

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	4455 Powell Avenue, Las Vegas, NV 89121	Order ID	6773441	Property ID	28558539
Inspection Date	07/21/2020	Date of Report	07/22/2020		
Loan Number	41235	APN	161-20-214-048		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	20200719_BPOs	Tracking ID 1	20200719_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Catamount Properties	Subject property is a 1 story, single family detached home with 2 car attached garage, and has an in-ground pool. No damage or repair issues noted from exterior visual inspection. Doors, roof, windows, paint, and landscaping appear average for age and neighborhood. Clark County Tax Assessor shows Cost Class for this property as Fair. Last sold 07/16/2020 for \$190,000, per tax records. There are no MLS records since purchased. This property is located in the El Encanto subdivision in the eastern area of Las Vegas This tract is comprised of 1,056 single family detached homes which vary in square footage from 1,176- 4,014 square feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer in this area is first time home buyer with FHA/VA financing, or investor/cash sale.
R. E. Taxes	\$840	
Assessed Value	\$48,380	
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		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	There is an oversupply of competing listings within El Encanto. There are 8 homes listed for sale (1 REO, 0 short sales). In the past 12 months, there have been 51 closed MLS sales in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market time was 51 with range 1-269 days. Average sales price was 99% of final list price.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$136,000 High: \$385,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4455 Powell Avenue	4523 Mountain Vista St	4539 El Canela Way	4516 Bennett Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.11 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$270,000	\$290,000
List Price \$	--	\$268,000	\$270,000	\$290,000
Original List Date		01/21/2020	05/23/2020	06/20/2020
DOM · Cumulative DOM	-- · --	56 · 183	58 · 60	4 · 32
Age (# of years)	47	47	47	44
Condition	Average	Good	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	1,519	1,519	1,519	1,519
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 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	Pool - Yes	--	--	Pool - Yes Spa - Yes
Lot Size	0.16 acres	0.18 acres	0.17 acres	0.17 acres
Other	No Fireplace	No Fireplace	No Fireplace	No Fireplace

* 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** Under contract, will be FHA sale. Vacant property when listed. Identical in square footage, bedrooms, baths, garage capacity, no fireplace and age. It is inferior in no pool, but is superior in condition with new paint, kitchen cabinets, quartz counters, updated baths, laminate flooring and lot size. This property is nearly equal overall to subject property.
- Listing 2** Not under contract. Owner occupied property when listed. Identical in square footage, bedrooms, baths, condition, age, garage capacity, no fireplace. It is inferior in no pool but is superior in lot size. This property is inferior to subject property.
- Listing 3** Under contract, will be FHA sale. Owner occupied property when listed. Identical in square footage, bedrooms, baths, garage capacity, pool, no fireplace and nearly identical in age. It is superior in lot size, spa, and condition with new laminate flooring, new HVAC. This property is superior to subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4455 Powell Avenue	4087 Syracuse Dr	3930 Syracuse Dr	4331 El Campana Way
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	0.62 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$259,800	\$279,995
List Price \$	--	\$225,000	\$239,800	\$274,995
Sale Price \$	--	\$232,000	\$239,800	\$267,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/12/2020	03/18/2020	03/19/2020
DOM · Cumulative DOM	-- · --	29 · 179	2 · 179	17 · 96
Age (# of years)	47	50	50	46
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	1,519	1,358	1,464	1,663
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 3	4 · 2
Total Room #	6	5	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.16 acres	0.20 acres	0.20 acres	0.16 acres
Other	No Fireplace	No Fireplace	No Fireplace	1 Fireplace
Net Adjustment	--	+\$20,200	+\$19,800	-\$21,600
Adjusted Price	--	\$252,200	\$259,600	\$245,900

* 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.

Recent Sales - Cont.

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

- Sold 1** Sold with conventional financing, \$8,000 in seller paid concessions. Tenant occupied, leased for \$1,100/month when listed. Identical in baths, condition, garage capacity, no fireplace and nearly identical in age. It is inferior in square footage adjusted @ \$60/square foot \$9,700, no pool \$22,000, but superior in lot size adjusted @ \$2/square foot (\$3,500) and seller paid concessions (\$8,000).
- Sold 2** Sold with conventional financing and \$5,000 in seller paid concessions. Owner occupied property when listed. Identical in bedrooms, condition, no fireplace and nearly identical in age. It is inferior in square footage adjusted @ \$60/square foot \$3,300, no garage (converted) \$8,000 no pool \$22,000 but superior in baths (\$5,000), lot size adjusted @ \$2/square foot (\$3,500) and seller paid concessions adjusted (\$5,000).
- Sold 3** Sold with conventional financing, no concessions. Vacant property when listed. Identical in baths, pool and nearly identical in age. It is inferior in no garage (converted) \$8,000, but is superior in square footage adjusted @ \$60/square foot (\$8,600), condition with new paint, quartz counters, new cabinets and laminate flooring (\$20,000), and fireplace (\$1,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold as non MLS sale for \$190,000 per tax records.			
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
--	--	--	--	Sold	07/16/2020	\$190,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$272,000	\$272,000
Sales Price	\$255,000	\$255,000
30 Day Price	\$249,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near mid low range of competing properties due to oversupply of directly competing listings in this area. Subject property is most like Sale #1 which sold for adjusted sales price of \$252,500. It was under contract in 29 days on market. Subject property would be expected to sell somewhat above this price point with 90 days on market. This property sold for \$190,000 07/16/2020 as non MLS transaction. It appears to have been priced for very quick sale.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street



