

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	220 Heathrow Lake Avenue, North Las Vegas, NV 89084	Order ID	6269942	Property ID	26982684
Inspection Date	07/31/2019	Date of Report	08/01/2019		
Loan Number	38341	APN	124-22-513-011		
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	Brenda Balce	Condition Comments	
R. E. Taxes	\$98,165	Subject appears to be in average condition. All comps in the subject neighborhood have some upgrades, which are common for the neighborhood. No visible damage to the subject.	
Assessed Value	\$76,465		
Zoning Classification	Single		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Tierra Santa 702-51-3382		
Association Fees	\$65 / Month (Pool,Landscaping,Other: Recreation)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	Residential neighborhood. Community pool.	
Sales Prices in this Neighborhood	Low: \$269,750 High: \$370,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	220 Heathrow Lake Avenue	7057 Millers Run St	7183 Steubling Glen St	104 Heathrow Lake Ave
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89084	89084	89084	89084
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.12 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$315,000	\$299,000
List Price \$	--	\$280,000	\$295,000	\$299,000
Original List Date		05/24/2019	06/30/2019	07/19/2019
DOM · Cumulative DOM	-- · --	68 · 69	31 · 32	12 · 13
Age (# of years)	2	5	2	3
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,036	2,053	1,835	2,067
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.07 acres	0.08 acres	0.08 acres
Other	None	None	None	None

* Listing 1 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.

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

Listing 1 Similar GLA as the subject. Granite counters. Large loft. Covered patio. Low maintenance landscaping. Similar location views as the subject.

Listing 2 Similar age and GLA as the subject. Lower GLA than the subject. Granite counters. Property appears to be in similar condition as the subject. Low maintenance landscaping.

Listing 3 Upgraded tile flooring. Granite counters. Large loft. Low maintenance landscaping. Adjustments for recent upgrades.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	220 Heathrow Lake Avenue	128 Pollentia Ave.	6614 Drusilla St.	6634 Drusilla St.
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89084	89084	89084	89084
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ²	0.33 ²	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,750	\$279,750	\$294,384
List Price \$	--	\$269,750	\$269,750	\$272,750
Sale Price \$	--	\$269,750	\$269,750	\$272,750
Type of Financing	--	Conv	Conv	Va
Date of Sale	--	07/17/2019	06/28/2019	06/24/2019
DOM · Cumulative DOM	-- · --	168 · 168	176 · 176	304 · 304
Age (# of years)	2	1	1	2
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,036	2,010	2,010	2,089
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	5	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.07 acres	0.07 acres	0.07 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,000	+\$1,000	-\$3,000
Adjusted Price	--	\$270,750	\$270,750	\$269,750

* Sold 1 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** New build. Granite counters. Brick paver driveway. Tile and carpet flooring. Loft. Low maintenance landscaping. Similar location views as the subject.
- Sold 2** Granite counters. Raised panel doors. Brick paver driveway. Low maintenance landscaping. Similar location views as the subject.
- Sold 3** Granite counters. Soft water system. Brick paver driveway. Similar GLA and condition as the subject. Low maintenance landscaping.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject last sold on 01/22/2017 for \$267,363.					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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	\$270,000	\$270,000
Sales Price	\$270,000	\$270,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
<p>Sale #1 shows the best support for my value conclusion. This property is similar in GLA and condition to the subject. Sale #3 is also similar in GLA and condition to the subject. Listing #1 is the best active listing comp. This property is the most similar in GLA and condition to the subject. All comparables have upgrades, so it is assumed that the subject has some upgrades as well. Using Sale #1 and Listing #1 as my best comps, I can conclude the estimated subject value.</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



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 7057 Millers Run St
North Las Vegas, NV 89084



