

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	2570 Ambler Way, Pahrump, NV 89060	Order ID	6735346	Property ID	28443613
Inspection Date	06/08/2020	Date of Report	06/09/2020		
Loan Number	40916	APN	29-441-09		
Borrower Name	Catamount Properties 2018 LLC	County	Nye		

Tracking IDs

Order Tracking ID	20200605_CitiBOTW_BPO	Tracking ID 1	20200605_CitiBOTW_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JAMES AINSWORTH	Condition Comments	
R. E. Taxes	\$64,697	The subject property appeared to be in average condition for the area and didn't show any obvious damages. The home shouldn't have any issues on the resale market.	
Assessed Value	\$17,911		
Zoning Classification	RESIDENTIAL		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(THE SUBJECT HAD NO BROKEN WINDOWS AND DOOR WAS SECURE.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Home values have increased dramatically in the last 2 years. More recently, home values have leveled off and are staying the same month to month. Last months prices went up 1% from the previous month. Most expect prices to stay level through the end of the year.	
Sales Prices in this Neighborhood	Low: \$130,000 High: \$225,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2570 Ambler Way	1531 N Royal Av	3301 California	3110 W Horn
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89060	89060	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.02 ¹	2.73 ¹	4.86 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$150,000	\$194,500	\$206,900
List Price \$	--	\$140,000	\$194,500	\$206,900
Original List Date		02/06/2020	03/20/2020	01/16/2020
DOM · Cumulative DOM	-- · --	123 · 124	80 · 81	38 · 145
Age (# of years)	16	40	15	14
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 MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	2,280	1,963	2,065	2,110
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	4 · 2	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	None	None	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.10 acres	1.14 acres	1 acres	1.14 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 LIST COMP 1 IS SMALLER IN SQ. FOOTAGE WITH 1 LESS BED/BATH ON A SMALLER LOT.

Listing 2 LIST COMP 2 IS SMALLER IN SQ. FOOTAGE WITH 1 LESS BATHROOM AND A SMALLER LOT.

Listing 3 LIST COMP 3 IS SMALLER IN SQ. FOOTAGE WITH 1 LESS BEDROOM/BATHROOM AND A SMALLER LOT.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2570 Ambler Way	280 Kingston	3121 W Silver Sage Dr	2520 W Tonya
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89061	89060	89060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.00 ²	0.66 ¹	0.62 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$144,900	\$182,500	\$229,000
List Price \$	--	\$149,500	\$176,300	\$215,000
Sale Price \$	--	\$145,000	\$170,000	\$215,000
Type of Financing	--	Conv	Fha	Va
Date of Sale	--	07/02/2019	09/27/2019	10/03/2019
DOM · Cumulative DOM	-- · --	42 · 103	22 · 81	152 · 195
Age (# of years)	16	37	21	15
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 MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	2,280	1,998	1,958	2,108
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	4 · 3	5 · 3
Total Room #	7	6	7	8
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.10 acres	1.10 acres	1.10 acres	2 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$25,240	+\$26,440	+\$1,940
Adjusted Price	--	\$170,240	\$196,440	\$216,940

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 SALE COMP 1 IS SMALLER INS Q. FOOTAGE WITH 1 LESS BED/BATH WITH A SMALLER LOT. OLDER BUILT AD: \$1500, BATH: \$1000, YEAR BUILT: \$2100, GARAGE: \$-5000 LOT: \$20,000 SQ. FOOTAGE: \$5640

Sold 2 SALE COMP 2 IS SMALLER IN SQ. FOOTAGE WITH A SMALLER LOT. ADJ: \$20,000 SQ. FOOTAGE: \$6440

Sold 3 SALE COMP 3 IS SMALLER IN SQ. FOOTAGE WITH 1 EXTRA BED SQ. FOOTAGE: 3440, BED: \$-1500

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Back on Market! Don't Miss out! This home has it all! Split floor plan with Large living and family rooms * Kitchen with island and walk-in pantry area. Master bedroom suite with spa like tub and walk-in closet. All over sized bedrooms. Over 2 acres at the base of Shadow Mt.* Plenty of room for horses with fully fenced yard			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/12/2020	\$180,000	--	--	Sold	06/04/2020	\$160,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$171,000	\$171,000
Sales Price	\$171,000	\$171,000
30 Day Price	\$161,000	--
Comments Regarding Pricing Strategy		
THERE WAS A LACK OF COMPS AVAILABLE, SO WE HAD TO EXPAND TO 2 MILES, 500 SQ. FEET AND HOMES ON SMALLER LOTS. THERE WERE NO HOMES WITHIN THESE PARAMETERS TO BRACKET THE SUBJECTS SQ. FOOTAGE.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.00 mile and the sold comps closed within the last 11 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 1531 N ROYAL AV
Pahrump, NV 89060



