

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	6117 Meadowhaven Lane, Las Vegas, NV 89103	Order ID	6269942	Property ID	26982495
Inspection Date	07/31/2019	Date of Report	08/01/2019		
Loan Number	38313	APN	163-14-618-027		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

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	Ball Jack W	Condition Comments	
R. E. Taxes	\$61,928	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.	
Assessed Value	\$25,505		
Zoning Classification	condo		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	tarry towne asso 702-942-2500		
Association Fees	\$126 / Month (Pool)		
Visible From Street	Not Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	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.	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$175,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6117 Meadowhaven Lane	4027 Nook Way Apt B	4069 Nook Way Apt D	6250 W Flamingo Rd Apt 109
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89103	89103	89103	89103
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.88 ¹	0.45 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$176,000	\$179,000	\$163,000
List Price \$	--	\$176,000	\$169,000	\$163,000
Original List Date		07/09/2019	06/02/2019	07/25/2019
DOM · Cumulative DOM	-- · --	22 · 23	59 · 60	6 · 7
Age (# of years)	41	35	35	33
Condition	Average	Average	Average	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	1 Story condo	1 Story condo	1 Story condo
# Units	1	1	1	1
Living Sq. Feet	1,193	1,131	1,141	1,038
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Carport 1 Car	Carport 1 Car
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	--	fireplace	fireplace	fireplace

* 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** ozy condo in immaculate gated community. Central location, convenient to entertainment, employment, freeways. Minutes to the STRIP! Open floorplan with three french door accessed balconies. Upgraded tile in living areas and laminate flooring in bedrooms.
- Listing 2** Terrific location makes this a Great Buy~Well Maintained Gated Community~Sunny light filled Living Room w/fireplace is Open to kitchen w/option for a Breakfast Bar & Informal Dining*Balcony overlooks pool & mature grounds*Oversized Master features bay window providing extra space for a Desk/Work Space~Separate Oval Tub, Double Sinks & Separate Shower, Large Walk-In Closet, plus French Doors to the Balcony~2nd Bedroom has french doors & balcony
- Listing 3** INVESTORS SPECIAL!!! GREAT GATED DOWNSTAIRS ONE CAR GARAGE CONDO. COMPLETE WITH ALL APPLIANCES, FIREPLACE, AND 2 PATIOS. KITCHEN WITH A SEPARATE DINING AREA. CENTRAL LOCATION IN PROXIMITY TO SHOPPING, DINING, AND ENTERTAINMENT.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6117 Meadowhaven Lane	6122 Meadow View Ln	6119 Meadow Vista Ln	6205 Meadow Brook Ln
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89103	89103	89103	89103
Datasource	Tax Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.06 ¹	0.12 ¹	0.19 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	--	\$184,900	\$155,000	\$155,000
List Price \$	--	\$184,900	\$155,000	\$155,000
Sale Price \$	--	\$175,000	\$150,000	\$151,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/17/2018	02/05/2019	02/13/2019
DOM · Cumulative DOM	-- · --	67 · 101	74 · 102	113 · 111
Age (# of years)	41	43	44	44
Condition	Average	Average	Average	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	1,193	1,193	1,093	1,093
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1 · 1	2 · 1 · 1	2 · 1 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Carport 1 Car	Carport 1 Car
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	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$175,000	\$150,000	\$151,000

* 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** Updated 2 BD, Townhome in gated community MOVE-IN READY! Tile in living areas, Wood Laminate in BD's, Spacious Kitchen, granite counter tops, S.S. Appliances included, A/C unit 1 yr new, 2 assigned parking spots/1 carport, Common lawn area in front, private enclosed patio out back, easy access to freeways, close to Strip/attractions, Raider Stadium, Great amenities! 2 pools, Clubhouse, BB & Tennis courts, Lush grounds/trees/grass, BBQ area
- Sold 2** reat townhome with french doors leading from dining room to private patio with concrete flooring! Association features gated community with desert landscaping, community pool/spa and tennis courts. Don't wait, call to schedule an appointment to see this home before it is too late!
- Sold 3** Public RemarksNice condo near transportation and shopping: 168 Super market, wells Fargo bank, Bank of America, Walgreen, CVS, and Seven Eleven. Nice community has swimming pool, tennis court, and landscaped with green grass and big trees. nice unit with 2 bed rooms and large living room and kitchen, and dining area.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				subject is not currently listed and has not been listed for the past 12 months			
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	\$150,000	\$150,000
Sales Price	\$150,000	\$150,000
30 Day Price	\$150,000	--
Comments Regarding Pricing Strategy		
<p>. 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.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. The as-is conclusion appears to be adequately supported.
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Subject Photos



