

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	2641 Luke Street, Pahrump, NV 89060	Order ID	7418051	Property ID	30614051
Inspection Date	07/11/2021	Date of Report	07/13/2021		
Loan Number	43015	APN	36-131-17		
Borrower Name	Catamount Properties 2018 LLC	County	Nye		

Tracking IDs

Order Tracking ID	BPOUpdate_0707	Tracking ID 1	BPOUpdate_0707
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 Llc	Condition Comments	
R. E. Taxes	\$51,183	<p>The subject property appeared to be in good condition for the area and didn't show any obvious damages. The home shouldn't have any issues on the resale market.</p>	
Assessed Value	\$28,657		
Zoning Classification	RESIDENTIAL		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(THE SUBJECT APPEARED TO BE SECURED AS ALL WINDOWS AND DOORS APPEARED TO BE SECURED.)			
Ownership Type	Fee Simple		
Property Condition	Good		
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	Rural	Neighborhood Comments	
Local Economy	Improving	<p>Home values have increased dramatically in the last 2 years. More recently, the market has had a major surge and home values are increasing due to a lack of inventory. Last months prices went up 3% from the previous month. Most homes are selling significantly above list price.</p>	
Sales Prices in this Neighborhood	Low: \$189,000 High: \$320,000		
Market for this type of property	Increased 18 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2641 Luke Street	611 S Woodchips Rd	2141 Irene St	201 Gilmore Rd
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89048	89060	89060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.76 ¹	0.93 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$235,000	\$225,000	\$258,800
List Price \$	--	\$199,999	\$275,000	\$258,800
Original List Date		05/27/2021	09/29/2020	02/11/2021
DOM · Cumulative DOM	-- · --	44 · 47	284 · 287	1 · 152
Age (# of years)	37	34	44	27
Condition	Good	Good	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 MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	1,620	1,500	1,800	1,618
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	2 · 2	3 · 2
Total Room #	6	6	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Detached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.09 acres	1.08 acres	2.20 acres	1.04 acres
Other	NONE	NONE	NONE	NONE

* Listing 3 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 LIST COMP 1 IS SMALLER IN SQ. FOOTAGE WITH 1 EXTRA HALF BATH AND A SIMILAR SIZED LOT.

Listing 2 LIST COMP 2 IS LARGER IN SQ. FOOTAGE WITH 1 LESS BEDROOM AND A LARGER LOT.

Listing 3 LIST COMP 3 IS SLIGHTLY SMALLER IN SQ. FOOTAGE WITH A SLIGHTLY SMALLER LOT.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2641 Luke Street	2310 Basin Av	3051 Wilson Rd	2781 Our Rd
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89060	89048	89060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.95 ¹	0.77 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$275,000	\$245,000	\$299,900
List Price \$	--	\$265,000	\$245,000	\$310,000
Sale Price \$	--	\$238,000	\$245,000	\$310,000
Type of Financing	--	Cash	Cash	Conv
Date of Sale	--	03/09/2021	05/10/2021	06/14/2021
DOM · Cumulative DOM	-- · --	43 · 56	6 · 33	4 · 47
Age (# of years)	37	25	22	25
Condition	Good	Good	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 MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	1,620	1,694	1,512	1,718
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 3 Car(s)	Detached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.09 acres	2.50 acres	.96 acres	2.15 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$26,700	+\$2,600	-\$21,200
Adjusted Price	--	\$211,300	\$247,600	\$288,800

* Sold 3 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.

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

Sold 1 SALE COMP 1 IS LARGER IN SQ. FOOTAGE WITH 1 EXTRA BEDROOM AND A LARGER LOT BED: \$-1500, LOT SIZE: \$-28200

Sold 2 SALE COMP 2 IS SMALLER IN SQ. FOOTAGE WITH A SMALLER LOT. LOT SIZE: \$2600

Sold 3 SALE COMP 3 IS LARGER IN SQ. FOOTAGE WITH A LARGER LOT. LOT SIZE: \$-21,200

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	ROCKWELL COMMERCIAL GROUP	Stunning 1 story home completely remodeled! House features new int/ext paint pkg. & upgraded carpet throughout! kitchen upgraded with new cabinetry, new upgraded solid countertop & new SS appliances! Additional updates includes new vinyl plank flooring throughout and new lighting/plumbing fixtures! House sits on 1AC lot w/ oversized 2 car garage plenty of room for toys. House is super clean & move in ready					
Listing Agent Name	JONATHAN ABARABAR						
Listing Agent Phone	702-875-1369						
# 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
10/13/2020	\$170,000	06/11/2021	\$289,900	Pending/Contract	02/11/2021	\$140,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$250,000	\$250,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
WE HAD TO EXPAND TO 1 MILE, 300 SQ. FEET AND HOMES ON SMALLER AND LARGER LOTS TO FIND COMPS SIMILAR TO THE SUBJECT. THE SUBJECT IS CURRENTLY LISTED HIGHER THAN MOST LIST COMPS IN THE AREA.		

