

Subject Details

PROPERTY TYPE	GLA
PUD	2,190 Sq. Ft.
BEDS	BATHS
3	2.0
STYLE	YEAR BUILT
Ranch	2007
LOT SIZE	OWNERSHIP
0.17 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Clark	190-18-420-032

Analysis Of Subject

Provided by Appraiser

CONDITION RATING



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

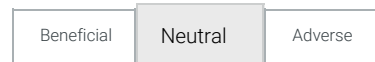
QUALITY RATING



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

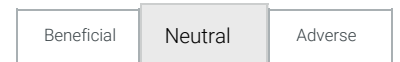
VIEW

Residential



LOCATION

Residential











SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

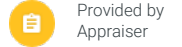
The subject is located in an age restricted community called Sun City Anthem. The subject is a 1 story style dwelling. The subject is in overall average quality of construction and condition. MLS interior photos were found or provided and support average condition.

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 2401 Wisconsin Dells Dr Henderson, NV 89044 	 2433 Ozark Plateau Dr Henderson, NV 89044 	 2243 Sawtooth Mt Dr Henderson, NV 89044 	 2449 Wisconsin Dells Dr Henderson, NV 89044 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.09 miles	0.17 miles	0.10 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records	MLS; Public Records	MLS; Public Records	MLS; Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	06/15/2019	10/17/2019	07/27/2019
SALE PRICE/PPSF	--	\$424,900 \$177/Sq. Ft.	\$440,000 \$210/Sq. Ft.	\$380,000 \$189/Sq. Ft.
CONTRACT/ PENDING DATE	--	07/03/2019	10/30/2019	07/30/2019
SALE DATE	--	08/05/2019	12/06/2019	08/29/2019
DAYS ON MARKET	--	50	49	22
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.17 Acre(s)	0.16 Acre(s)	0.18 Acre(s)	0.17 Acre(s)
VIEW	N; Res	N; Res	N; Res	A; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3
ACTUAL AGE	12	12	14	12
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/3/2	7/2/2 \$5,000	7/3/3 -\$5,000	7/2/2 \$5,000
GROSS LIVING AREA	2,190 Sq. Ft.	2,401 Sq. Ft. -\$13,700	2,096 Sq. Ft. \$6,100	2,012 Sq. Ft. \$15,600
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	3 bedrooms	2 bedrooms w/Den	304 SF Casita -\$20,000	none
OTHER	--	--	--	--
NET ADJUSTMENTS		-2.05% -\$8,700	-4.30% -\$18,900	5.42% \$20,600
GROSS ADJUSTMENTS		4.40% \$18,700	7.07% \$31,100	5.42% \$20,600
ADJUSTED PRICE		\$416,200	\$421,100	\$400,600

Value Conclusion + Reconciliation



Provided by
Appraiser

\$410,000
AS-IS VALUE

30-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The search included all sales and listings within the subject's area over the past 6 months and located within the same Sun City Anthem as the subject due to most similar amenities.

EXPLANATION OF ADJUSTMENTS

GLA adjustment considered at \$65/sf. Bedroom/bath differentials have been estimated and adjusted at \$5,000 for the additional utility.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Comparable #1 is given the most consideration with support from comp 3. All three closed sales are proximate to the subject and the closed sales are current sales. The subject's features are bracketed adding support to the comp selection to determine a credible value.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The subject is located in an age restricted community called Sun City Anthem. The subject is a 1 story style dwelling. The subject is in overall average quality of construction and condition. MLS interior photos were found or provided and support average condition.

Neighborhood and Market

From Page 6

The neighborhood consists of both 1 story style dwellings that are predominantly 2-3 bedroom dwellings of relatively similar age & marketability. The subject is located in an age restricted community with amenities. Conveniences and municipalities are located within a few miles from the subject which is common and typical for the area. The market appears to be predominantly Stable over the prior recent 12 months.

Analysis of Prior Sales & Listings

From Page 5

The prior sale appears to be an arms length transaction.

Highest and Best Use Additional Comments

The site lends itself to single family residential use both because of its size and topography, and compatibility with surrounding sites. The highest and best use with existing improvements is its current use, a single family residence; and that the size and design of the existing structure is an appropriate utilization.