Front



Front



Address Verification



Side



Side



Street

Listing Photos

L1 4027 Nook Way APT B
Las Vegas, NV 89103



Front

L2 4069 Nook Way APT D
Las Vegas, NV 89103



Front

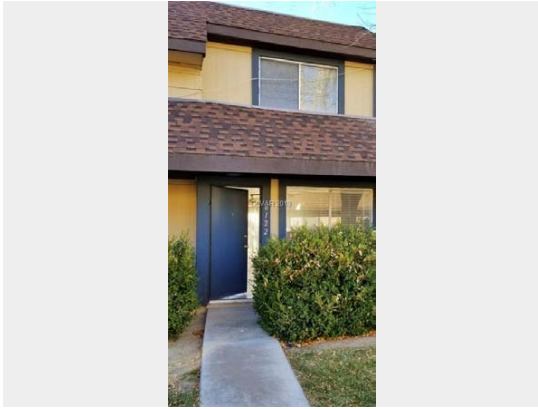
L3 6250 W Flamingo Rd Apt 109
Las Vegas, NV 89103



Front

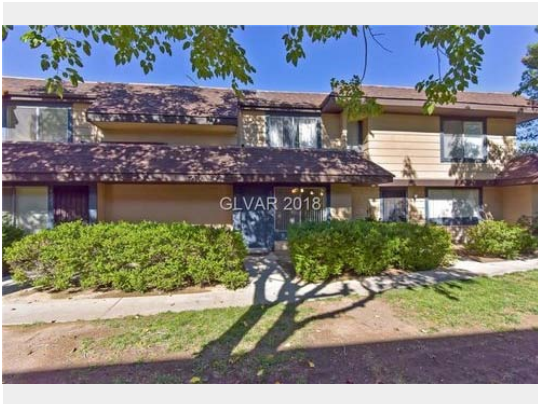
Sales Photos

S1 6122 Meadow View Ln
Las Vegas, NV 89103



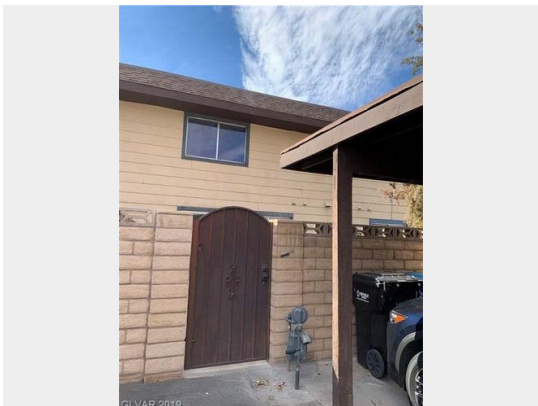
Front

S2 6119 Meadow Vista Ln
Las Vegas, NV 89103



Front

S3 6205 Meadow Brook Ln
Las Vegas, NV 89103



Front

ClearMaps Addendum

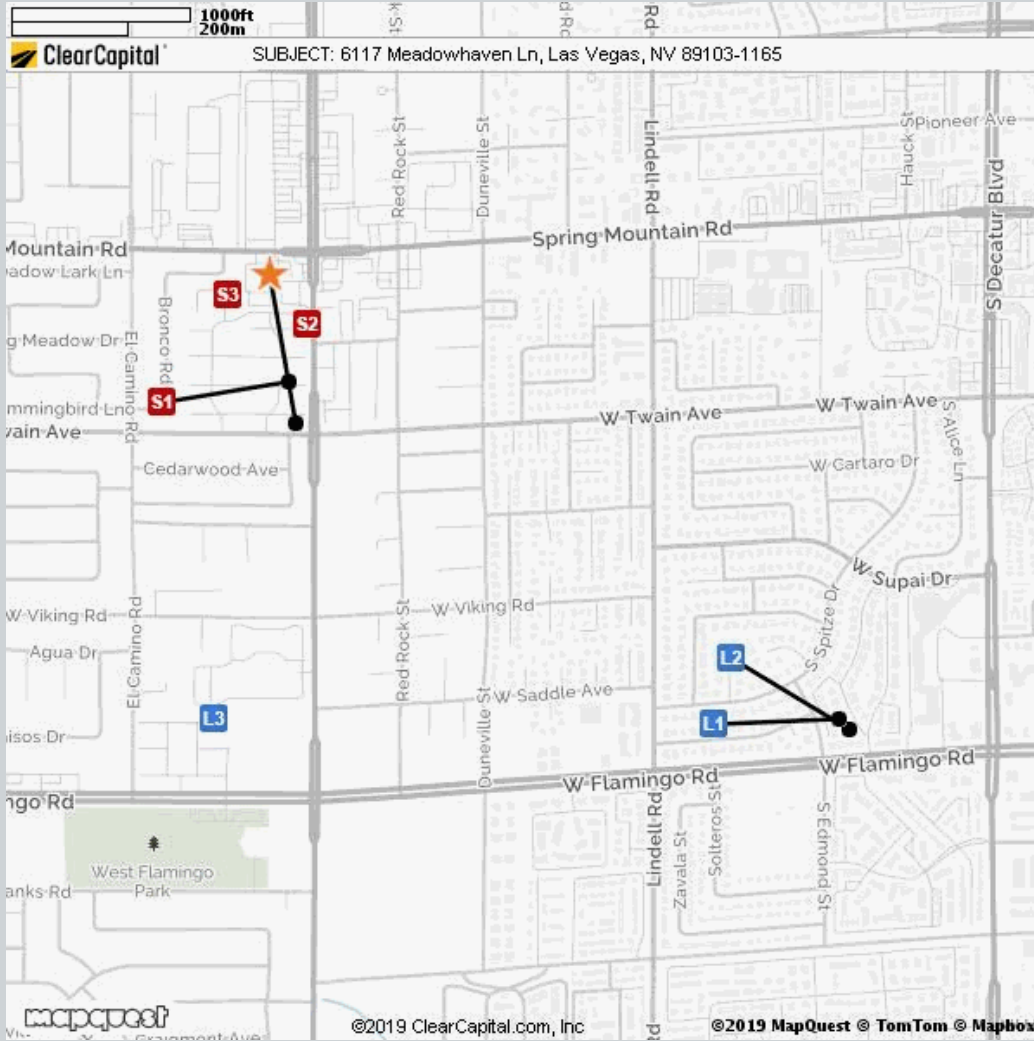
Address ★ 6117 Meadowhaven Lane, Las Vegas, NV 89103

Loan Number 38313

Suggested List \$150,000

Suggested Repaired \$150,000

Sale \$150,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6117 Meadowhaven Ln, Las Vegas, NV	--	Parcel Match
L1 Listing 1	4027 Nook Way Apt B, Las Vegas, NV	0.86 Miles ¹	Parcel Match
L2 Listing 2	4069 Nook Way Apt D, Las Vegas, NV	0.88 Miles ¹	Parcel Match
L3 Listing 3	6250 W Flamingo Rd Apt 109, Las Vegas, NV	0.45 Miles ¹	Parcel Match
S1 * Sold 1	6122 Meadow View Ln, Las Vegas, NV	0.06 Miles ¹	Parcel Match
S2 * Sold 2	6119 Meadow Vista Ln, Las Vegas, NV	0.12 Miles ¹	Parcel Match
S3 * Sold 3	6205 Meadow Brook Ln, Las Vegas, NV	0.19 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	Erin Woods	Company/Brokerage	Elite REO Services
License No	S.0075353	Address	260 E Flamingo Rd Las Vegas NV 89169
License Expiration	01/31/2020	License State	NV
Phone	7027814123	Email	erin.woods@elitereo.com
Broker Distance to Subject	3.56 miles	Date Signed	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: **6117 Meadowhaven Lane, Las Vegas, NV 89103**
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.