

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	1871 Shadow Mountain Place, Las Vegas, NV 89108	Order ID	6803309	Property ID	28662603
Inspection Date	08/17/2020	Date of Report	08/18/2020		
Loan Number	41552	APN	138-24-304-006		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

Order Tracking ID	20200815_BPOs	Tracking ID 1	41552
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Branom Curtis R	Condition Comments	
R. E. Taxes	\$1,873	As per the tax records, subject is a single family home, however it has unpermitted apartment units. The front unit is boarded up.	
Assessed Value	\$94,693		
Zoning Classification	R-E		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (lockbox)		
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	Slow	Currently a slow market with stable property values. This is a fair market with no REO activity.	
Sales Prices in this Neighborhood	Low: \$274,900 High: \$2,999,000		
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	1871 Shadow Mountain Place	4616 San Miguel Avenue	4798 Luna Ridge Court,	8901 Tierra Santa
City, State	Las Vegas, NV	North Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89108	89032	89129	89129
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.00 ¹	5.75 ¹	5.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,000	\$599,900	\$610,000
List Price \$	--	\$499,000	\$599,900	\$610,000
Original List Date		08/07/2020	02/12/2019	06/12/2020
DOM · Cumulative DOM	-- · --	11 · 11	550 · 553	67 · 67
Age (# of years)	42	40	16	17
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	2 Stories colonial	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	5,036	4,204	4,120	4,861
Bdrm · Bths · ½ Bths	7 · 5	5 · 3 · 1	5 · 3	4 · 3
Total Room #	12	10	10	9
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	550
Pool/Spa	--	--	Pool - Yes Spa - Yes	--
Lot Size	.87 acres	.46 acres	.35 acres	.18 acres
Other	--	--	--	--

* 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** Stunning Home in a quiet neighborhood. Fantastic Floor plan. Formal Living Room,Great Room with Cozy Wood burning Fireplace. Kitchen Offers Beautiful counter tops,Center Island,Breakfast Bar,Spacious Master Suite,Master Bath includes Double Sinks.Backyard Access to Huge Backyard with lots of shade and plants!! With covered Patio! Home in amazing condition DO NOT MISS OUT!
- Listing 2** BREATH TAKING PROPERTY WITH GORGEOUS ENTRY, HIGH CEILING LARGE LIVING SPACE. HUGE KITCHEN WITH ISLAND,GRANITE COUNTER TOPS, DINING/NOOK AREA, PLENTY OF CABINET SPACE, DOUBLE OVER AND LARGE PANTRY. SEPARATE DINING ROOM. LARGE MASTER SUITE WITH FIREPLACE AND HUGE BATH WITH LARGE TUB, SEPARATE SHOWER. LARGE DEN. GREAT SIZE BEDROOMS WITH LARGE CLOSETS. LARGE BACKYARD EQUIPPED WITH SPARKLING POOL
- Listing 3** Spectacular home featuring 4 bedrooms, one bedroom down, fireplaces in family room and owner suite, formal living, formal dining, huge family room, huge loft area, owners suite with sitting area and fireplace, jetted tub, separate office off of owners suite, and a 13*59 upper deck with views of town all located on a 13,000 sq. ft. homesite in the gated community of Spanish Springs.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1871 Shadow Mountain Place	1825 Casa Vista Drive	1355 Westwind	3382 Montessouri
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89108	89146	89146	89117
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.19 ¹	2.54 ¹	4.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$490,000	\$40,000	\$450,000
List Price \$	--	\$420,000	\$400,000	\$450,000
Sale Price \$	--	\$375,000	\$430,000	\$438,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	06/08/2020	05/29/2020	04/29/2020
DOM · Cumulative DOM	-- · --	98 · 206	14 · 57	1 · 27
Age (# of years)	42	43	43	33
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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	2 Stories colony
# Units	1	1	1	1
Living Sq. Feet	5,036	4,076	4,169	4,234
Bdrm · Bths · ½ Bths	7 · 5	6 · 4 · 1	6 · 2 · 1	5 · 3 · 1
Total Room #	12	12	12	10
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	Pool - Yes
Lot Size	.87 acres	.47 acres	.88 acres	.28 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$375,000	\$430,000	\$438,000

