

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	340 Hosking Place, Sun Valley, NV 89433	Order ID	8418392	Property ID	33274007
Inspection Date	09/12/2022	Date of Report	09/13/2022		
Loan Number	43199	APN	08560051		
Borrower Name	Catamount Properties 2018 LLC	County	Washoe		

Tracking IDs					
Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The subject appears to be in good condition and has been recently remodeled with minor upgrades. The subject has no special amenities and is located on an unpaved road. Above average mountain and valley views. Above average condition and appeal.
R. E. Taxes	\$487	
Assessed Value	\$32,944	
Zoning Classification	Residential MDS	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes	
	(secured with a lockbox)	
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		Neighborhood Comments
Location Type	Suburban	The subject is located in Western Sun Valley, in an area comprised on mostly MFG homes. There is easy access to major roads, and a short drive to shopping and schools. Many homes have deferred maintenance and little landscaping. Many roads like the subject's, are unpaved.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$575,000	
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	340 Hosking Place	547 Glenmyra	5938 Amargosa	5990 Amargosa
City, State	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV
Zip Code	89433	89433	89433	89433
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.41 ¹	1.00 ¹	1.23 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$299,900	\$345,000	\$324,900
List Price \$	--	\$299,900	\$315,000	\$324,900
Original List Date		09/08/2022	06/16/2022	08/31/2022
DOM · Cumulative DOM	-- · --	4 · 5	88 · 89	12 · 13
Age (# of years)	44	49	18	5
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story MFG	1 Story MFG	1 Story MFG	1 Story MFG
# Units	1	1	1	1
Living Sq. Feet	1,120	1,536	1,152	1,248
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.35 acres	0.35 acres	0.40 acres
Other	none	cov deck, patio	enclosed patio	patio

* 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.

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

Listing 1 Superior to the subject due to size and garage. Comp is mostly updated and appears to be in mostly similar condition. Equal location, style, and views.

Listing 2 Most comparable list comp available based on size and lot size. Inferior condition but superior quality and age. Comp has similar views and amenities.

Listing 3 Superior to the subject due to size, age, and lot size. Similar condition, style, appeal, and amenities. Comp is well maintained and has minor upgrades.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	340 Hosking Place	5727 Mayo	5935 Calico	240 Elquist
City, State	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV
Zip Code	89433	89433	89433	89433
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	1.04 ¹	0.97 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$265,000	\$300,000	\$299,000
List Price \$	--	\$255,000	\$300,000	\$299,000
Sale Price \$	--	\$250,000	\$300,000	\$302,500
Type of Financing	--	Owner	Misc	Misc
Date of Sale	--	05/16/2022	04/20/2022	05/27/2022
DOM · Cumulative DOM	-- · --	52 · 52	45 · 45	11 · 11
Age (# of years)	44	38	52	37
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story MFG	1 Story MFG	1 Story MFG	1 Story MFG
# Units	1	1	1	1
Living Sq. Feet	1,120	980	1,260	1,502
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Carport 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.32 acres	0.32 acres	0.35 acres
Other	none	patio	cov deck, patio	none
Net Adjustment	--	+\$8,000	-\$21,000	-\$52,200
Adjusted Price	--	\$258,000	\$279,000	\$250,300

* 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** One of most comparable sold comps based on size, age, condition and location. Comp is in inferior, only due to size. Equal quality, condition, style, and location. Comp is located very close to the subject. Adjustments -2000 carport, -1000 lot, -3000 age 14000 sqft
- Sold 2** One of most comparable sold comps based on size, age, location, and condition. Comp has been remodeled similar to the subject. Superior appeal, garage and amenities. Adjustments -10000 garage, -14000 sqft, -1000 lot 4000 age,
- Sold 3** Comp has been updated and remodeled similarly to the subject. Superior overall, due to size, lot size, and garage. Comp represents the the lower limit of the \$/sqft, for a good condition home similar to the subject. Adjustments -10000 garage, -2500 lot, -36200 sqft, -3500 lot

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Clark Real Estate & Inv	Subject was last sold on 2/5/21. It has since been remodeled.					
Listing Agent Name	Casey McDermott						
Listing Agent Phone	775-828-3355						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/14/2022	\$335,000	09/01/2022	\$289,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$285,000	\$285,000
Sales Price	\$279,000	\$279,000
30 Day Price	\$268,000	--
Comments Regarding Pricing Strategy		
The subject's suggested value is based on both it's listing history, as well as the adjusted value of the comps. The subject's list price, appears to be competitive amongst the comps, but for some reason has not sold, which could be due to lack of garage, and its location. The adjusted value of the sold comps, heavily influenced the value.		

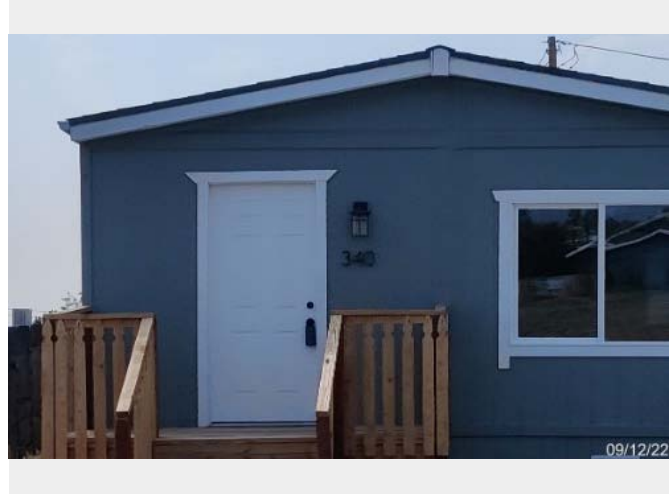
Clear Capital Quality Assurance Comments Addendum

