S3** 5516 Erin Lee Ct  
North Las Vegas, NV 89031



Front

## ClearMaps Addendum

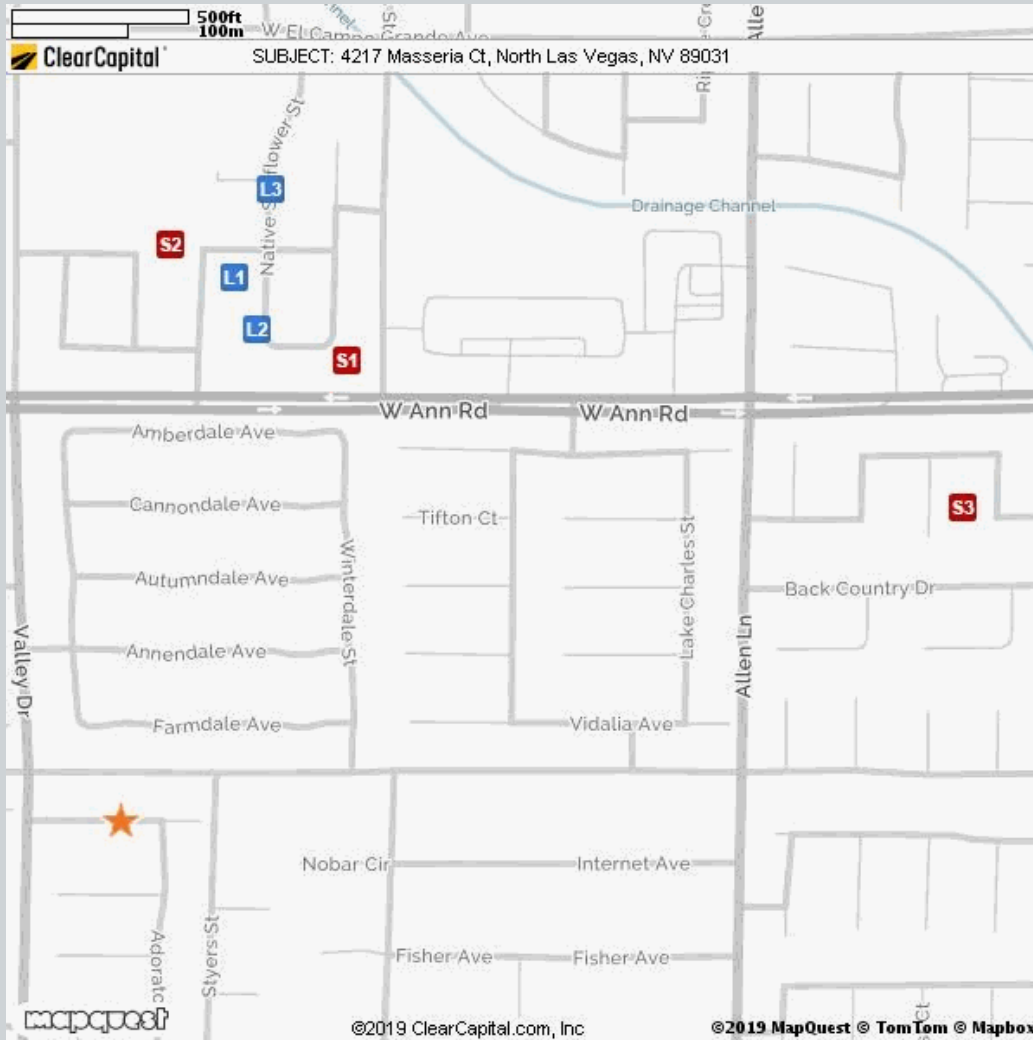
**Address** ★ 4217 Masseria Court, North Las Vegas, NV 89031

**Loan Number** 38274

**Suggested List** \$300,000

**Suggested Repaired** \$300,000

**Sale** \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4217 Masseria Ct, North Las Vegas, NV	--	Parcel Match
L1 Listing 1	5632 Champagne Flower St, North Las Vegas, NV	0.39 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5609 Native Sunflower St, North Las Vegas, NV	0.36 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4105 Boston Bell Ct, North Las Vegas, NV	0.45 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4009 Cherokee Rose Ave, North Las Vegas, NV	0.36 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5640 Granville Lake St, North Las Vegas, NV	0.40 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5516 Erin Lee Ct, North Las Vegas, NV	0.63 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.

## 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

<b>Broker Name</b>	Erin Woods	<b>Company/Brokerage</b>	Elite REO Services
<b>License No</b>	S.0075353	<b>Address</b>	260 E Flamingo Rd Las Vegas NV 89169
<b>License Expiration</b>	01/31/2020	<b>License State</b>	NV
<b>Phone</b>	7027814123	<b>Email</b>	erin.woods@elitereo.com
<b>Broker Distance to Subject</b>	9.96 miles	<b>Date Signed</b>	08/01/2019

/Erin Woods/

*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: **Erin Woods** ("Licensee"), **S.0075353** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Elite REO Services** (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: **4217 Masseria Court, North Las Vegas, NV 89031**
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 1, 2019**

Licensee signature: **/Erin Woods/**

**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.