

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	3760 Vanguard Avenue, Pahrump, NV 89048	Order ID	7349306	Property ID	30450356
Inspection Date	06/09/2021	Date of Report	06/09/2021		
Loan Number	40941	APN	40-592-10		
Borrower Name	Catamount Properties 2018 LLC	County	Nye		

Tracking IDs

Order Tracking ID	0608_BPOUpdate	Tracking ID 1	0608_BPOUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,465	Subject is on a quiet residential block. No immediate repair or modernization required. Based on the exterior observation subject property appears to be in average condition	
Assessed Value	\$64,997		
Zoning Classification	residential		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy is stable, employment conditions are stable and the schools in the area are good for the state prevalence of REO properties and seller concessions is also stable. There were no functional or economic obsolescence observed.	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$340,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3760 Vanguard Avenue	2541 South Dandelion Street	900 East Manse Road	3490 Adobe Court
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.63 ¹	2.93 ¹	1.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,900	\$295,500	\$339,000
List Price \$	--	\$289,900	\$295,500	\$339,000
Original List Date		05/17/2021	05/15/2021	03/19/2021
DOM · Cumulative DOM	-- · --	22 · 23	24 · 25	80 · 82
Age (# of years)	21	15	38	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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1.5 Stories split	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	2,740	2,012	2,500	2,664
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	3 · 2	3 · 3 · 1
Total Room #	9	7	7	8
Garage (Style/Stalls)	Detached 3 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	1.14 acres	0.20 acres	2.3 acres	0.27 acres
Other	none	none	none	none

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** SFR property constructed in 2006 with 3 bedroom and 2 full bathroom , GLA 2012 sqft on a lot of 0.2 acre. Adjustments: GLA;\$2700, Bed;\$3000, F.Bath;\$2000 , Garage;\$2000, Lot;\$1420, Total Adj;\$11120, Net Adj Value;\$301020 Property is inferior in GLA to the subject.
- Listing 2** SFR built in 1983 with 3 bedroom and 2 full bathroom , GLA 2500 sqft on a lot of 2.3 acre. Adjustments: , Bed;\$3000, F.Bath;\$2000 , Garage;\$2000, Lot;\$-1860, Total Adj;\$5140, Net Adj Value;\$300640 Property is inferior in GLA to the subject.
- Listing 3** SFR property built in 1993 having 3 bedroom and 3 full bathroom 1 half bath, living area of 2664 sqft on a lot of 0.27 acre. Adjustments: , Bed;\$3000, H.Bath;\$-1000 , Garage;\$2000, Lot;\$1280, Total Adj;\$5280, Net Adj Value;\$344280 Property is similar in GLA to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3760 Vanguard Avenue	840 East Deerskin Street	3511 South Verde	2570 South Zephyr Avenue
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.46 ¹	0.32 ¹	1.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$360,000	\$329,900
List Price \$	--	\$299,000	\$300,000	\$324,900
Sale Price \$	--	\$280,000	\$290,000	\$320,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/03/2020	07/07/2020	08/04/2020
DOM · Cumulative DOM	-- · --	44 · 45	55 · 38	180 · 154
Age (# of years)	21	16	16	29
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,740	2,017	2,309	2,646
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	3 · 2	4 · 2 · 1
Total Room #	9	7	7	8
Garage (Style/Stalls)	Detached 3 Car(s)	Attached 3 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	--	--	Pool - Yes	--
Lot Size	1.14 acres	1.14 acres	1.14 acres	1.1 acres
Other	none	none	none	none
Net Adjustment	--	+\$7,625	+\$4,500	+\$3,000
Adjusted Price	--	\$287,625	\$294,500	\$323,000

* Sold 2 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** SFR home built in 2005 with 3 bedroom and 2 full bathroom , GLA 2017 sqft on a lot of 1.14 acre. Adjustments: GLA;\$2625, Bed;\$3000, F.Bath;\$2000, Total Adj;\$7625, Net Adj Value;\$287625 Property is inferior in GLA to the subject.
- Sold 2** SFR property constructed in 2005 having 3 bedroom and 2 full bathroom , living area of 2309 sqft on a lot of 1.14 acre. Adjustments: , Bed;\$3000, F.Bath;\$2000 , Garage;\$2000, Pool;\$-2500, Total Adj;\$4500, Net Adj Value;\$294500 Property is inferior in GLA to the subject.
- Sold 3** A SFR home built in 1992 with 4 bedroom and 2 full bathroom 1 half bath, GLA 2646 sqft on a lot of 1.1 acre. Adjustments: , F.Bath;\$2000, H.Bath;\$-1000 , Garage;\$2000, Total Adj;\$3000, Net Adj Value;\$323000 Property is similar in GLA to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No history found					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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	\$305,000	\$305,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
<p>Pricing suggestion came about from analyzing the most current comps which are located as close to subject as possible and are as close as feasible in square footage, location, condition, style and acreage with subject property. I have searched a distance up to 1 mile, GLA +/- 20% sqft, lot size 30% +/- sq ft, age 20% +/- yrs and up to 6 months in time. This was expanded to up to 12 months in time, proximity upto 4 miles due to lack of similar homes. To obtain values in similar location of the subject it was necessary to use dissimilar bed/bath count, condition, GLA, age, style comps for that necessary adjustments are provided in the report. Subject is located near freeway, school, commercial buildings however it does not have any impact on the value. Due to lack of comparables in the subject's same side it was necessary to exceed major boundaries such as rivers, rail road tracks, major roads, highways, freeways, etc.</p>		

