

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>	566 Brent Drive, Spring Creek, NV 89815	<b>Order ID</b>	6302852	<b>Property ID</b>	27152868
<b>Inspection Date</b>	08/26/2019	<b>Date of Report</b>	08/27/2019		
<b>Loan Number</b>	38312	<b>APN</b>	045-020-019		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Elko		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	CITL_BPO_08.26.19	<b>Tracking ID 1</b>	CITL_BPO_08.26.19		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Dakota Inskip	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$125,799	Front Exterior Window is Broken Out. Recommend keeping blue metallic tag attached to broken window- important for selling purposes. Remaining exterior was in average condition. No blinds or curtains in windows- property is vacant.	
<b>Assessed Value</b>	\$44,532		
<b>Zoning Classification</b>	Agricultural Resident		
<b>Property Type</b>	Manuf. Home		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	No		
(Broken window- large enough to allow access to the interior )			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$250		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$250		
<b>HOA</b>	Spring Creek Association 7757536295		
<b>Association Fees</b>	\$59 / Month (Other: road maintenance)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Spring Creek is an area that is an area that is approximately 15 minutes from the town of Elko. Spring Creek has its own elementary, middle and high school. It has two grocery stores. The Association in Spring Creek allows residents use of a marina and park for recreation and a golf course. Spring Creek usually has larger lots that are 1plus acres and in some areas allow for horses and other types of association approved livestock.	
<b>Sales Prices in this Neighborhood</b>	Low: \$79,000 High: \$219,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	566 Brent Drive	598 Spring Valley Parkway	587 Bond Dr	521 Cedarlawn
<b>City, State</b>	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV
<b>Zip Code</b>	89815	89815	89815	89815
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.72 <sup>1</sup>	0.40 <sup>1</sup>	0.76 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$145,678	\$169,900	\$174,980
<b>List Price \$</b>	--	\$145,678	\$169,900	\$174,980
<b>Original List Date</b>		07/05/2019	07/25/2019	07/03/2019
<b>DOM · Cumulative DOM</b>	-- · --	52 · 53	32 · 33	54 · 55
<b>Age (# of years)</b>	17	22	22	23
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,647	1,456	1,560	1
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Detached 4 Car(s)	None	None	None
<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>	1.07 acres	1.18 acres	1.04 acres	1.01 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Beautiful view of the Ruby Mountains, Open floor plan split bedrooms fenced privacy area in front of the house; Golf course, Marina parks, restaurants, grocery stores located nearby. Horses allowed
- Listing 2** This home is a permanent manufactured home that has been well taken care of! Open concept floor plan with vaulted ceilings and updated kitchen appliances. The master bedroom is large and has a walk in closet as well as an attached bathroom with tub/shower combo. The other two bedrooms are on the opposite side of the home and are very large. The back yard is fenced and there is a storage shed that stays with the property.
- Listing 3** Ready to move in home! New interior paint! Very open living to dining and kitchen. Split bedroom floor plan. Landscaped with sprinklers. Carport in the back and playground. All kitchen appliances are included. Island ready for entertaining! Newer siding and windows! Come take a look as this is ready to be sold!

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	566 Brent Drive	438 Tiffany	400 Merino	680 Hayland
<b>City, State</b>	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV
<b>Zip Code</b>	89815	89815	89815	89815
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.54 <sup>1</sup>	0.33 <sup>1</sup>	0.69 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	--	\$129,900	\$169,900	\$169,977
<b>List Price \$</b>	--	\$129,900	\$163,900	\$169,977
<b>Sale Price \$</b>	--	\$135,000	\$163,000	\$169,977
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	05/10/2019	03/25/2019	08/21/2019
<b>DOM · Cumulative DOM</b>	-- · --	36 · 36	140 · 157	73 · 73
<b>Age (# of years)</b>	17	38	20	31
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,647	1,536	1,512	1,638
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Detached 4 Car(s)	None	None	None
<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>	1.07 acres	1.16 acres	1.0 acres	1.03 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$7,500	-\$2,500	-\$2,500
<b>Adjusted Price</b>	--	\$142,500	\$160,500	\$167,477