Other

Listing Photos

L1 4523 Mountain Vista St
Las Vegas, NV 89121



Front

L2 4539 El Canela Way
Las Vegas, NV 89121



Front

L3 4516 Bennett Dr
Las Vegas, NV 89121



Front

Sales Photos

S1 4087 Syracuse Dr
Las Vegas, NV 89121



Front

S2 3930 Syracuse Dr
Las Vegas, NV 89121



Front

S3 4331 El Campana Way
Las Vegas, NV 89121



Front

ClearMaps Addendum

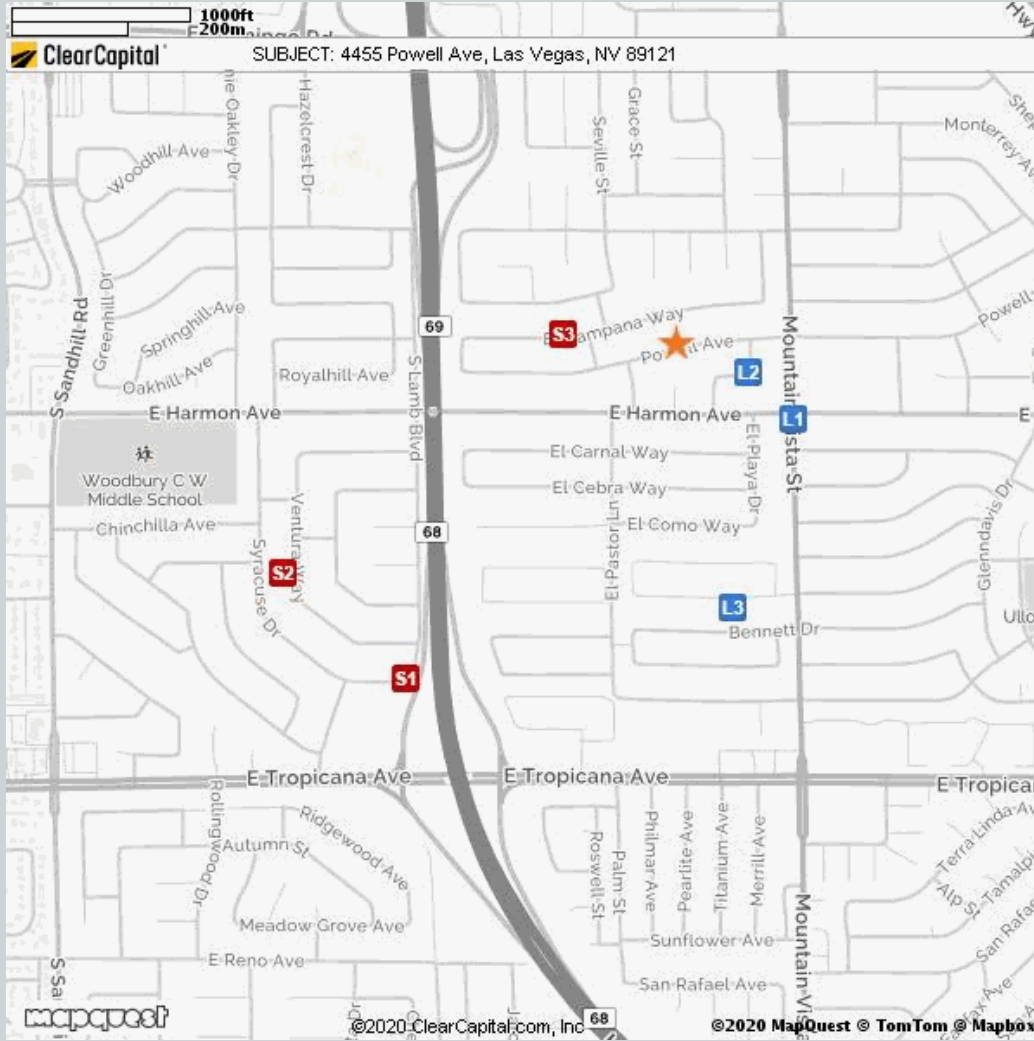
Address ★ 4455 Powell Avenue, Las Vegas, NV 89121

Loan Number 41235

Suggested List \$272,000

Suggested Repaired \$272,000

Sale \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4455 Powell Ave, Las Vegas, NV	--	Parcel Match
L1 Listing 1	4523 Mountain Vista St, Las Vegas, NV	0.20 Miles ¹	Parcel Match
L2 Listing 2	4539 El Canela Way, Las Vegas, NV	0.11 Miles ¹	Parcel Match
L3 Listing 3	4516 Bennett Dr, Las Vegas, NV	0.37 Miles ¹	Parcel Match
S1 Sold 1	4087 Syracuse Dr, Las Vegas, NV	0.58 Miles ¹	Parcel Match
S2 Sold 2	3930 Syracuse Dr, Las Vegas, NV	0.62 Miles ¹	Parcel Match
S3 Sold 3	4331 El Campana Way, Las Vegas, NV	0.15 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	6.26 miles	Date Signed	07/21/2020

/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: **4455 Powell Avenue, Las Vegas, NV 89121**
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: **July 22, 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.