

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	4837 Nara Vista Way 204, Las Vegas, NV 89103	Order ID	6738735	Property ID	28454786
Inspection Date	06/12/2020	Date of Report	06/12/2020		
Loan Number	40957	APN	163-23-410-032		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

Order Tracking ID	20200610_BPOs	Tracking ID 1	20200610_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JONATHAN STEFFAN	Condition Comments	
R. E. Taxes	\$52,466	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	\$31,235		
Zoning Classification	RESIDENTIAL		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	LAS CASITAS 7028517660		
Association Fees	\$160 / Month (Pool,Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	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: \$140,000 High: \$179,000		
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	4837 Nara Vista Way 204	4718 Nara Vista Wy, #202	4806 Nara Vista Wy, #203	4837 Nara Vista Wy, #201
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89103	89103	89103	89103
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.07 ¹	0.00 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$155,000	\$172,000	\$171,000
List Price \$	--	\$150,000	\$168,000	\$169,000
Original List Date		03/26/2020	02/20/2020	05/01/2020
DOM · Cumulative DOM	-- · --	77 · 78	112 · 113	41 · 42
Age (# of years)	32	31	31	32
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories CONDO	2 Stories CONDO	2 Stories CONDO	2 Stories CONDO
# Units	1	1	1	1
Living Sq. Feet	884	884	884	884
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	NONE	NONE	NONE	NONE

* Listing 2 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** Remarks Great location in gated community, close to shoppings and restaurant, 10 mins from the Strip, centrally located in desirable area, 2 beds 2 baths, great condition place. bedrooms are spacious nice view, close to community pool. Priced to sell below market value. Due to quarantine NO Showings consider any offers subject of viewing with extended due diligence.
- Listing 2** Remarks Beautiful 2/FI with 2 Master bedrooms, come with all appliances. Large balcony, easy parking, convenient to shopping and public transportation. Well maintained grounds, laundry and pool area.
- Listing 3** Desirable Central Southwest location, in close proximity to shopping, restaurants, schools and freeways. Spacious 2 bedroom, 2 bath upstairs condo w/ large balcony located in a gated community. Upgraded tile flooring throughout entire unit. Blinds fairly new. Community has 2 pools, laundry room and lush landscaping. All appliances included. Reliable month to month tenant who wants to stay. Good overall condition ready for your personal touch.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4837 Nara Vista Way 204	4890 Nara Vista Wy, #202	4747 Nara Vista Wy, #204	4707 Nara Vista Wy, #102
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89103	89103	89103	89103
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.04 ¹	0.09 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$155,000	\$155,000	\$165,000
List Price \$	--	\$155,000	\$155,000	\$161,000
Sale Price \$	--	\$150,000	\$150,000	\$160,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	01/03/2019	01/14/2020	02/14/2019
DOM · Cumulative DOM	-- · --	28 · --	108 · 119	26 · --
Age (# of years)	32	33	32	32
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories CONDO	2 Stories CONDO	2 Stories CONDO	2 Stories CONDO
# Units	1	1	1	1
Living Sq. Feet	884	884	884	884
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$150,000	\$150,000	\$160,000

* 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** Remarks Cute and well-maintained condo. Two master bedrooms. Close to Spanish Trails and minutes away from Raider (Allegiant) Stadium. Comes partially furnished with sofas, mirrors, two ottomans, dining room set, a queen-size bed with headboard, and two armoires. Community is nicely manicured and has 3 community pools. Community BBQ grills near each pool. Close to shopping, dining, and convenience stores. Snag this one quickly!
- Sold 2** Wonderful 2 bedroom condo located in a gated community. This second-floor unit has beautifully upgraded laminate floors, granite counters in kitchen, and all appliances included. Big balcony with mountain views and solar screens on every exterior window. This one won't last!
- Sold 3** Remarks REMODELED & MOVE IN READY!! Downstairs condo with 2 master bedrooms!! 4.4 miles to Allegiant Stadium! No long term rental restrictions. One master w/ custom walk in shower & one master w/ full bath. Kitchen w/ black & stainless steel appliances & new dishwasher. New wood laminate floors throughout. New washer & dryer w/ barn door. Gated community w/ pool, spa, laundromat and RV PARKING! Water & trash included in HOA. WONT LAST!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Remarks fantastic upstairs 2 br 2bath condo near the pool, Brand-new interior paint, professionally cleaned, wood laminate flooring throughout, all appliances included. Great location: gate guarded community in southwest , just minutes from major freeways, Las Vegas Casino's and shopping centers			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
12/17/2019	\$159,900	04/14/2020	\$159,900	Expired	04/14/2020	\$159,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$155,000	\$155,000
Sales Price	\$155,000	\$155,000
30 Day Price	\$145,000	--
Comments Regarding Pricing Strategy		
WE EXPANDED TO .5 MILES AND MODEL MATCHES TO THE SUBJECT. WE VALUED THE SUBJECT BETWEEN ALL 3 SALE COMPS AS THEY ARE ALL MODEL MATCHES TO THE SUBJECT.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 4718 NARA VISTA WY, #202
Las Vegas, NV 89103



