

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>	4697 Via San Rafael, Las Vegas, NV 89103	<b>Order ID</b>	6742159	<b>Property ID</b>	28463929
<b>Inspection Date</b>	06/15/2020	<b>Date of Report</b>	06/16/2020		
<b>Loan Number</b>	40983	<b>APN</b>	162-18-413-014		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200614_BPOs	<b>Tracking ID 1</b>	20200614_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$754	<p>No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a single story townhouse with 3 bedrooms and 2 baths. Roof is pitched composition shingles. It has no fireplace, pool or spa. Parking is 1 car carport and 1 car attached garage. Last sold 06/12/2020 for \$150,000 as non MLS transaction. Subject property is located in the Park Villas subdivision in the Spring Valley area of Las Vegas. This tract is comprised of 408 townhomes which vary in living area from 854-1,874 square feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer is investor/cash sale. NOTE tax records show property has 3 bedrooms, 2 baths. Previous MLS states 2 bedrooms, 2 baths. Tax records are considered to be correct for this report. Suggest interior inspection to determine actual room count.</p>	
<b>Assessed Value</b>	\$32,698		
<b>Zoning Classification</b>	R-3		
<b>Property Type</b>	Townhouse		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Secured by electronic and manual lock boxes.)			
<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>			
<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>	
<b>Local Economy</b>	Slow	<p>There is an oversupply of listings in Park Villas. There are 12 units listed for sale. All listings are fair market transactions. In the past 12 months, there have been 17 closed MLS sales in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market time was 34 with range 3-107 days and average sales price was 98% of final list price.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$153,000 High: \$219,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	4697 Via San Rafael	4129 Mississippi Ave	4674 Via San Rafael	4434 Via Torino
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89103	89103	89103	89103
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.62 <sup>1</sup>	0.04 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	Other	Other	Other	Other
<b>Original List Price \$</b>	\$	\$164,999	\$195,000	\$218,800
<b>List Price \$</b>	--	\$159,000	\$192,000	\$210,000
<b>Original List Date</b>		08/15/2019	04/09/2020	10/18/2019
<b>DOM · Cumulative DOM</b>	-- · --	255 · 306	42 · 68	35 · 242
<b>Age (# of years)</b>	41	39	41	41
<b>Condition</b>	Average	Average	Good	Good
<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 Townhouse	2 Stories Townhouse	1 Story Townhouse	1 Story Townhouse
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,036	1,168	1,036	1,036
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1 · 1	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 1 Car	Attached 1 Car	Attached 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>	--	--	--	--
<b>Lot Size</b>	0.09 acres	0.01 acres	0.11 acres	0.09 acres
<b>Other</b>	Carport	None	No Carport	Carport

\* Listing 2 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** Not under contract. Tenant occupied, leased for \$750/month when listed. Identical in condition, carport and nearly identical in age. It is inferior in no garage, baths, lot size, but superior in square footage. This property is inferior to subject property.
- Listing 2** Under contract, will be conventional financing. Vacant property when listed. Identical in square footage, bedrooms, baths, garage and age. It is inferior in no carport but is superior in lot size and condition with granite counters, newer stainless dishwasher, new stove, microwave. This property is superior to subject property.
- Listing 3** Not under contract. Vacant property when listed. Identical to subject property in square footage, bedrooms, baths, garage capacity, carport, lot size and age. It is superior in condition with new paint, appliances, granite counters. This property is superior to subject property.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	4697 Via San Rafael	4450 Via San Rafael	4016 Calle Paula	4738 Via Torino
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89103	89103	89103	89103
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.23 <sup>1</sup>	0.04 <sup>1</sup>	0.04 <sup>1</sup>
<b>Property Type</b>	Other	Other	Other	Other
<b>Original List Price \$</b>	--	\$169,000	\$209,000	\$239,900
<b>List Price \$</b>	--	\$169,000	\$199,999	\$239,900
<b>Sale Price \$</b>	--	\$169,000	\$197,500	\$219,000
<b>Type of Financing</b>	--	Conventional	Conventional	Cash
<b>Date of Sale</b>	--	11/14/2019	06/24/2019	05/27/2020
<b>DOM · Cumulative DOM</b>	-- · --	107 · 176	18 · 77	43 · 64
<b>Age (# of years)</b>	41	41	41	41
<b>Condition</b>	Average	Average	Good	Good
<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 Townhouse	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,036	1,036	1,036	1,036
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 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>	--	--	--	--
<b>Lot Size</b>	0.09 acres	0.09 acres	0.09 acres	0.09 acres
<b>Other</b>	Carport	Carport	Carport	Carport
<b>Net Adjustment</b>	--	\$0	-\$20,000	-\$23,000
<b>Adjusted Price</b>	--	\$169,000	\$177,500	\$196,000

\* 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** Sold with conventional financing, no concessions. Tenant occupied property, leased for \$835/month when listed. Identical in square footage, baths, condition, garage, carport, age. This property is equal to subject property.
- Sold 2** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical in square footage, bedrooms, baths, lot size, age, garage capacity, carport. It is superior in condition with new paint, blinds, laminate flooring, granite counter tops (\$20,000). This sale is somewhat aged, selected for proximity.
- Sold 3** Cash sale, no concessions. Vacant property when listed. Identical to subject property in square footage, bedrooms, baths, garage capacity, carport, lot size and age. It is superior in condition with new paint, laminate flooring, new HVAC (\$20,000), and sold furnished (\$3,000).

