

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	255 W 7th Ave, Sun Valley, NV 89433	Order ID	7209536	Property ID	29895113
Inspection Date	04/02/2021	Date of Report	05/13/2021		
Loan Number	43371	APN	085-680-02		
Borrower Name	Catamount Properties 2018 LLC	County	Washoe		

Tracking IDs

Order Tracking ID	0401BPO	Tracking ID 1	0401BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	HUFFMAN, RICHARD	Condition Comments	
R. E. Taxes	\$500	The subject is missing the skirting around the bottom of the manufactured home, trim around windows and steps to the doors.	
Assessed Value	\$85,268		
Zoning Classification	MDS		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes (Locked)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$10,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$10,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in an area of mainly manufactured homes. Most have been converted to Real Property. Properties in this area are in average condition overall. It is about 2 miles to amenities.	
Sales Prices in this Neighborhood	Low: \$85,000 High: \$375,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	255 W 7th Ave	113 Mineral	5331 Slope	5320 Chocolate
City, State	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV
Zip Code	89433	89433	89433	89433
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.95 ¹	0.95 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$145,000	\$199,900	\$280,000
List Price \$	--	\$145,000	\$205,900	\$250,000
Original List Date		04/10/2021	01/30/2021	01/22/2021
DOM · Cumulative DOM	-- · --	33 · 33	103 · 103	111 · 111
Age (# of years)	36	48	37	42
Condition	Fair	Fair	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	960	896	840	1,248
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 2	3 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.33 acres	.40 acres	.41 acres	.34 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 Adjustments: +3000 view, +1200 age = +4300 for \$149,200

Listing 2 Adjustments: +3000 view, +3600 GLA, -3000 bath, -10,000 condition = -6400 for \$199,500

Listing 3 Adjustments: Converted to Real Property -3000, -8640 GLA, -3000 bath, +600 age, -10,000 condition = -24,040 for a total \$225,960

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	255 W 7th Ave	240 Nebraska	240 Jani Place	210 Dixie Lane
City, State	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV
Zip Code	89433	89433	89433	89433
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	0.81 ¹	0.71 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$139,950	\$137,500	\$159,999
List Price \$	--	\$139,950	\$137,500	\$159,999
Sale Price \$	--	\$139,950	\$125,000	\$159,999
Type of Financing	--	Miscellaneous	Miscellaneous	Miscellaneous
Date of Sale	--	06/12/2020	08/21/2020	07/09/2020
DOM · Cumulative DOM	-- · --	30 · 30	47 · 47	28 · 34
Age (# of years)	36	55	51	46
Condition	Fair	Average	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	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	960	860	720	1,248
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	2 · 2
Total Room #	6	6	5	6
Garage (Style/Stalls)	None	None	Carport 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	.33 acres	.30 acres	.34 acres	.42 acres
Other	--	--	--	--
Net Adjustment	--	+\$100	+\$13,200	-\$14,640
Adjusted Price	--	\$140,050	\$138,200	\$145,359

* 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.

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

Sold 1 Adjustments: +1900 age, -10,000 condition, +3000 view, +5000 sale date = -100

Sold 2 Adjustments: Converted to Real Property -3000, +3000 view, +1500 age, +7200 GLA -500 carport, +5000 sale date = +13,200

Sold 3 Adjustments: +1000 age, -10,000 condition, +3000 view, -3000 bath, -8640 GLA, -2000 garage, +5000 sale date = -14,640

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject listed for \$199,000 AS IS, sold for \$150,000 on 3/15/2021			
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
01/25/2021	\$199,000	02/15/2021	\$150,000	Pending/Contract	03/15/2021	\$150,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$147,000	\$167,000
Sales Price	\$140,000	\$160,000
30 Day Price	\$128,800	--
Comments Regarding Pricing Strategy		
Initial search was .5 miles and 12 months with no C5 condition sold comp found. Extended to 1 mile. MLS from 3/2021 states the subject property is not converted to Real Property. Attached MLS & Tax. Looks like the owner may be in process of doing so. Attempted to use comps that were not converted but only sold C5 comp has been converted. Could not find comparable properties to bracket subjects age. The typical GLA requirements were exceeded. Values for properties have risen over the last year, added \$5000 for older sale date of comps.		

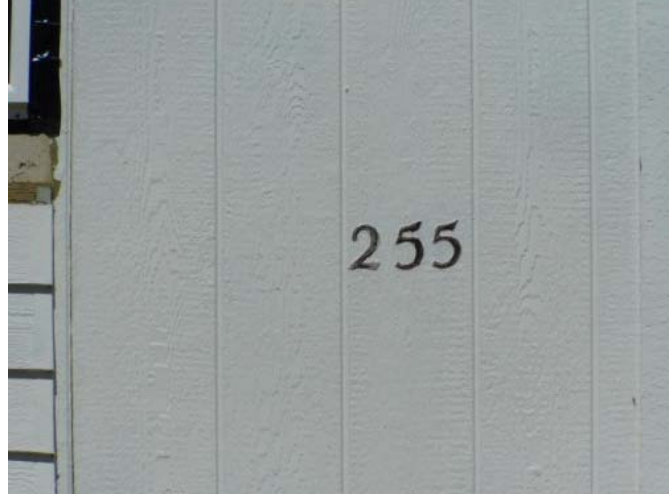
Clear Capital Quality Assurance Comments Addendum