Subject Details

Provided by
Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

Yes

Event

● Withdrawn

Date

Dec 12, 2019

Price

\$409,900

Data Source

MLS 2141498

LISTING STATUS

Listed in Past Year

● Active

Nov 8, 2019

\$409,900

MLS 2141498

● Withdrawn

Oct 7, 2019

\$429,900

MLS 2136166

DATA SOURCE(S)

MLS,Public Records

● Active

Oct 4, 2019

\$425,000

MLS 2141498

● Active

Sep 16, 2019

\$429,900

MLS 2136166

EFFECTIVE DATE

12/20/2019

● Sold

Aug 20, 2019

\$323,240

Public Records

SALES AND LISTING HISTORY ANALYSIS

The prior sale appears to be an arms length transaction.

Order Information

BORROWER

Catamount Properties 2018
LLC

LOAN NUMBER

38647

PROPERTY ID

27710316

ORDER ID

6462935

ORDER TRACKING ID

20191219_Citi_ClearVal

TRACKING ID 1

20191219_Citi_ClearVal

Legal

OWNER

Catamount Properties 2018
Llc

ZONING DESC.

Residential 6000 sf min

ZONING CLASS

RS6

ZONING COMPLIANCE

Legal

LEGAL DESC.

Sun City Anthem Unit #40 Plat Book 124 Page 49 Lot 50
Block 5

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

\$2,817

HOA FEES

\$1,208 Per Year

PROJECT TYPE

PUD

FEMA FLOOD ZONE

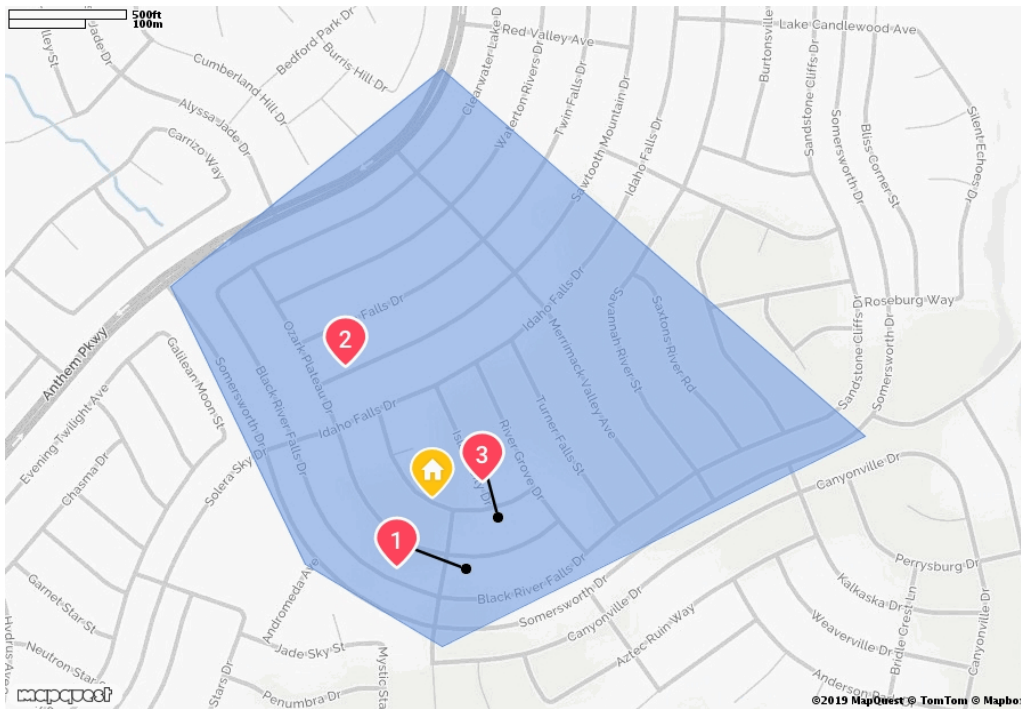
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FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

125

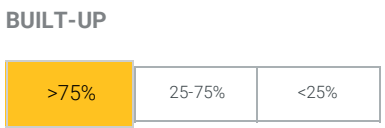
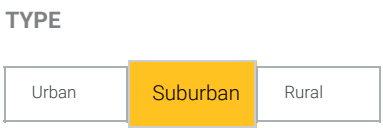
Months Supply