* 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** ADORABLE HOME WITH LOTS OF POTENTIAL! HOME HAS TWO FULL KITCHENS AND TWO LIVING ROOMS. HUGE LOT WITH LOTS OF BEAUTIFUL TREES. HOME IS IN GREAT LOCATION OFF RAINBOW AND OAKLEY. TRUSTEE IS SELLING "AS IS" IT'S LIKE HAVING TWO HOUSES IN ONE! WITH A MASSIVE ENTERTAINMENT ROOM IN THE CENTER COMPLETE WITH BAR. APPRAISER MEASURES HOME TO BE 4565 SQ.FT.
- Sold 2** Beautiful single story custom home on almost 1 acre lot! This home features a living room with unique statement fireplace and high ceilings. There is a loft built into the living room with a wet bar underneath. Kitchen is MASSIVE with built in oven and tons of storage. Master is spacious w/ ensuite. Backyard is HUGE- it features a pool, spa, and separate volleyball and tennis courts. Plenty of room for RV/Boat parking! This home is one of a kind!
- Sold 3** Beautiful two-story custom home. This spacious floorpan offers a formal dining room and a living room with a built-in bar. Master bedroom has a HUGE ensuite with separate sinks, tub and shower. Guest rooms are large- one features a bay window. Downstairs bedroom w/ ensuite! Backyard is your own private oasis with an in- ground pool and half-basketball court! Mature landscaping and real grass!!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				subject was sold 08/17/2020			
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
07/24/2020	\$274,900	--	--	Sold	08/17/2020	\$285,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$379,000	\$379,000
Sales Price	\$375,000	\$375,000
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
The sold comps do not support the sold price, however the comps support the value due to the GLA and lot size. I expanded search area to 10 miles .		

