

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	2739 Long Court, Las Vegas, NEVADA 89121	Order ID	6740278	Property ID	28457900
Inspection Date	06/13/2020	Date of Report	06/15/2020		
Loan Number	40973	APN	162-12-211-040		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	20200611_BPOs	Tracking ID 1	20200611_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	<p>Some damage and repair issues noted from exterior visual inspection. Windows, roof, landscaping appear average for age and neighborhood. Trims needs scraping and paint, estimated at \$1,500, possibly replace garage door \$1,000. Overall this property is low average condition. Subject property is a single story, single family detached home with 2 car attached garage with entry into house. Roof is composition shingles. It has 1 wood burning fireplace and an in-ground pool but no spa. Last sold 06/10/2020 for \$225,100 with 1 day on market. Subject property is located in the central eastern area of Las Vegas in the Francisco Park subdivision. This tract is comprised of 1,895 single family homes which vary in living area from 875-3,551 square feet. Access to schools, shopping is within 1/2-1 mile and freeway entry is within 3 miles. Most likely buyer is owner occupant with conventional financing. No visible street address on property. Address photographs taken of property on each side of subject property, verified by photograph in previous MLS.</p>
R. E. Taxes	\$960		
Assessed Value	\$48,675		
Zoning Classification	R-1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Secured by electronic keypad)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair	\$2,500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	<p>There is an oversupply of listings in Francisco Park. There are 35 homes listed for sale which includes subject property (0 REO, 0 short sale). In the past 12 months, there have been 108 closed MLS transactions in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market was 42 with range 0-290 days and average sale price was 98.5% of final list price.</p>
Local Economy	Slow		
Sales Prices in this Neighborhood	Low: \$110,000 High: \$669,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2739 Long Court	2878 Capistrano Ave	3020 Robar St	2583 Capistrano Ave
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.41 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$255,000	\$275,000	\$299,000
List Price \$	--	\$255,000	\$275,000	\$299,000
Original List Date		02/11/2020	05/28/2020	05/27/2020
DOM · Cumulative DOM	-- · --	0 · 125	4 · 18	5 · 19
Age (# of years)	48	52	51	52
Condition	Average	Average	Average	Good
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	1,672	1,235	1,311	1,733
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 3
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes
Lot Size	0.19 acres	0.16 acres	0.16 acres	0.17 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Under contract, will be conventional financing. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity, fireplace, pool and nearly identical in age. It is inferior in square footage and lot size. This property is inferior to subject property.
- Listing 2** Under contract, will be FHA sale. Owner occupied property when listed. Identical in bedrooms, baths, condition,, garage capacity, pool, fireplace and nearly identical in age. It is inferior in square footage, lot size, but is superior in spa. This property is inferior to subject property.
- Listing 3** Under contract, will be FHA sale. Owner occupied property when listed. Identical in bedrooms, pool, fireplace, and nearly identical in age and square footage. It is inferior in no garage (conversion, lot size, but is superior in baths and condition with new paint, laminate flooring, stainless appliances, new windows and doors. This property is superior overall to subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2739 Long Court	2956 Natalie Ave	2523 Palma Vista Ave	2758 Baltic Cir
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.31 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$289,999	\$294,999
List Price \$	--	\$257,000	\$289,997	\$299,999
Sale Price \$	--	\$240,000	\$287,500	\$300,000
Type of Financing	--	Conventional	Va	Fha
Date of Sale	--	02/27/2020	03/11/2020	04/21/2020
DOM · Cumulative DOM	-- · --	28 · 212	18 · 53	5 · 54
Age (# of years)	48	49	55	48
Condition	Average	Average	Good	Good
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	1,672	1,816	1,574	1,817
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 2	4 · 2
Total Room #	5	6	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.19 acres	0.17 acres	0.17 acres	0.19 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Net Adjustment	--	-\$3,900	-\$46,900	-\$41,700
Adjusted Price	--	\$236,100	\$240,600	\$258,300

* 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** Sold with conventional financing, no concessions. Vacant property when listed. Identical in bedrooms, condition, pool, fireplace and nearly identical in age. It is inferior in no garage (conversion) \$8,000, lot size adjusted @ \$2/square foot \$1,700 but superior in square footage adjusted @ \$60/square foot (\$8,600) and baths (\$5,000). 2 previous escrows fell out.
- Sold 2** Sold with VA financing and \$800 in seller paid concessions. Vacant property when listed. Identical to subject property in bedrooms, baths, garage capacity, fireplace, pool and nearly identical in age. It is inferior in square footage adjusted @ \$60/square foot \$5,900, lot size adjusted 2 \$2/square foot \$1,700 but is superior in spa (\$3,000), condition with new paint, laminate flooring, baseboards, quartz counters, Shaker style cabinets updated bath vanities, mirrors, updated shower (\$30,000) and seller paid concessions adjusted (\$800).
- Sold 3** Sold with FHA financing, no seller paid concessions. Vacant property when listed. Identical in baths, garage capacity, fireplace, pool, lot size, fireplace, and nearly identical in age. It is superior in square footage adjusted @ \$60/square foot (\$8,700), spa (\$3,000) and condition with new paint, granite counters, new carpet, laminate flooring (\$30,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Cash sale, no concessions, 1 day on market. Previous escrow fell out.			
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
06/01/2020	\$220,000	--	--	Sold	06/10/2020	\$220,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$255,000	\$260,000
Sales Price	\$240,000	\$245,000
30 Day Price	\$232,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near low range of competing listings due to oversupply of directly competing properties in Francisco Park. Subject property is most like Sale #2 which sold for adjusted sales price of \$240,000. It was under contract in 18 days on market. Valuation for this property assumes 90 days on market, typical marketing procedures. This home sold for \$225,100 on 06/10/2020 with only 1 day on market. It appears to have priced for very quick sale as supported by currently listed competing properties and recently closed directly competing sales.</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