\* 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** Enjoy life in this ALL ELECTRIC HOME, NO HIGH PROPANE BILLS! 3 bedroom, 1.5 bath , conveniently located in 438 Tiffany Dr. You'll love the mountain views, quiet street, fenced backyard, and spacious master suite that this home has to offer, and with easy highway access, convenience to shopping, and shorter commute times, you'll finally have more time to focus on the things that matter most to you. All of this comes with a surprisingly low price tag, so HURRY-great opportunities like this don't come along every day! Call now to schedule a personal tour of your new 'Home Sweet Home'!
- Sold 2** Spacious and inviting! This 3 bed, 2 bath manor boasts an open floor plan, vaulted ceilings, lots of natural lighting, and owner upgrades! Freshly painted inside and out, this home is clean, turnkey and ready for you to move in. Calling all chefs- this kitchen is HUGE and well laid out, giving you plenty of space for your next feast! Great location- close to Spring Creek shopping and the highway! Make an appointment today and come home to this great home before it becomes someone else's!
- Sold 3** Check this one out! Open living floor plan with a formal dining area. Split bedrooms. Eat in kitchen with an island and all brand new appliances. Lots of cabinets in the laundry room off the side entrance. Pellet stove to keep you warm in the cold times of the year. Several ceiling fans in the home. New paint throughout the inside, trim outside just repainted, and the back deck is freshly stained. Storage shed. In 2007, new windows, furnace, and roof were installed. In 2015, new wood laminate flooring installed in the dining and living area. Chain link fence in the back. Tons of parking for all your toys. And let's not forget the absolutely stunning view of the Rubies. \*New wood laminate flooring to be installed in living/dining/kitchen/mud room area.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last Sold for \$166,000 on 06/14/16			
<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>	\$155,500	\$156,000
<b>Sales Price</b>	\$149,500	\$150,000
<b>30 Day Price</b>	\$145,000	--
<b>Comments Regarding Pricing Strategy</b>		
Interior of property was not inspected and cannot be commented on to influence suggested price. Price conclusion obtained due to subject property exterior condition, location, active and sold comparables and current market trends. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the subject property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.		