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



Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other



Other



Other



Other

Listing Photos

L1 113 mineral
Sun Valley, NV 89433



Front

L2 5331 Slope
Sun Valley, NV 89433



Front

L3 5320 Chocolate
Sun Valley, NV 89433



Front

Sales Photos

S1 240 Nebraska
Sun Valley, NV 89433



Front

S2 240 Jani Place
Sun Valley, NV 89433



Front

S3 210 Dixie Lane
Sun Valley, NV 89433



Front

ClearMaps Addendum

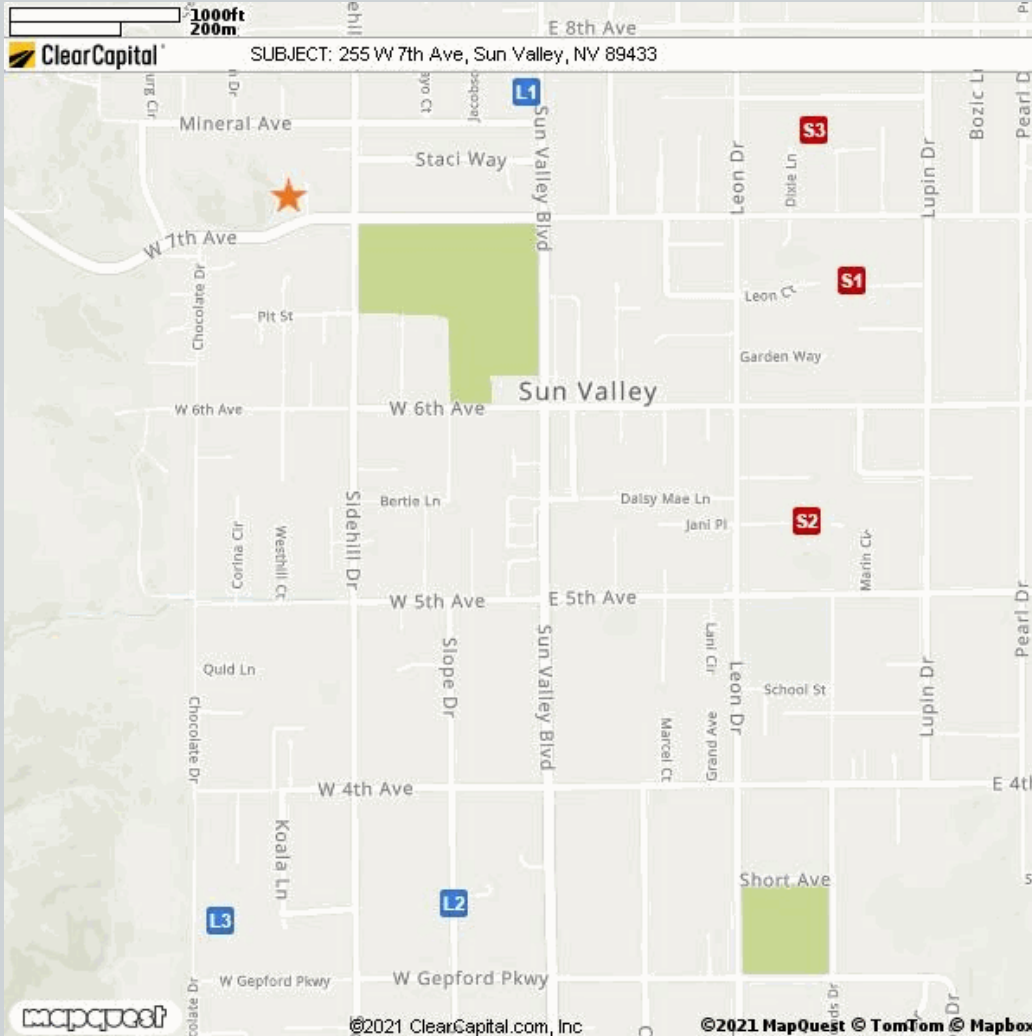
Address ★ 255 W 7th Ave, Sun Valley, NV 89433

Loan Number 43371

Suggested List \$147,000

Suggested Repaired \$167,000

Sale \$140,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	255 W 7th Ave, Sun Valley, NV 89433	--	Parcel Match
L1 Listing 1	113 Mineral, Sun Valley, NV 89433	0.36 Miles ¹	Parcel Match
L2 Listing 2	5331 Slope, Sun Valley, NV 89433	0.95 Miles ¹	Parcel Match
L3 Listing 3	5320 Chocolate, Sun Valley, NV 89433	0.95 Miles ¹	Parcel Match
S1 Sold 1	240 Nebraska, Sun Valley, NV 89433	0.76 Miles ¹	Parcel Match
S2 Sold 2	240 Jani Place, Sun Valley, NV 89433	0.81 Miles ¹	Parcel Match
S3 Sold 3	210 Dixie Lane, Sun Valley, NV 89433	0.71 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	Kathleen Bray	Company/Brokerage	CalNeva Realty
License No	S.0174694	Address	3730 St Andrews Dr Reno NV 89502
License Expiration	04/30/2022	License State	NV
Phone	7752031054	Email	kathleen.bray@calnevearealty.com
Broker Distance to Subject	8.34 miles	Date Signed	05/13/2021

/Kathleen Bray/

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: **Kathleen Bray** ("Licensee"), **S.0174694** (License #) who is an active licensee in good standing.

Licensee is affiliated with **CalNeva 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: **255 W 7th Ave, 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: **May 13, 2021**

Licensee signature: **/Kathleen Bray/**

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.