

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>	1211 Magnolia Avenue, Las Vegas, NEVADA 89108	<b>Order ID</b>	6687612	<b>Property ID</b>	28288412
<b>Inspection Date</b>	04/09/2020	<b>Date of Report</b>	04/09/2020		
<b>Loan Number</b>	40613	<b>APN</b>	139-29-211-052		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

**Tracking IDs**

<b>Order Tracking ID</b>	Citi_BPO_04.08.20	<b>Tracking ID 1</b>	Citi_BPO_04.08.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	Thomas Chad Barton and Tina Marie Pearson	<b>Condition Comments</b> No significant damage or repair issues noted. Doors, windows, roof, paint, and landscaping appear in average condition for age and neighborhood. Property is boarded, but appears to be preventative. 1 broken window, estimated repair is \$250. Clark County Tax Assessor shows Cost Class for this property as Fair. Subject property is a single story, single family detached home with no garage or carport. Roof is pitched composition shingles, typical for age and neighborhood. It has 1 wood burning fireplace, but no pool or spa. Last sold 05/05/2008 , details unknown. There are no MLS records for subject property. This home is located in the Heers subdivision in the central northwestern area of Las Vegas. This tract is comprised of 150 single family detached homes which vary in living area from 800-3,288 square feet. Access to schools, shopping is within 1-2 miles and freeway entry is within 2 miles. Most likely buyer in this area is first time home buyer with FHA financing or investor/cash sale. There is a significant "flip" activity in this area.
<b>R. E. Taxes</b>	\$5,525	
<b>Assessed Value</b>	\$26,242	
<b>Zoning Classification</b>	R-1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Secured by manual lock box. )		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>	\$250	
<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> There is an oversupply of competing listings within Heers subdivision. There are 3 homes listed for sale (0 REO, 0 short sales). In the past 12 months, there have been 5 closed MLS sales in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market time was 79 days with range 9-204 days and average sale price was 96% of final list price.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$98,000 High: \$204,000	
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1211 Magnolia Avenue	1020 Vernon Ave	1100 Magnolia Ave	1113 Tumbleweed Ave
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89108	89108	89108	89106
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.10 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$180,000	\$222,900	\$179,900
<b>List Price \$</b>	--	\$180,000	\$219,000	\$179,900
<b>Original List Date</b>		02/20/2020	10/22/2019	03/06/2020
<b>DOM · Cumulative DOM</b>	-- · --	0 · 49	21 · 170	22 · 34
<b>Age (# of years)</b>	66	66	66	65
<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>	1,306	1,282	1,554	1,170
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	4 · 1 · 1	3 · 1	3 · 2
<b>Total Room #</b>	6	6	5	5
<b>Garage (Style/Stalls)</b>	None	None	None	Carport 1 Car
<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>	--	--	Pool - Yes	--
<b>Lot Size</b>	0.16 acres	0.19 acres	0.16 acres	0.15 acres
<b>Other</b>	1 Fireplace	1 Fireplace	No Fireplace	No Fireplace

\* 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** Under contract, will be FHA sale. Owner occupied property when listed. Identical to subject property in age, condition, fireplace. It is inferior in square footage but is superior in lot size and baths. This property is nearly equal to subject property.
- Listing 2** Under contract, will be cash sale. Tenant occupied property when listed, leased for \$995/month. Identical in bedrooms, baths, condition, no garage, lot size and age. It is inferior in no fireplace but is superior in square footage and pool. This property is superior to subject property.
- Listing 3** Not under contract. Vacant property when listed. Identical to subject property in bedrooms, condition, and nearly identical in age. It is inferior in square footage, lot size, no fireplace, but is superior in baths and and carport. This property is inferior to subject property.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1211 Magnolia Avenue	917 Sahara Way	1005 Sahara Way	1101 Magnolia Ave
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89108	89108	89108	89108
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 <sup>1</sup>	0.16 <sup>1</sup>	0.08 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,000	\$195,000	\$219,900
List Price \$	--	\$199,000	\$200,000	\$209,000
Sale Price \$	--	\$196,000	\$200,000	\$204,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	05/29/2019	10/11/2019	12/18/2019
DOM · Cumulative DOM	-- · --	9 · 37	31 · 378	21 · 153
Age (# of years)	66	66	66	66
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,306	1,050	1,310	1,338
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1 · 1	4 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	None	None	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.15 acres	0.14 acres	0.19 acres
Other	1 Fireplace	1 Fireplace	No Fireplace	No Fireplace
Net Adjustment	--	+\$11,700	+\$200	-\$10,100
Adjusted Price	--	\$207,700	\$200,200	\$193,900

\* Sold 2 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** FHA sale, \$2,000 in seller paid concessions. Owner occupied property when listed. Identical to subject property in bedrooms, baths, condition, age, fireplace, no garage or carport. It is inferior in square footage adjusted @ \$50/square foot \$12,800, lot size adjusted @ \$2/square foot \$900. Seller paid concessions adjusted (\$2,000).
- Sold 2** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical to subject property in bedrooms, condition, age, and nearly identical in square footage, no garage or carport. It is inferior in no fireplace \$1,000, lot size adjusted @ \$2/square foot \$1,700 but superior in baths (\$2,500).
- Sold 3** FHA sale with \$3,000 in seller paid concessions. Identical to subject property in condition, age and nearly identical in square footage. It is inferior in no fireplace \$1,000, but is superior in baths (\$2,500), lot size adjusted @ \$2/square foot (\$2,600), carport (\$3,000), and seller paid concessions (\$3,000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There are no sales or MLS listings for subject property within the past 12 months.			
<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>	\$199,000	\$199,500
<b>Sales Price</b>	\$195,000	\$195,500
<b>30 Day Price</b>	\$189,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property should be priced near low range of competing listings due to oversupply of properties in this area. It would be expected to sell near mid range of adjusted recently closed sales with 90 days on market. Repair would be expected to have a positive return on investment.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Other



