

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	3607 Amber Street, Silver Springs, NV 89429	Order ID	7142930	Property ID	29701614
Inspection Date	03/06/2021	Date of Report	03/09/2021		
Loan Number	41944	APN	01839305		
Borrower Name	Catamount Properties 2018 LLC	County	Lyon		

Tracking IDs

Order Tracking ID	0303_BPO_Update	Tracking ID 1	0303_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Ross, James A Jr Tr	Condition Comments This property is located in a rural town in Nevada called Silver Springs. This property at one point had two residences on it... a stick built home and a single wide manufactured home. The Manufactured home has been removed from the lot. The stick built home needs exterior paint and patch...
R. E. Taxes	\$678	
Assessed Value	\$36,210	
Zoning Classification	Residential RR2T	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Lock box on front door)		
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$5,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Silver Springs NV is seeing improving economy driven by the Tesla and the Tahoe industrial complex near by... This property is 5 minutes from schools and major road ways. It is 30 minutes from shopping and restaurants.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$16380 High: \$487000	
Market for this type of property	Increased 20 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3607 Amber Street	85 N Broadway	406 Paul Ave	4704 Benson Lane
City, State	Silver Springs, NV	Fallon, NV	Yerington, NV	Fallon, NV
Zip Code	89429	89406	89447	89406
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	25.87 ¹	29.10 ¹	29.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$63,000	\$189,900	\$250,000
List Price \$	--	\$63,000	\$189,900	\$250,000
Original List Date		12/22/2020	03/03/2021	01/22/2021
DOM · Cumulative DOM	-- · --	74 · 77	3 · 6	43 · 46
Age (# of years)	41	105	30	13
Condition	Fair	Poor	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Commercial	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Historical	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	816	936	936	795
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 2	2 · 1 · 1
Total Room #	7	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.68 acres	0.16 acres	0.15 acres	5.22 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.

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

Listing 1 Lower Bracket - This home represents the lowest priced home as compared to the subject property. This home is similar to the subject property in GLA, location, and condition.

Listing 2 Average Bracket - This home represents the average priced home as compared to the subject property. This home is similar to the subject property in GLA, location, and condition.

Listing 3 Highest Bracket - This home represents the highest priced home as compared to the subject property. This home is similar to the subject property in GLA, location, and condition.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3607 Amber Street	89 E Fairview St	255 S Taylor St	206 S Nevada St
City, State	Silver Springs, NV	Fallon, NV	Fallon, NV	Yerington, NV
Zip Code	89429	89406	89406	89447
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	25.72 ¹	25.47 ¹	28.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$89,000	\$132,500	\$154,900
List Price \$	--	\$89,000	\$132,500	\$149,900
Sale Price \$	--	\$85,000	\$134,500	\$145,000
Type of Financing	--	Cash	Cash	Miscellaneous
Date of Sale	--	02/04/2021	10/01/2020	02/12/2021
DOM · Cumulative DOM	-- · --	23 · 23	20 · 20	151 · 151
Age (# of years)	41	91	71	88
Condition	Fair	Poor	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Historical	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	816	874	830	1,032
Bdrm · Bths · ½ Bths	2 · 1	02 · 1	2 · 1	2 · 1
Total Room #	7	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.68 acres	0.16 acres	0.10 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$40,000	-\$10,000	-\$10,000
Adjusted Price	--	\$125,000	\$124,500	\$135,000

* 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** Lower Bracket - This home represents the lowest priced home as compared to the subject property. This home is similar to the subject property in GLA, location, and condition. I adjusted this property up for condition and age.
- Sold 2** Average Bracket - This home represents the average priced home as compared to the subject property. This home is similar to the subject property in GLA, location, and condition. This property is being adjusted down for condition...
- Sold 3** Highest Bracket - This home represents the highest priced home as compared to the subject property. This home is similar to the subject property in GLA, location, and condition. This property is adjusted down for condition and GLA.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The property was listed in 2020 and sold in 2020 for 125000 on 09/17/2020			
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
08/24/2020	\$100,000	09/17/2020	\$100,000	Sold	09/17/2020	\$125,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$129,000	\$134,000
Sales Price	\$129,000	\$134,000
30 Day Price	\$129,000	--
Comments Regarding Pricing Strategy		
<p>I would list this property in MLS at \$134,000 and I would expect to get an offer between \$134,00 and \$125,000. The subject home is a stick built home located in an area that has manufactured homes. The search parameters I used focused on stick built, gla, condition, and market sales time. The square footage of the home is 816... the look back period is 6 months, the number of bedrooms is 2, and bathrooms is 1+... this left me with 1 sold listing ... which happens to be the subject property... so I had to expand search area until I got enough sold and active properties to do the CMA...</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes There is a variance between the reported value and the most recent duplicate reports value. The prior report relied on comps superior to the subject's condition/curb appeal, skewing the price conclusion. The comps in this report are more similar to the subject and support the reported price conclusion.