Address Verification



Address Verification



Street

Listing Photos

L1 2878 Capistrano Ave
Las Vegas, NV 89121



Front

L2 3020 Robar St
Las Vegas, NV 89121



Front

L3 2583 Capistrano Ave
Las Vegas, NV 89121



Front

Sales Photos

S1 2956 Natalie Ave
Las Vegas, NV 89121



Front

S2 2523 Palma Vista Ave
Las Vegas, NV 89121



Front

S3 2758 Baltic Cir
Las Vegas, NV 89121



Front

ClearMaps Addendum

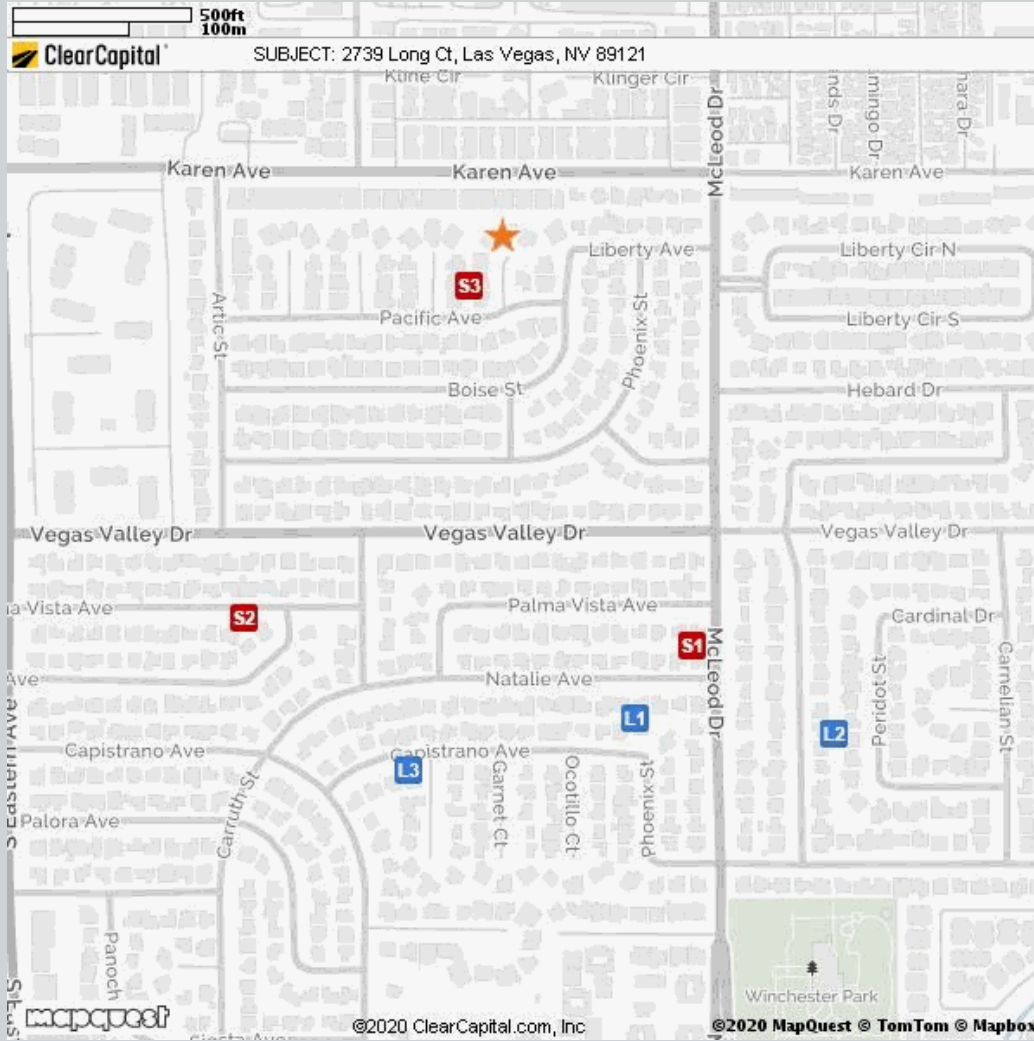
Address ★ 2739 Long Court, Las Vegas, NEVADA 89121

Loan Number 40973

Suggested List \$255,000

Suggested Repaired \$260,000

Sale \$240,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2739 Long Ct, Las Vegas, NV	--	Parcel Match
L1 Listing 1	2878 Capistrano Ave, Las Vegas, NV	0.34 Miles ¹	Parcel Match
L2 Listing 2	3020 Robar St, Las Vegas, NV	0.41 Miles ¹	Parcel Match
L3 Listing 3	2583 Capistrano Ave, Las Vegas, NV	0.37 Miles ¹	Parcel Match
S1 Sold 1	2956 Natalie Ave, Las Vegas, NV	0.31 Miles ¹	Parcel Match
S2 Sold 2	2523 Palma Vista Ave, Las Vegas, NV	0.31 Miles ¹	Parcel Match
S3 Sold 3	2758 Baltic Cir, Las Vegas, NV	0.03 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	Linda Bothof	Company/Brokerage	Linda Bothof Broker
License No	B.0056344.INDV	Address	8760 S Maryland Parkway Las Vegas NV 89123
License Expiration	05/31/2022	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	7.58 miles	Date Signed	06/15/2020

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.