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



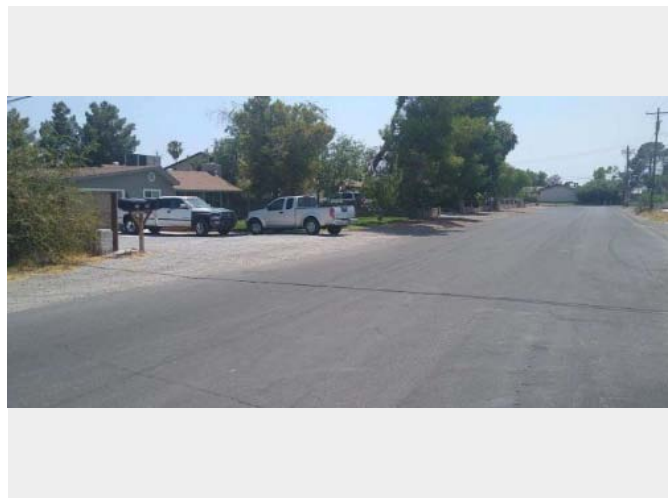
Side



Side



Street



Street

Listing Photos

L1 4616 SAN MIGUEL Avenue
North Las Vegas, NV 89032



Front

L2 4798 LUNA RIDGE Court,
Las Vegas, NV 89129



Front

L3 8901 Tierra Santa
Las Vegas, NV 89129



Front

Sales Photos

S1 1825 CASA VISTA Drive
Las Vegas, NV 89146



Front

S2 1355 Westwind
Las Vegas, NV 89146



Front

S3 3382 Montessori
Las Vegas, NV 89117



Front

ClearMaps Addendum

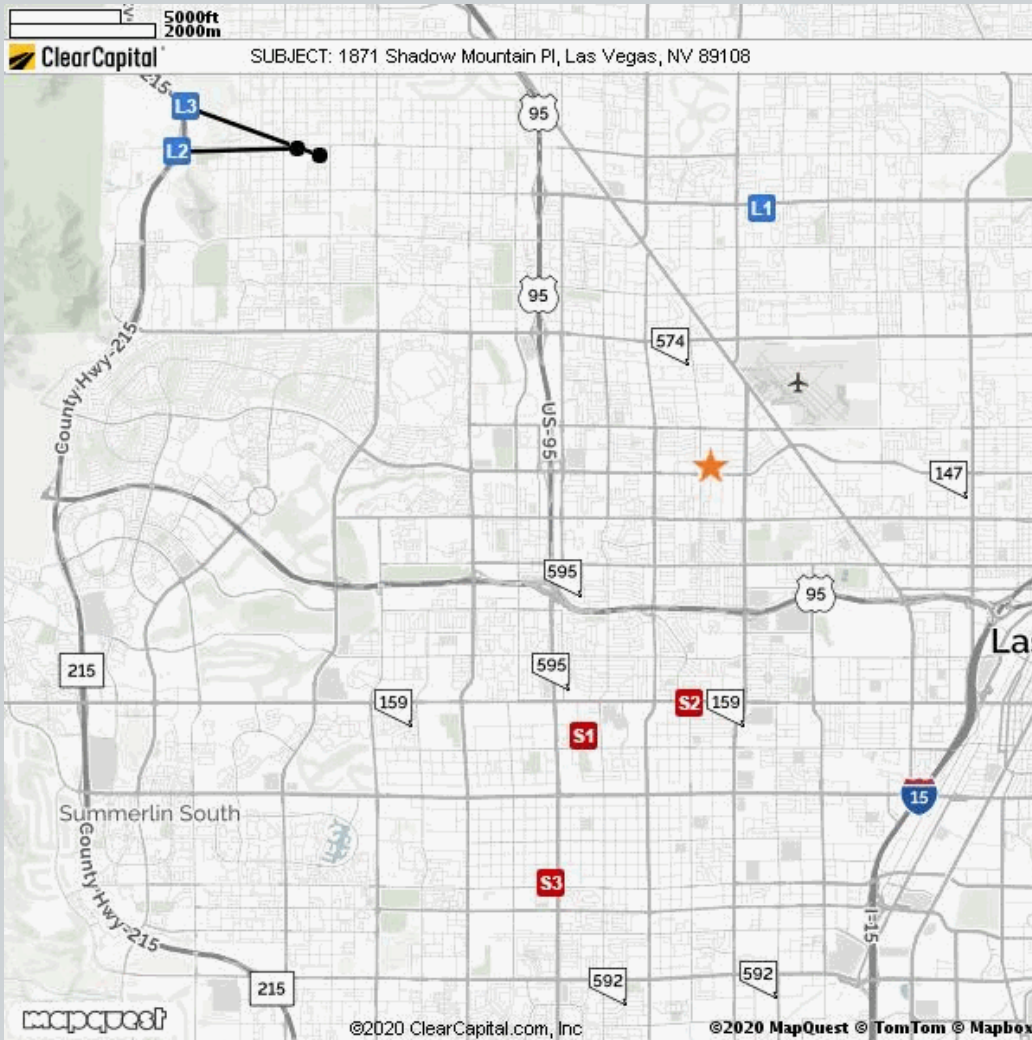
Address ★ 1871 Shadow Mountain Place, Las Vegas, NV 89108

Loan Number 41552

Suggested List \$379,000

Suggested Repaired \$379,000

Sale \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1871 Shadow Mountain Pl, Las Vegas, NV	--	Parcel Match
L1 Listing 1	4616 San Miguel Avenue, North Las Vegas, NV	3.00 Miles ¹	Parcel Match
L2 Listing 2	4798 Luna Ridge Court,, Las Vegas, NV	5.75 Miles ¹	Parcel Match
L3 Listing 3	8901 Tierra Santa, Las Vegas, NV	5.51 Miles ¹	Parcel Match
S1 Sold 1	1825 Casa Vista Drive, Las Vegas, NV	3.19 Miles ¹	Parcel Match
S2 Sold 2	1355 Westwind, Las Vegas, NV	2.54 Miles ¹	Parcel Match
S3 Sold 3	3382 Montessori, Las Vegas, NV	4.83 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	Clint Whiting	Company/Brokerage	Innovation Realty
License No	b.1002077	Address	8215 S. Eastern Ave #285 Las Vegas NV 89123
License Expiration	12/31/2020	License State	NV
Phone	7023792512	Email	CLINT@INNOVATIONVEGAS.COM
Broker Distance to Subject	11.95 miles	Date Signed	08/18/2020

/Clint Whiting/

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: **Clint Whiting** ("Licensee"), **b.1002077** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovation 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: **1871 Shadow Mountain Place, Las Vegas, NV 89108**
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: **August 18, 2020**

Licensee signature: **/Clint Whiting/**

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.