Front

L2 4806 NARA VISTA WY, #203
Las Vegas, NV 89103



Front

L3 4837 NARA VISTA WY, #201
Las Vegas, NV 89103



Front

Sales Photos

S1 4890 NARA VISTA WY, #202
Las Vegas, NV 89103



Front

S2 4747 NARA VISTA WY, #204
Las Vegas, NV 89103



Front

S3 4707 NARA VISTA WY, #102
Las Vegas, NV 89103



Front

ClearMaps Addendum

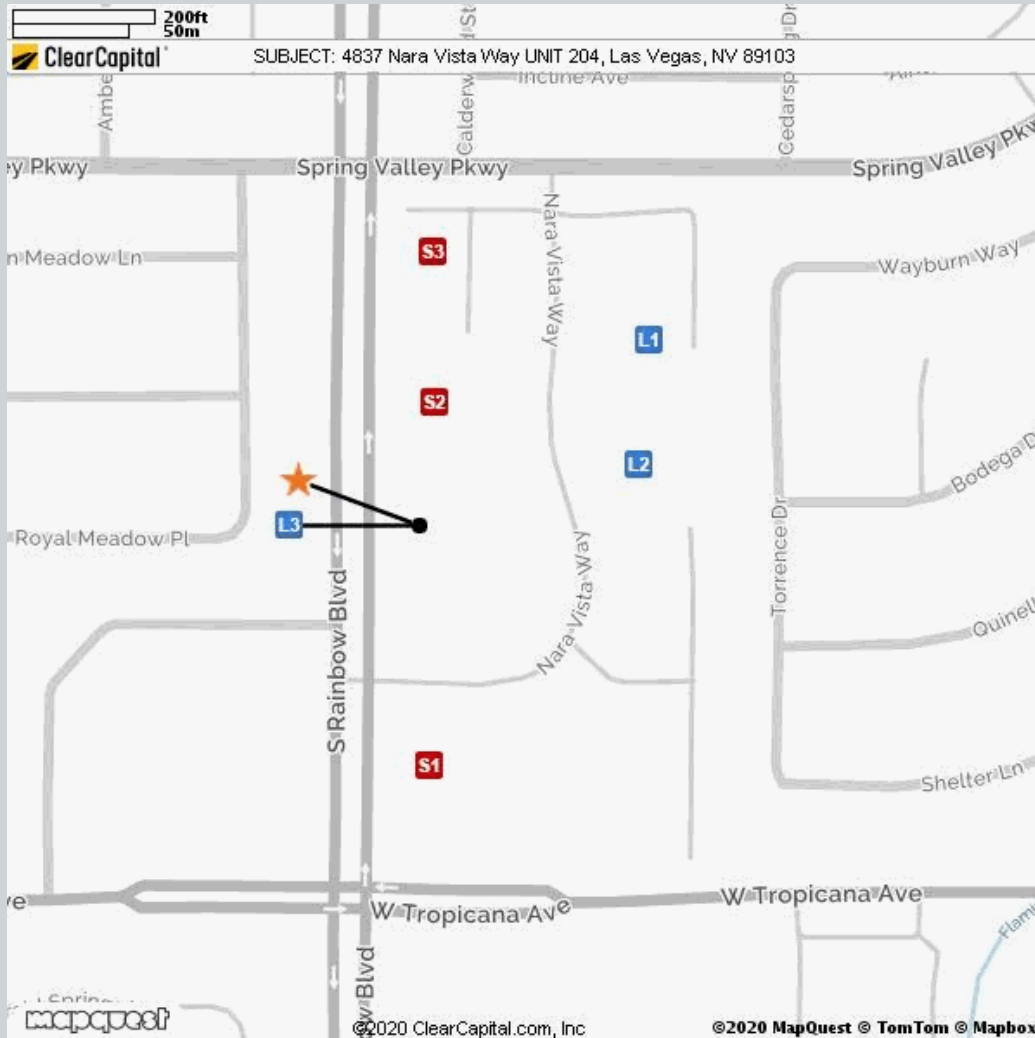
Address ★ 4837 Nara Vista Way 204, Las Vegas, NV 89103

Loan Number 40957

Suggested List \$155,000

Suggested Repaired \$155,000

Sale \$155,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4837 Nara Vista Way Unit 204, Las Vegas, NV	--	Parcel Match
L1 Listing 1	4718 Nara Vista Wy, #202, Las Vegas, NV	0.10 Miles ¹	Parcel Match
L2 Listing 2	4806 Nara Vista Wy, #203, Las Vegas, NV	0.07 Miles ¹	Parcel Match
L3 Listing 3	4837 Nara Vista Wy, #201, Las Vegas, NV	0.00 Miles ¹	Parcel Match
S1 Sold 1	4890 Nara Vista Wy, #202, Las Vegas, NV	0.09 Miles ¹	Parcel Match
S2 Sold 2	4747 Nara Vista Wy, #204, Las Vegas, NV	0.04 Miles ¹	Parcel Match
S3 Sold 3	4707 Nara Vista Wy, #102, Las Vegas, NV	0.09 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	5.95 miles	Date Signed	06/12/2020

/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: **4837 Nara Vista Way 204, Las Vegas, NV 89103**
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 12, 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.