Other



## Listing Photos

**L1** 1020 Vernon Ave  
Las Vegas, NV 89108



Front

**L2** 1100 Magnolia Ave  
Las Vegas, NV 89108



Front

**L3** 1113 Tumbleweed Ave  
Las Vegas, NV 89106



Front

## Sales Photos

**S1** 917 Sahara Way  
Las Vegas, NV 89108



Front

**S2** 1005 Sahara Way  
Las Vegas, NV 89108



Front

**S3** 1101 Magnolia Ave  
Las Vegas, NV 89108



Front

## ClearMaps Addendum

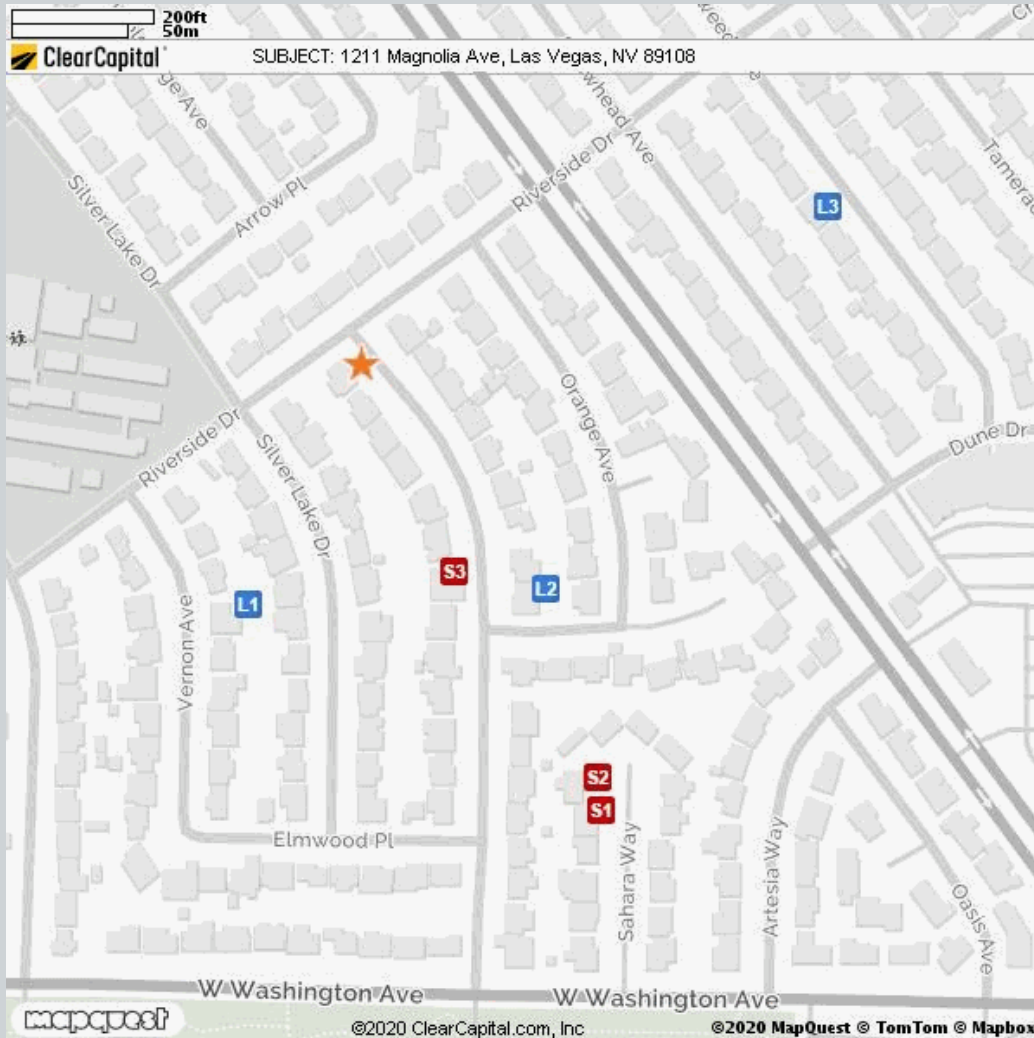
**Address** ★ 1211 Magnolia Avenue, Las Vegas, NEVADA 89108

**Loan Number** 40613

**Suggested List** \$199,000

**Suggested Repaired** \$199,500

**Sale** \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1211 Magnolia Ave, Las Vegas, NV	--	Parcel Match
L1 Listing 1	1020 Vernon Ave, Las Vegas, NV	0.09 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1100 Magnolia Ave, Las Vegas, NV	0.10 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1113 Tumbleweed Ave, Las Vegas, NV	0.17 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	917 Sahara Way, Las Vegas, NV	0.17 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1005 Sahara Way, Las Vegas, NV	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1101 Magnolia Ave, Las Vegas, NV	0.08 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>	Linda Bothof	<b>Company/Brokerage</b>	Linda Bothof Broker
<b>License No</b>	B.0056344.INDV	<b>Address</b>	8760 S Maryland Parkway Las Vegas NV 89123
<b>License Expiration</b>	05/31/2020	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	10.87 miles	<b>Date Signed</b>	04/09/2020

*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.*

## 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.