Front

L2 3301 CALIFORNIA
Pahrump, NV 89060



Front

L3 3110 W HORN
Pahrump, NV 89048



Front

Sales Photos

S1 280 KINGSTON
Pahrump, NV 89061



Front

S2 3121 W SILVER SAGE DR
Pahrump, NV 89060



Front

S3 2520 W TONYA
Pahrump, NV 89060



Front

ClearMaps Addendum

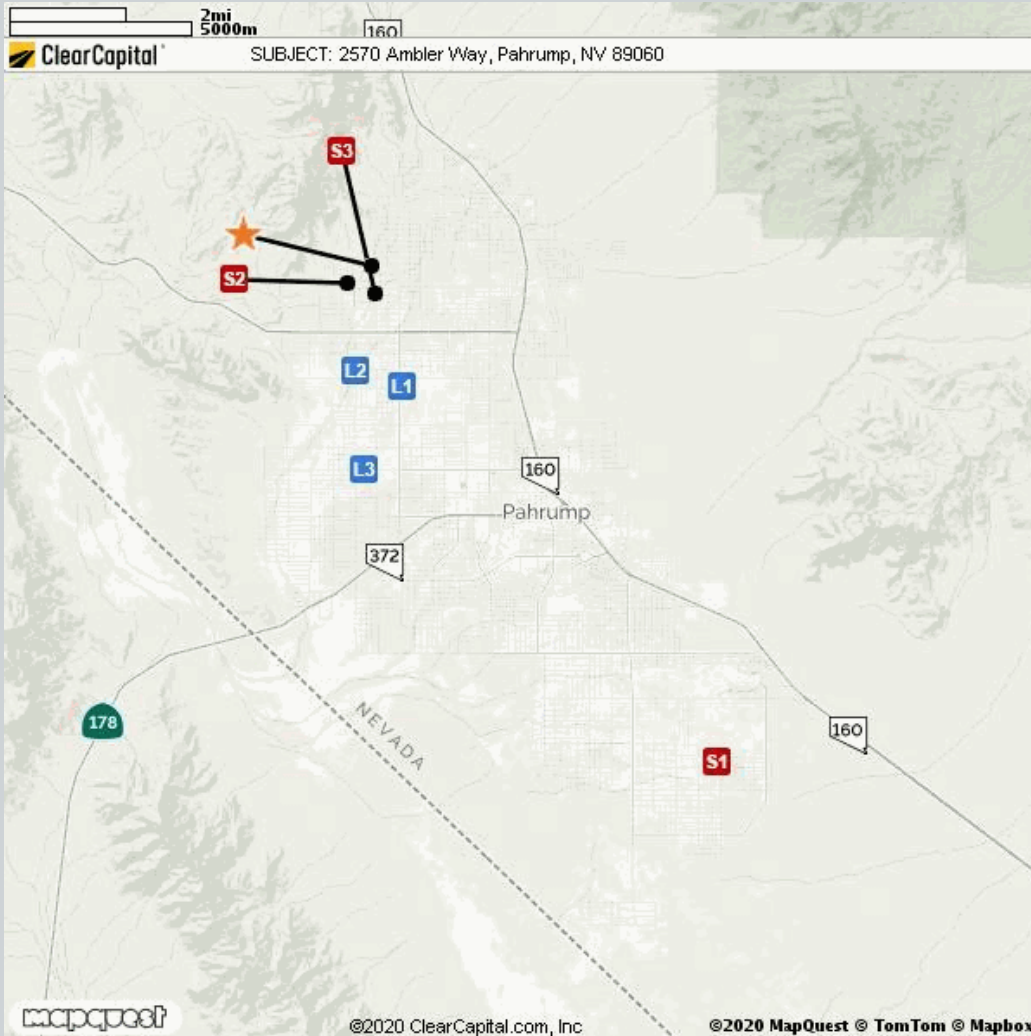
Address ★ 2570 Ambler Way, Pahrump, NV 89060

Loan Number 40916

Suggested List \$171,000

Suggested Repaired \$171,000

Sale \$171,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2570 Ambler Way, Pahrump, NV	--	Parcel Match
L1 Listing 1	1531 N Royal Av, Pahrump, NV	3.02 Miles ¹	Parcel Match
L2 Listing 2	3301 California, Pahrump, NV	2.73 Miles ¹	Parcel Match
L3 Listing 3	3110 W Horn, Pahrump, NV	4.86 Miles ¹	Parcel Match
S1 Sold 1	280 Kingston, Pahrump, NV	1.00 Miles ²	Unknown Street Address
S2 Sold 2	3121 W Silver Sage Dr, Pahrump, NV	0.66 Miles ¹	Parcel Match
S3 Sold 3	2520 W Tonya, Pahrump, NV	0.62 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.

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 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.

Report Instructions - cont.

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	Mark Perry	Company/Brokerage	Local Realty
License No	B.1001058.LLC	Address	9325 S. Cimarron Rd Las Vegas NV 89178
License Expiration	09/30/2020	License State	NV
Phone	7022454240	Email	marksellslasvegas@gmail.com
Broker Distance to Subject	47.83 miles	Date Signed	06/08/2020

/Mark Perry/

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: **Mark Perry** ("Licensee"), **B.1001058.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Local Realty** (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: **2570 Ambler Way, Pahrump, NV 89060**
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: **June 9, 2020**

Licensee signature: **/Mark Perry/**

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.