## 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.

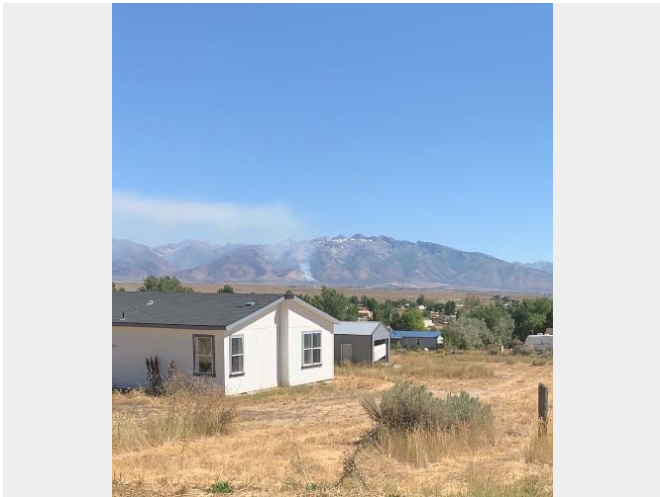
## Subject Photos



Front



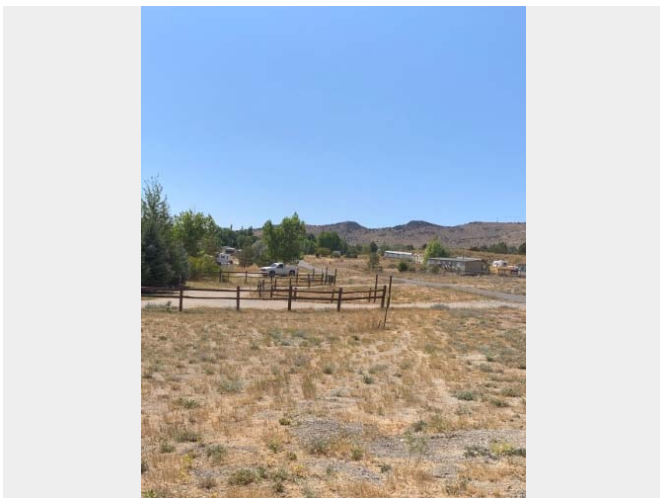
Address Verification



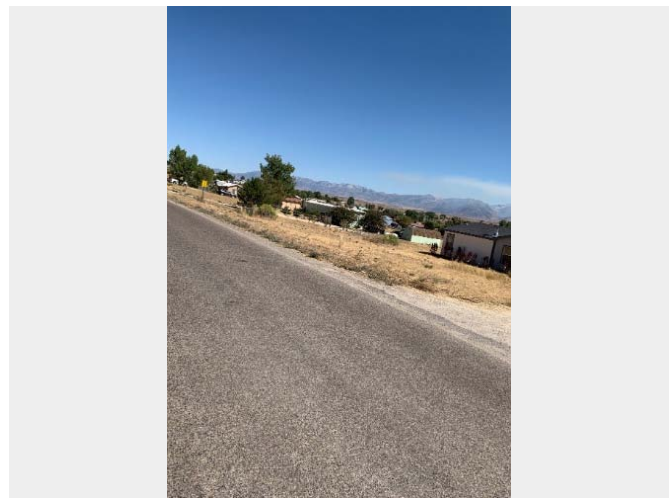
Side



Side



Street



Street



## Subject Photos



Other

## Listing Photos

**L1** 598 Spring Valley Parkway  
Spring Creek, NV 89815



Other

**L2** 587 Bond Dr  
Spring Creek, NV 89815



Other

**L3** 521 Cedarlawn  
Spring Creek, NV 89815



Other

## Sales Photos

**S1** 438 Tiffany  
Spring Creek, NV 89815



Other

**S2** 400 Merino  
Spring Creek, NV 89815



Other

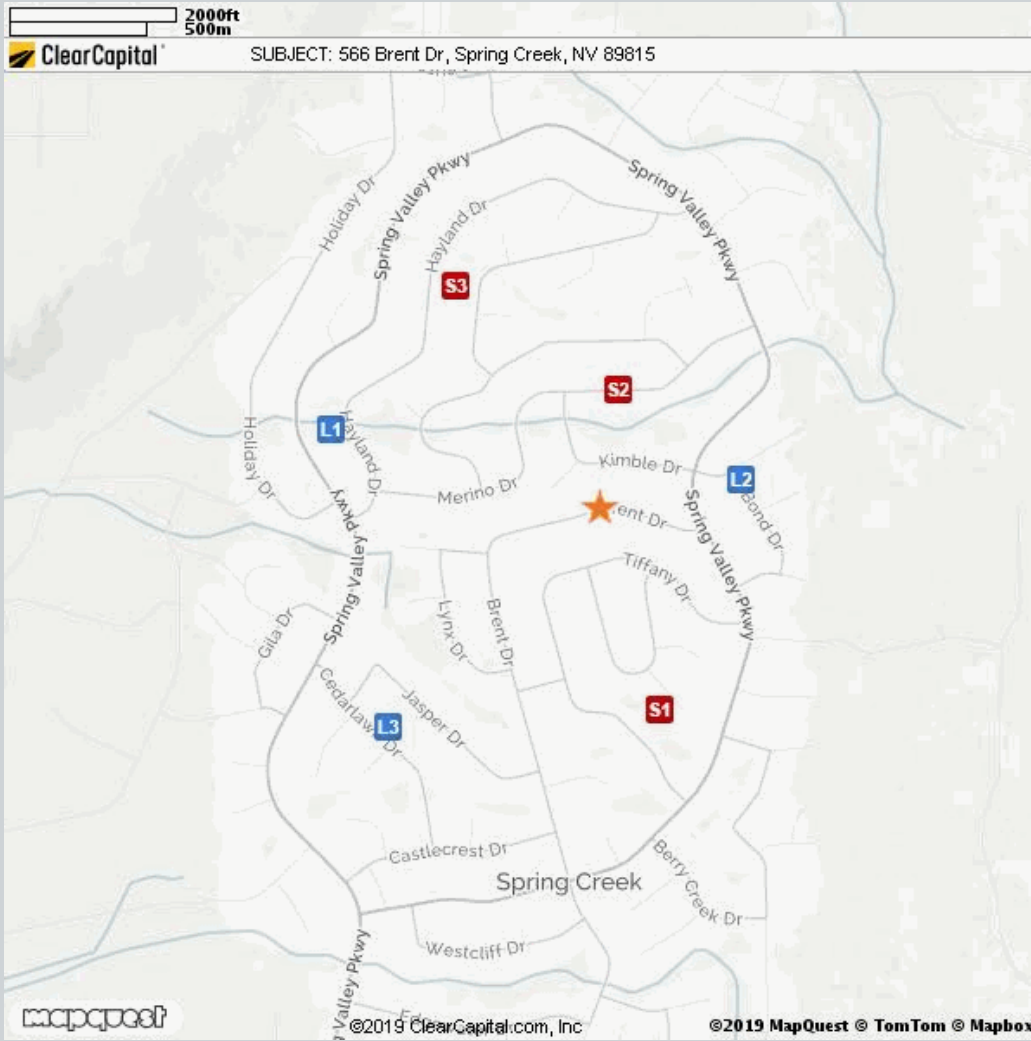
**S3** 680 Hayland  
Spring Creek, NV 89815



Other

## ClearMaps Addendum

**Address** ★ 566 Brent Drive, Spring Creek, NV 89815  
**Loan Number** 38312      **Suggested List** \$155,500      **Suggested Repaired** \$156,000      **Sale** \$149,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	566 Brent Dr, Spring Creek, NV	--	Parcel Match
L1 Listing 1	598 Spring Valley Parkway, Spring Creek, NV	0.72 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	587 Bond Dr, Spring Creek, NV	0.40 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	521 Cedarlawn, Spring Creek, NV	0.76 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	438 Tiffany, Spring Creek, NV	0.54 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	400 Merino, Spring Creek, NV	0.33 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	680 Hayland, Spring Creek, NV	0.69 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>	Marissa Lostra	<b>Company/Brokerage</b>	Lostra Realty
<b>License No</b>	B.0002194.CORP	<b>Address</b>	930 College Ave Elko NV 89801
<b>License Expiration</b>	12/31/2019	<b>License State</b>	NV
<b>Phone</b>	7753970052	<b>Email</b>	rissak3@yahoo.com
<b>Broker Distance to Subject</b>	5.53 miles	<b>Date Signed</b>	08/27/2019

/Marissa Lostra/

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: **Marissa Lostra** ("Licensee"), **B.0002194.CORP** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Lostra 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: **566 Brent 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 27, 2019**

Licensee signature: **/Marissa Lostra/**

**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.