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

Listing Photos

L1 547 Glenmyra
Sun Valley, NV 89433



Front

L2 5938 Amargosa
Sun Valley, NV 89433



Front

L3 5990 Amargosa
Sun Valley, NV 89433



Front

Sales Photos

S1 5727 Mayo
Sun Valley, NV 89433



Front

S2 5935 Calico
Sun Valley, NV 89433



Front

S3 240 Elquist
Sun Valley, NV 89433



Front

ClearMaps Addendum

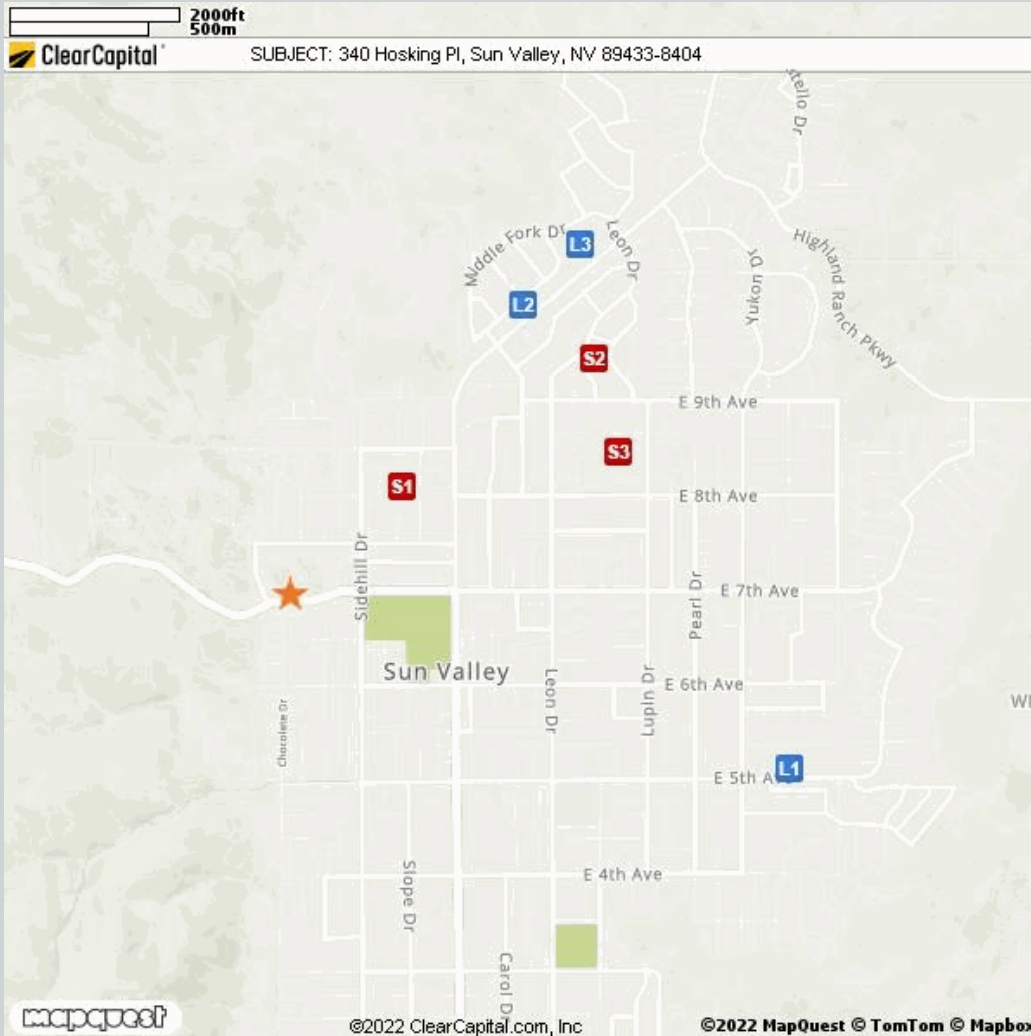
Address ★ 340 Hosking Place, Sun Valley, NV 89433

Loan Number 43199

Suggested List \$285,000

Suggested Repaired \$285,000

Sale \$279,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	340 Hosking Place, Sun Valley, NV 89433	--	Parcel Match
L1 Listing 1	547 Glenmyra, Sun Valley, NV 89433	1.41 Miles ¹	Parcel Match
L2 Listing 2	5938 Amargosa, Sun Valley, NV 89433	1.00 Miles ¹	Parcel Match
L3 Listing 3	5990 Amargosa, Sun Valley, NV 89433	1.23 Miles ¹	Parcel Match
S1 Sold 1	5727 Mayo, Sun Valley, NV 89433	0.43 Miles ¹	Parcel Match
S2 Sold 2	5935 Calico, Sun Valley, NV 89433	1.04 Miles ¹	Parcel Match
S3 Sold 3	240 Elquist, Sun Valley, NV 89433	0.97 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	Howard Zink	Company/Brokerage	Reno Tahoe Realty Group
License No	s.0191906	Address	4855 Warren Reno NV 89509
License Expiration	12/31/2023	License State	NV
Phone	7757413995	Email	h.zink@hotmail.com
Broker Distance to Subject	8.34 miles	Date Signed	09/13/2022

/Howard Zink/

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: **Howard Zink** ("Licensee"), **s.0191906** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Reno Tahoe Realty 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: **340 Hosking Place, Sun Valley, NV 89433**
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: **September 13, 2022**

Licensee signature: **/Howard Zink/**

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.