2.4

Avg Days Until Sale

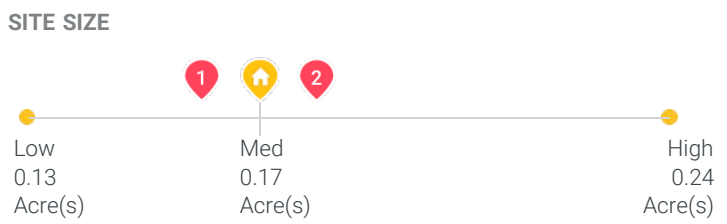
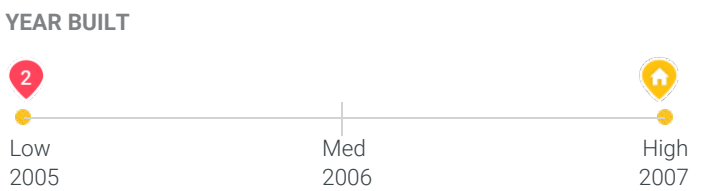
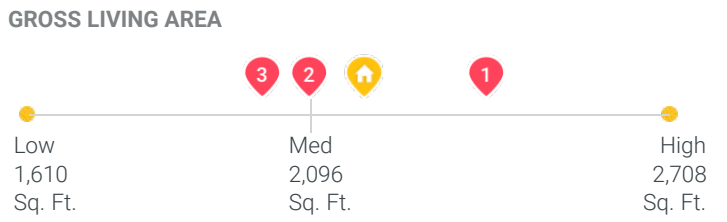
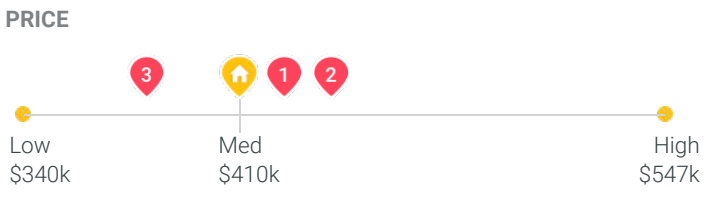
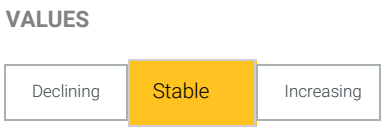
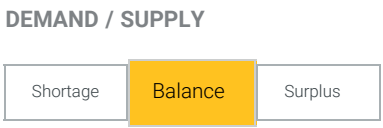
71

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

The neighborhood consists of both 1 story style dwellings that are predominantly 2-3 bedroom dwellings of relatively similar age & marketability. The subject is located in an age restricted community with amenities. Conveniences and municipalities are located within a few miles from the subject which is common and typical for the area. The market appears to be predominantly Stable over the prior recent 12 months.



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Comparable Photos

Provided by
Appraiser

1 2433 Ozark Plateau Dr
Henderson, NV 89044



Front

2 2243 Sawtooth Mt Dr
Henderson, NV 89044



Front

3 2449 Wisconsin Dells Dr
Henderson, NV 89044



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 Linda Bothof, 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:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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

Assumptions, Conditions, Certifications, & Signature (Cont.)



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

1. The statements of fact contained in this report are true and correct.
2. 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
3. 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.
4. 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.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Linda Bothof and did not make a personal inspection of the property that is the subject of this report.
10. 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.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

Jeanne Caligiuri

EFFECTIVE DATE

12/20/2019

DATE OF REPORT

12/20/2019

LICENSE #

A.0007633-CR

STATE

NV

EXPIRATION

12/31/2021

COMPANY

Jeanne M Caligiuri

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Vacant	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓ Good	No damage or repair issues noted. Doors, windows, roof, paint, landscaping appear to be in good condition.
SIGNIFICANT REPAIRS NEEDED	✓ No	-
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Property is located mid block in a consistent age restricted residential tract.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	No deferred maintenance noted.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	Well maintained public roads.
NEGATIVE EXTERNALITIES	✓	No	-
POSITIVE EXTERNALITIES	✓	Yes	HOA recreational facilities, community pool, spa.

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
/Linda Bothof/	B.0056344.INDV	Linda Bothof	Linda Bothof Broker	12/20/2019