Subject Photos



Front



Front



Front



Front



Address Verification

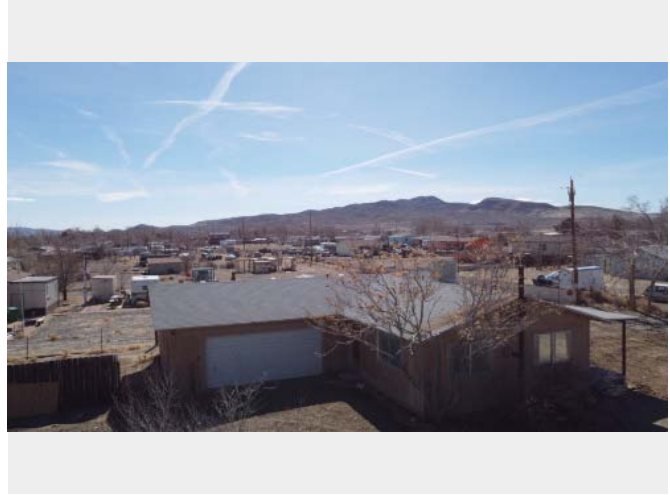


Side

Subject Photos



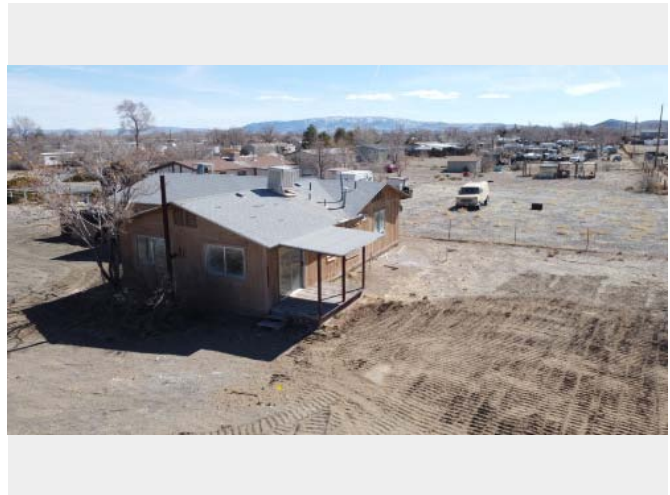
Side



Side



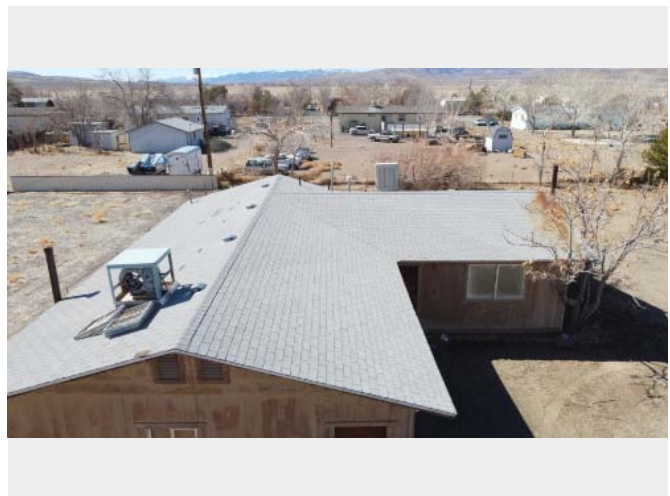
Side



Back



Street



Other

Subject Photos



Other



Other

Listing Photos

L1 85 N Broadway
Fallon, NV 89406



Front

L2 406 Paul Ave
Yerington, NV 89447



Front

L3 4704 Benson Lane
Fallon, NV 89406



Front

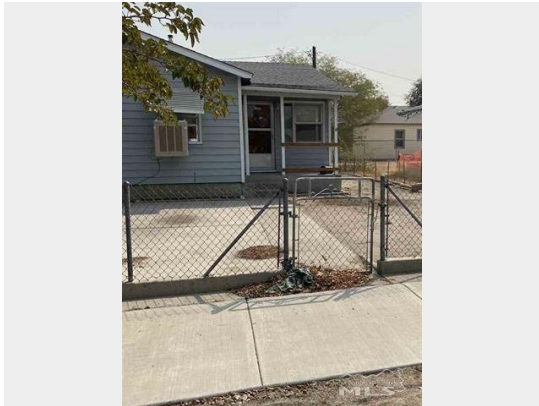
Sales Photos

S1 89 E Fairview St
Fallon, NV 89406



Front

S2 255 S Taylor St
Fallon, NV 89406



Front

S3 206 S Nevada St
Yerington, NV 89447



Front

ClearMaps Addendum

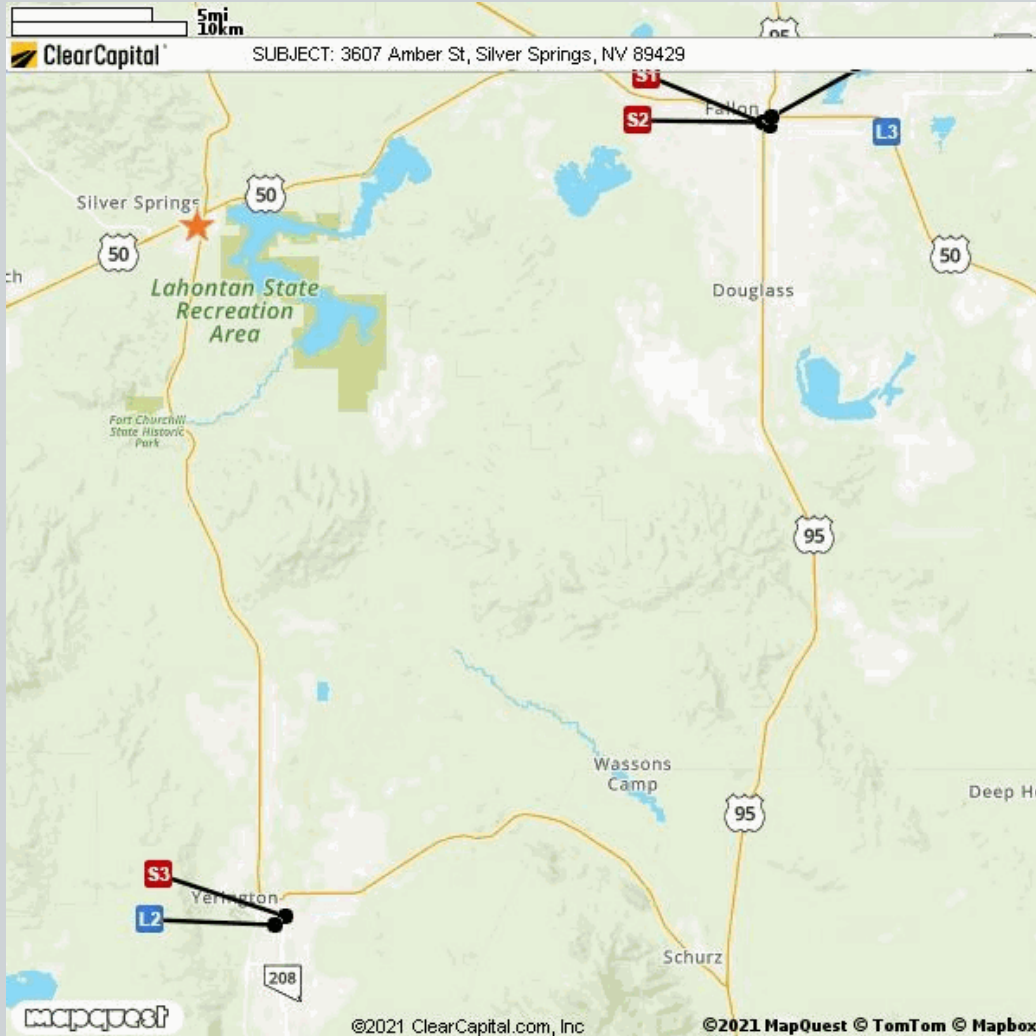
Address ★ 3607 Amber Street, Silver Springs, NV 89429

Loan Number 41944

Suggested List \$129,000

Suggested Repaired \$134,000

Sale \$129,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3607 Amber Street, Silver Springs, NV 89429	--	Parcel Match
L1 Listing 1	85 N Broadway, Fallon, NV 89406	25.87 Miles ¹	Parcel Match
L2 Listing 2	406 Paul Ave, Yerington, NV 89447	29.10 Miles ¹	Parcel Match
L3 Listing 3	4704 Benson Lane, Fallon, NV 89406	29.93 Miles ¹	Parcel Match
S1 Sold 1	89 E Fairview St, Fallon, NV 89406	25.72 Miles ¹	Parcel Match
S2 Sold 2	255 S Taylor St, Fallon, NV 89406	25.47 Miles ¹	Parcel Match
S3 Sold 3	206 S Nevada St, Yerington, NV 89447	28.82 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	Michael Lycans	Company/Brokerage	Coldwell Banker Select Group
License No	S.0062019	Address	1170 S. Rock Blvd. Reno NV 89502
License Expiration	07/31/2021	License State	NV
Phone	7756912666	Email	michael.lycans@cbselectre.com
Broker Distance to Subject	27.71 miles	Date Signed	03/09/2021

/Michael Lycans/

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: **Michael Lycans** ("Licensee"), **S.0062019** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Coldwell Banker Select Group** (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: **3607 Amber Street, Silver Springs, NV 89429**
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: **March 9, 2021**

Licensee signature: **/Michael Lycans/**

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.