

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>	4045 Overbrook Drive, Las Vegas, NV 89108	<b>Order ID</b>	6346421	<b>Property ID</b>	27318020
<b>Inspection Date</b>	09/26/2019	<b>Date of Report</b>	09/26/2019		
<b>Loan Number</b>	38794	<b>APN</b>	138-03-817-051		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	CITL_BPO_09.25.19	<b>Tracking ID 1</b>	CITL_BPO_09.25.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount Properties	<b>Condition Comments</b> Subject property looks average on the outside. It conforms to the neighborhood and it is not on a busy street.
<b>R. E. Taxes</b>	\$888	
<b>Assessed Value</b>	\$48,298	
<b>Zoning Classification</b>	r-1	
<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>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Older neighborhood with no HOA. There are no boarded up homes that are in the direct area of the subject.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$280,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4045 Overbrook Drive	4045 Compass Rose Way	4028 Compass Rose Way	6945 Manistee Ct
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89108	89108	89108	89108
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 <sup>1</sup>	0.12 <sup>1</sup>	0.05 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,999	\$252,500	\$259,900
List Price \$	--	\$249,999	\$252,500	\$259,900
Original List Date		09/19/2019	09/24/2019	08/24/2019
DOM · Cumulative DOM	-- · --	7 · 7	2 · 2	31 · 33
Age (# of years)	35	28	29	27
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 conventional	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,741	1,403	1,481	1,403
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	0.10 acres	0.10 acres	0.09 acres	0.10 acres
Other	patio	patio	patio	patio

\* 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.

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

**Listing 1** Move in ready in the North West part of town with NO HOA!! 3bed 2bath\* Upgraded tile flooring, vaulted ceilings, Fresh paint, Close to shopping and freeways!! All Appliances included!! Low Maintenance desert Landscaping, Cover Patio!

**Listing 2** Great single story home featuring contemporary laminate wood floors, granite counter tops, new paint, new carpet, 2 car garage, stainless steel appliances, custom back splash, upgraded bathrooms, ceiling fans and much more!

**Listing 3** HUGE SUNNY LIVINGRM W/FIREPLACE\*SPACIOUS SECONDARY BDRMS\*LARGE MSTR\*MSTR BATH W/DBL SINKS\*BATHS W/CUSTOMIZED CABS GRANITE & CUSTOM TILED TUB/SHOWER SURROUND\*GARAGE W/HEAT & AC!!!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4045 Overbrook Drive	4116 Compass Rose Way	4013 Broadriver Dr	6932 Atrium Ave
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89108	89108	89108	89108
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 <sup>1</sup>	0.11 <sup>1</sup>	0.15 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,000	\$279,900	\$249,000
List Price \$	--	\$229,000	\$259,900	\$249,000
Sale Price \$	--	\$210,000	\$254,000	\$241,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	09/12/2019	06/20/2019	03/27/2019
DOM · Cumulative DOM	-- · --	11 · 33	1 · 3	44 · 0
Age (# of years)	35	29	26	28
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 conventional	1 Story ranch	2 Stories conventional	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,741	1,403	1,744	1,403
Bdrm · Bths · ½ Bths	3 · 3	4 · 2	4 · 3	3 · 2
Total Room #	7	8	8	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	0.10 acres	0.09 acres	0.08 acres	0.10 acres
Other	patio	patio	patio	patio
Net Adjustment	--	+\$8,450	-\$8,250	+\$4,950
Adjusted Price	--	\$218,450	\$245,750	\$245,950

\* Sold 1 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** 4 BEDROOM, 2 BATH, 2 CAR GARAGE, VAULTED CEILINGS, OPEN FLOOR PLAN, SECURITY DOORS (FRONT AND REAR), BLINDS, CEILING FANS, APPLIANCES INCLUDED.! COULD USE UPDATING...
- Sold 2** SEPARATE FAMILY ROOM W/FIRE PLACE LEADING TO THE KITCHEN & NOOK. SECOND FLOOR OFFERS FOUR BEDROOM FULLY TILED, MASTER BEDROOM HAS 2 CLOSETS, DOUBLE SINK COUNTER IN THE MASTER BATHROOM, 1/23 BATHROOM & LAUNDRY IN THE FIRST LEVEL.
- Sold 3** GREAT SINGLE STORY IN CUL DE SAC LOT - LARGE LIVING ROOM WITH VAULTED CEILINGS - OPEN KITCHEN WITH DINING AREA/ FAMILY ROOM - BREAKFAST BAR - HALL AND BEDS ALL HAVE HARDWOOD FLOORING - 2 LARGE BEDS AND SEP MASTER WITH VAULTED CEILING DBLE CLOSET

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Listed on 4/17/19 for \$255,00 and sold on 9/9/18 for \$210,000.				
<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>	1						
<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>
04/17/2019	\$255,000	08/05/2019	\$215,000	Sold	09/10/2019	\$210,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$229,900	\$229,900
<b>Sales Price</b>	\$220,000	\$220,000
<b>30 Day Price</b>	\$220,000	--
<b>Comments Regarding Pricing Strategy</b>		
All of these comps are in the same subdivision as the subject property. The subject was sold as is and there was a tenant. It may need some updating according to the listing. Price according to comps and sell as is.		