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 611 S WOODCHIPS RD
Pahrump, NV 89048



Front

L2 2141 IRENE ST
Pahrump, NV 89060



Front

L3 201 GILMORE RD
Pahrump, NV 89060



Front

Sales Photos

S1 2310 BASIN AV
Pahrump, NV 89060



Front

S2 3051 WILSON RD
Pahrump, NV 89048



Front

S3 2781 OUR RD
Pahrump, NV 89060



Front

ClearMaps Addendum

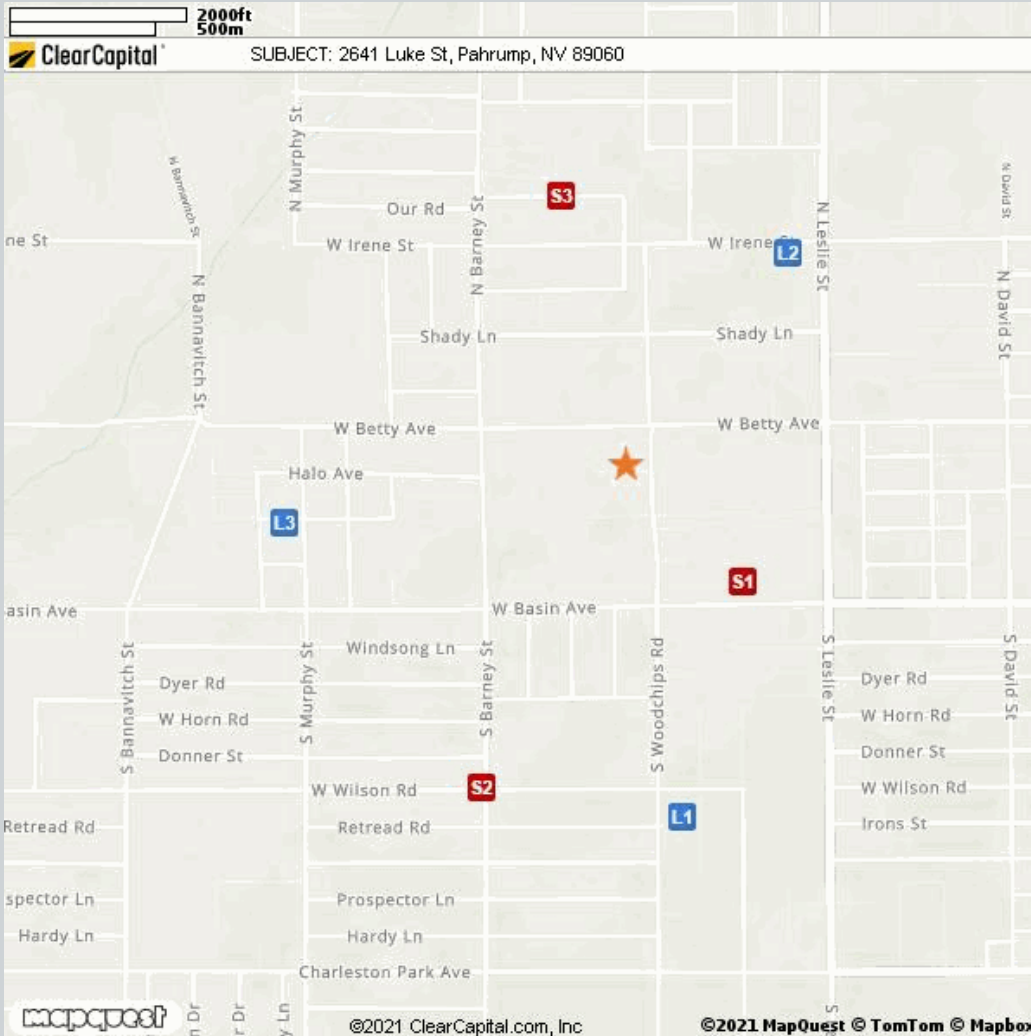
Address ★ 2641 Luke Street, Pahrump, NV 89060

Loan Number 43015

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2641 Luke Street, Pahrump, NV 89060	--	Parcel Match
L1 Listing 1	611 S Woodchips Rd, Pahrump, NV 89048	0.97 Miles ¹	Parcel Match
L2 Listing 2	2141 Irene St, Pahrump, NV 89060	0.76 Miles ¹	Parcel Match
L3 Listing 3	201 Gilmore Rd, Pahrump, NV 89060	0.93 Miles ¹	Parcel Match
S1 Sold 1	2310 Basin Av, Pahrump, NV 89060	0.46 Miles ¹	Parcel Match
S2 Sold 2	3051 Wilson Rd, Pahrump, NV 89048	0.95 Miles ¹	Parcel Match
S3 Sold 3	2781 Our Rd, Pahrump, NV 89060	0.77 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	Mark Perry	Company/Brokerage	Local Realty
License No	B.1001058.LLC	Address	9325 S. Cimarron Rd Las Vegas NV 89178
License Expiration	09/30/2022	License State	NV
Phone	7022454240	Email	marksellslasvegas@gmail.com
Broker Distance to Subject	46.39 miles	Date Signed	07/13/2021

/Mark Perry/

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: **Mark Perry** ("Licensee"), **B.1001058.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Local 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: **2641 Luke Street, Pahrump, NV 89060**
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 13, 2021**

Licensee signature: **/Mark Perry/**

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.