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Sold as non MLS sale 06/12/2020.			
<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>		1					
<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>
--	--	--	--	Sold	06/12/2020	\$150,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$185,000	\$185,000
<b>Sales Price</b>	\$179,000	\$179,000
<b>30 Day Price</b>	\$169,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject property should be priced near mid low range of competing listings due to oversupply of directly competing townhome listings in this area. This property is most like Sale #2, which sold for adjusted sales price of \$177,500. This sale is somewhat aged. Subject property sold 06/12/2020 for \$150,000 as non MLS transaction. It appears have sold significantly below market value. No townhouse has sold for less than \$153K within the past 12 months and that sale was a distress transaction.</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. The as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Front



Address Verification



Side



Street



## Listing Photos

**L1** 4129 Mississippi Ave  
Las Vegas, NV 89103



Front

**L2** 4674 Via San Rafael  
Las Vegas, NV 89103



Front

**L3** 4434 Via Torino  
Las Vegas, NV 89103



Front

## Sales Photos

**S1** 4450 Via San Rafael  
Las Vegas, NV 89103



Front

**S2** 4016 Calle Paula  
Las Vegas, NV 89103



Front

**S3** 4738 Via Torino  
Las Vegas, NV 89103



Front

## ClearMaps Addendum

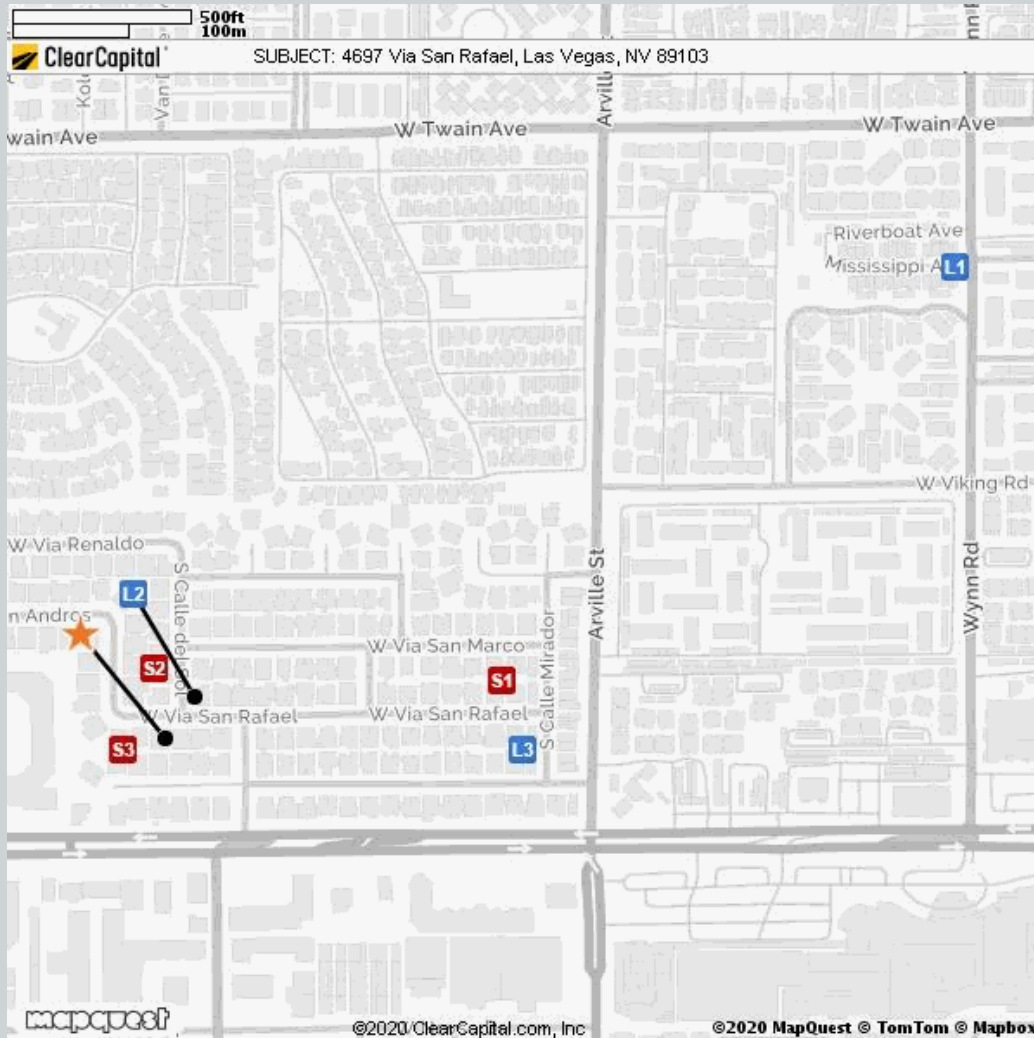
**Address** ★ 4697 Via San Rafael, Las Vegas, NV 89103

**Loan Number** 40983

**Suggested List** \$185,000

**Suggested Repaired** \$185,000

**Sale** \$179,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4697 Via San Rafael, Las Vegas, NV	--	Parcel Match
L1 Listing 1	4129 Mississippi Ave, Las Vegas, NV	0.62 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4674 Via San Rafael, Las Vegas, NV	0.04 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4434 Via Torino, Las Vegas, NV	0.24 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4450 Via San Rafael, Las Vegas, NV	0.23 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4016 Calle Paula, Las Vegas, NV	0.04 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4738 Via Torino, Las Vegas, NV	0.04 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.

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

<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>	05/31/2022	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	7.00 miles	<b>Date Signed</b>	06/15/2020

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof Broker** (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: **4697 Via San Rafael, 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 16, 2020**

Licensee signature: **/Linda Bothof/**

**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.