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



Side



Street

Listing Photos

L1 2541 South Dandelion Street
Pahrump, NV 89048



Front

L2 900 East Manse Road
Pahrump, NV 89048



Front

L3 3490 Adobe Court
Pahrump, NV 89048



Front

Sales Photos

S1 840 East Deerskin Street
Pahrump, NV 89048



Front

S2 3511 South VERDE
Pahrump, NV 89048



Front

S3 2570 South ZEPHYR Avenue
Pahrump, NV 89048



Front

ClearMaps Addendum

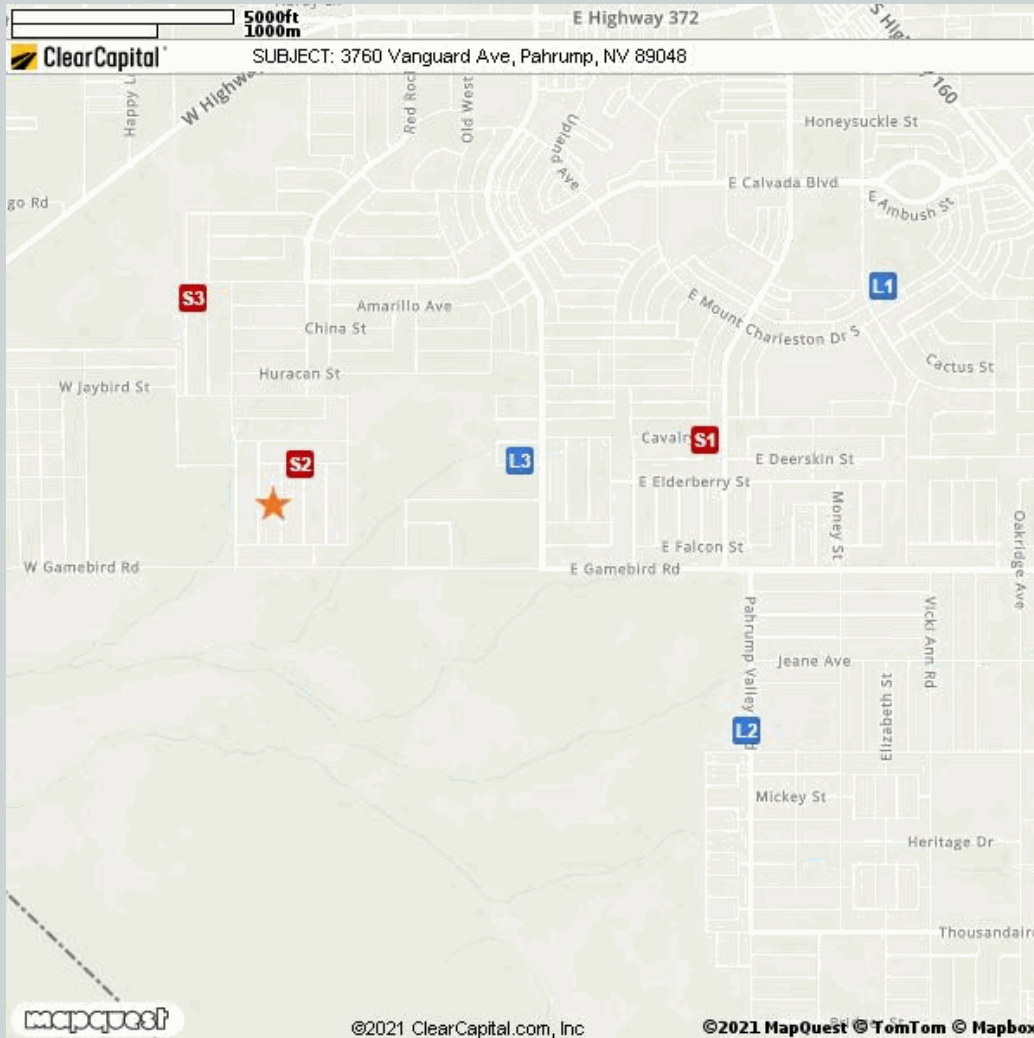
Address ★ 3760 Vanguard Avenue, Pahrump, NV 89048

Loan Number 40941

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3760 Vanguard Avenue, Pahrump, NV 89048	--	Parcel Match
L1 Listing 1	2541 South Dandelion Street, Pahrump, NV 89048	3.63 Miles ¹	Parcel Match
L2 Listing 2	900 East Manse Road, Pahrump, NV 89048	2.93 Miles ¹	Parcel Match
L3 Listing 3	3490 Adobe Court, Pahrump, NV 89048	1.43 Miles ¹	Parcel Match
S1 Sold 1	840 East Deerskin Street, Pahrump, NV 89048	2.46 Miles ¹	Parcel Match
S2 Sold 2	3511 South Verde, Pahrump, NV 89048	0.32 Miles ¹	Parcel Match
S3 Sold 3	2570 South Zephyr Avenue, Pahrump, NV 89048	1.24 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	Paul Argueta	Company/Brokerage	Real Estate Heaven Nevada
License No	1002498	Address	7455 Arroyo Crossing Las Vegas NV 89113
License Expiration	10/31/2021	License State	NV
Phone	2132779776	Email	nevadapaul@bpo.gg
Broker Distance to Subject	44.61 miles	Date Signed	06/09/2021

/Paul Argueta/

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: **Paul Argueta** ("Licensee"), **1002498** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Real Estate Heaven Nevada** (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: **3760 Vanguard Avenue, Pahrump, NV 89048**
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, 2021**

Licensee signature: **/Paul Argueta/**

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.