## 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



Street

## Listing Photos

**L1** 4045 COMPASS ROSE WAY  
Las Vegas, NV 89108



Front

**L2** 4028 COMPASS ROSE WAY  
Las Vegas, NV 89108



Front

**L3** 6945 MANISTEE CT  
Las Vegas, NV 89108



Front

## Sales Photos

**S1** 4116 COMPASS ROSE WAY  
Las Vegas, NV 89108



Front

**S2** 4013 BROADRIVER DR  
Las Vegas, NV 89108



Front

**S3** 6932 ATRIUM AVE  
Las Vegas, NV 89108



Front



## ClearMaps Addendum

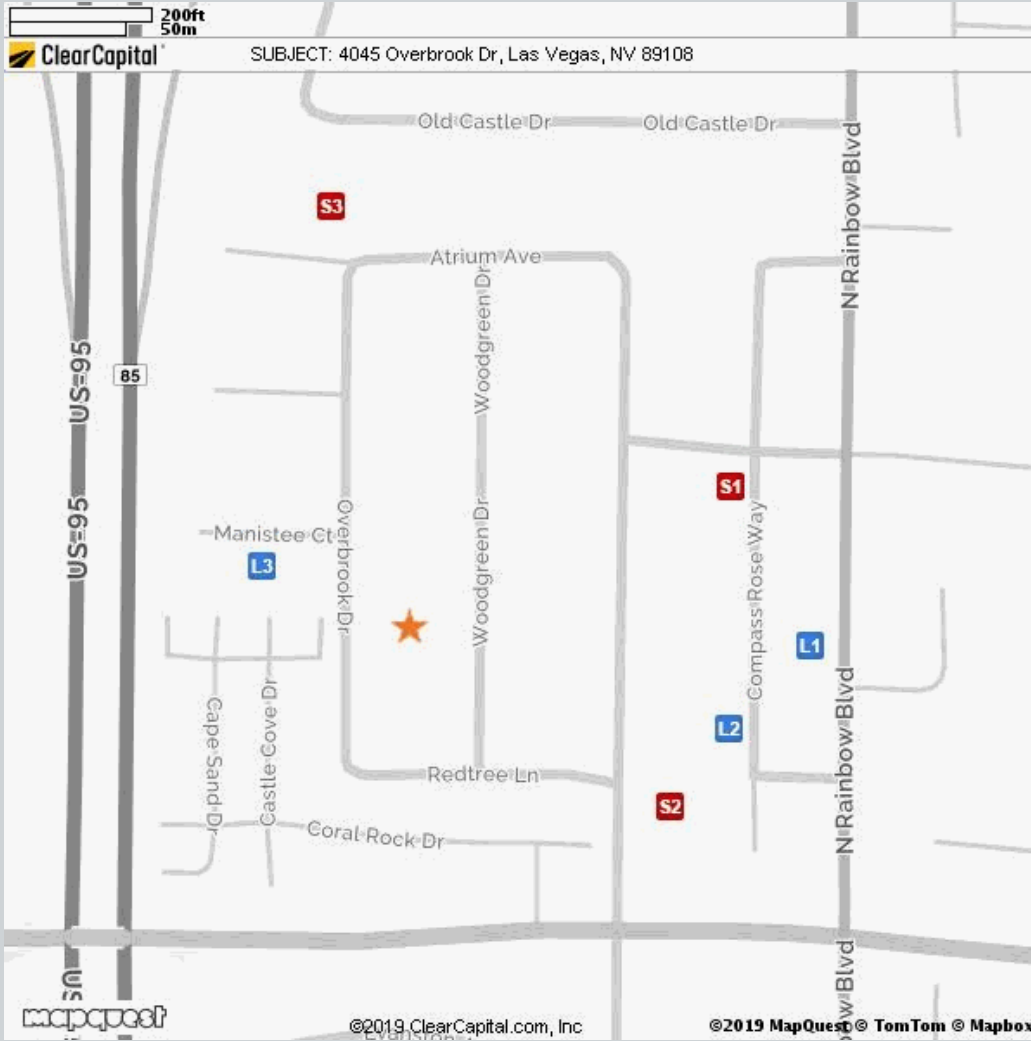
**Address** ★ 4045 Overbrook Drive, Las Vegas, NV 89108

**Loan Number** 38794

**Suggested List** \$229,900

**Suggested Repaired** \$229,900

**Sale** \$220,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4045 Overbrook Dr, Las Vegas, NV	--	Parcel Match
L1 Listing 1	4045 Compass Rose Way, Las Vegas, NV	0.14 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4028 Compass Rose Way, Las Vegas, NV	0.12 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6945 Manistee Ct, Las Vegas, NV	0.05 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4116 Compass Rose Way, Las Vegas, NV	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4013 Broadriver Dr, Las Vegas, NV	0.11 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6932 Atrium Ave, Las Vegas, NV	0.15 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>	Juli Hollobaugh	<b>Company/Brokerage</b>	Genesis Realty Group
<b>License No</b>	BS0145651	<b>Address</b>	2428 Goldenmoon St Las Vegas NV 89108
<b>License Expiration</b>	03/31/2020	<b>License State</b>	NV
<b>Phone</b>	5419489122	<b>Email</b>	jahollobaugh@gmail.com
<b>Broker Distance to Subject</b>	2.09 miles	<b>Date Signed</b>	09/26/2019

/Juli Hollobaugh/

*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: **Juli Hollobaugh** ("Licensee"), **BS0145651** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Genesis Realty Group** (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: **4045 Overbrook Drive, Las Vegas, NV 89108**
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: **September 26, 2019**

Licensee signature: **/Juli Hollobaugh/**

**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.