Front

L2 7183 Steubling Glen St
North Las Vegas, NV 89084



Front

L3 104 Heathrow Lake Ave
North Las Vegas, NV 89084



Front

Sales Photos

S1 128 Pollentia Ave.
North Las Vegas, NV 89084



Front

S2 6614 Drusilla St.
North Las Vegas, NV 89084



Front

S3 6634 Drusilla St.
North Las Vegas, NV 89084



Front

ClearMaps Addendum

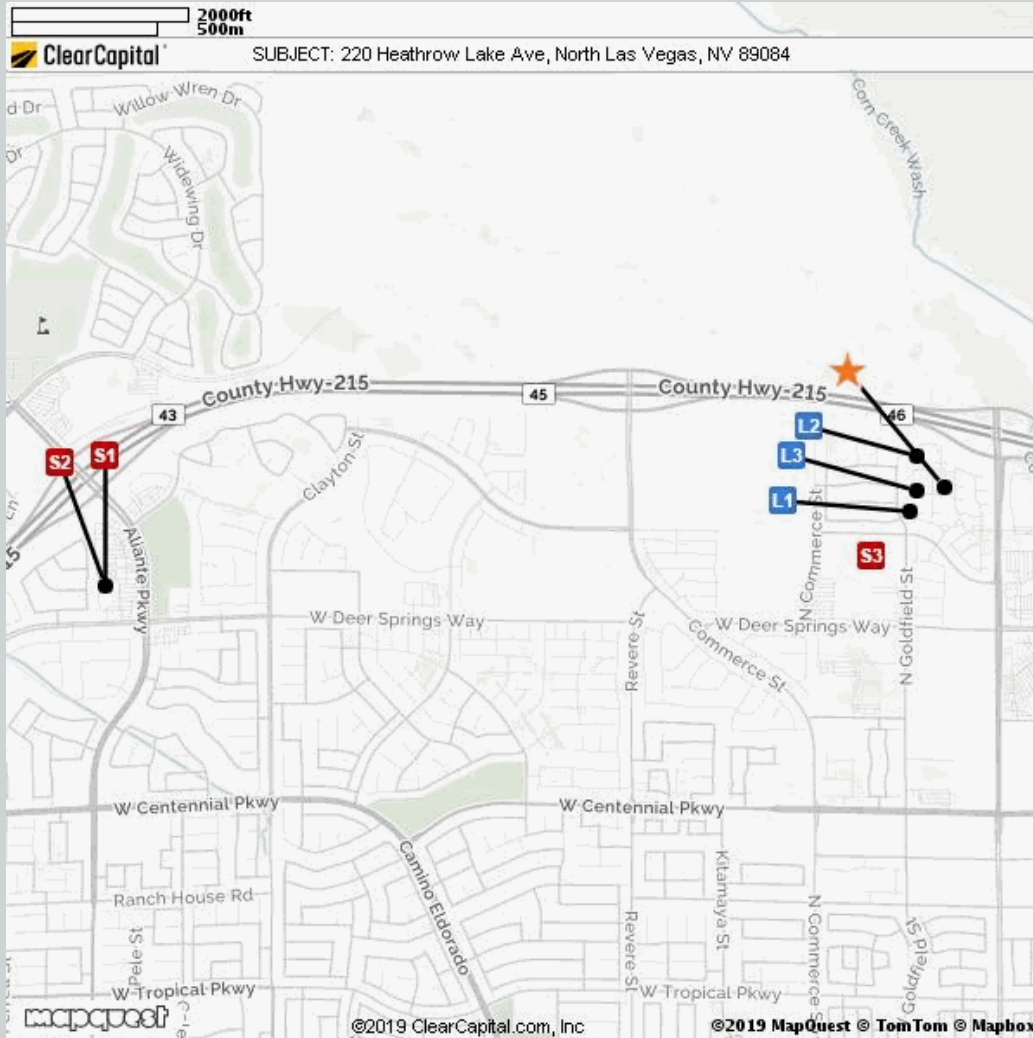
Address ★ 220 Heathrow Lake Avenue, North Las Vegas, NV 89084

Loan Number 38341

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$270,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	220 Heathrow Lake Ave, North Las Vegas, NV	--	Parcel Match
L1 Listing 1	7057 Millers Run St, North Las Vegas, NV	0.12 Miles ¹	Parcel Match
L2 Listing 2	7183 Steubling Glen St, North Las Vegas, NV	0.12 Miles ¹	Parcel Match
L3 Listing 3	104 Heathrow Lake Ave, North Las Vegas, NV	0.08 Miles ¹	Parcel Match
S1 Sold 1	128 Pollentia Ave., North Las Vegas, NV	0.40 Miles ²	Unknown Street Address
S2 Sold 2	6614 Drusilla St., North Las Vegas, NV	0.33 Miles ²	Unknown Street Address
S3 Sold 3	6634 Drusilla St., North Las Vegas, NV	0.33 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	Anthony Carey	Company/Brokerage	HomeSmart Encore
License No	S.0174589.LLC	Address	5321 wild sunflower st north las vegas NV 89081
License Expiration	04/30/2020	License State	NV
Phone	7022453750	Email	tonycareyre@gmail.com
Broker Distance to Subject	3.32 miles	Date Signed	07/31/2019

/Anthony Carey/

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: **Anthony Carey** ("Licensee"), **S.0174589.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **HomeSmart Encore** (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: **220 Heathrow Lake Avenue, North Las Vegas, NV 89084**
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: **/Anthony Carey/**

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.