

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	5144 Turnberry Lane, Las Vegas, NV 89113	Order ID	7865337	Property ID	31905633
Inspection Date	01/06/2022	Date of Report	01/11/2022		
Loan Number	43495	APN	163-27-210-036		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	01.04.22_BPO_Update	Tracking ID 1	01.04.22_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Structure shows no apparent deferred maintenance, maintained landscaping. Per attached MLS sheet, subj has been updated.
R. E. Taxes	\$3,141	
Assessed Value	\$106,792	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (lock box on site)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Spanish Trail 702 367-8747	
Association Fees	\$528 / Month (Pool,Landscaping,Tennis,Greenbelt,Other: guard gated, golf)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subj located in guard gated golf course community, a mix of condos, TH's, both tract and custom SFR, HOA maintains front yard landscaping.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$399800 High: \$1,999,990	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5144 Turnberry Lane	5126 Makenna Ct	8259 Turtle Creek Cr	7960 Bermuda Dunes Av
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89113	89113	89113	89113
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.66 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$895,000	\$649,750	\$929,000
List Price \$	--	\$895,000	\$649,750	\$929,000
Original List Date		12/02/2021	10/14/2021	12/09/2021
DOM · Cumulative DOM	-- · --	37 · 40	86 · 89	30 · 33
Age (# of years)	37	33	30	33
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	2 Stories detached	2 Stories detached	1 Story detached	2 Stories detached
# Units	1	1	1	1
Living Sq. Feet	2,466	2,963	2,024	2,692
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	2 · 2 · 1	3 · 3 · 1
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes Spa - Yes	--
Lot Size	0.14 acres	0.18 acres	0.17 acres	0.18 acres
Other	fireplace	2 fireplace	fireplace	2 fireplace

* 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 superior: GLA -59,650 2.5 bath -4000 2 fireplace -4000 3 car garage -8000 lot size (\$4/sf) -6950. inferior: no pool +40,000.

Listing 2 superior: 2.5 bath -4000 spa -10,000. inferior: GLA +53,050 2 bed +8000. has accepted cash offer since 12/16/21.

Listing 3 superior: GLA -27,100 3.5 bath -12,000 2 fireplace -4000 lot size -6950. inferior: no pool +40,000.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5144 Turnberry Lane	5090 Breakers Ln	5071 Breakers Ln	5112 Onion Creek Ln
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89113	89113	89113	89113
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.09 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$729,900	\$775,000	\$780,000
List Price \$	--	\$724,900	\$775,000	\$780,000
Sale Price \$	--	\$716,000	\$800,000	\$780,000
Type of Financing	--	Conv	Cash	Cash
Date of Sale	--	12/21/2021	10/22/2021	09/01/2021
DOM · Cumulative DOM	-- · --	8 · 29	1 · 25	8 · 39
Age (# of years)	37	38	38	35
Condition	Good	Good	Average	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	2 Stories detached	2 Stories detached	2 Stories detached	2 Stories detached
# Units	1	1	1	1
Living Sq. Feet	2,466	2,466	2,466	2,691
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 3 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.14 acres	0.14 acres	0.16 acres	0.17 acres
Other	fireplace	fireplace	fireplace, concessions	2 fireplace
Net Adjustment	--	-\$10,000	+\$8,500	-\$58,200
Adjusted Price	--	\$706,000	\$808,500	\$721,800

* 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.

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

Sold 1 superior: spa -10,000. inferior: none.

Sold 2 superior: concessions -5500 spa -10,000. inferior: condition +24,000.

Sold 3 superior: GLA -27,000 3.5 bath -12,000 2 fireplace -4000 lot size -5200 spa -10,000. inferior: none

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Rustic Properties	listed 12/10/21 899,900					
Listing Agent Name	Noah Bates						
Listing Agent Phone	702 551-4381						
# 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
12/10/2021	\$899,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$796,000	\$796,000
Sales Price	\$780,000	\$780,000
30 Day Price	\$749,000	--
Comments Regarding Pricing Strategy		
<p>Low inventory, had to use a 1 story listed comp to bracket subj GLA. List within 2% of sales price, discount quick sale 4%, Common in current market for sold price to be greater than list. Large adjusted price range, have valued subj to higher end of adjusted solds, short DOM, low inventory. Subj subdivision is one of oldest guard gated golf course communities on west side of Las Vegas Metro area. In times of good inventory (3 month supply at least) it has not fared as well as competing guard gated communities. The HOA fees are unusually high. The condition variable has always been a factor in finding comps. . Per attached MLS sheet subj has been rehabbed, previous BPO was average condition. With inventory at a record low, this subdivision has seen price increases well above average. Should be noted that both solds 1 and 2 are model matches to subj, gives a clear valuation range.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The subject is currently in better condition since the prior report. The broker's as-is conclusion is supported by the comparable data. It is noted the
Notes current as-is conclusion is higher than the prior report completed; however, the Clear Capital Home Data Index indicates the market has increased by 32% over the past 12 months.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 5126 Makenna Ct
Las Vegas, NV 89113



Front

L2 8259 Turtle Creek Cr
Las Vegas, NV 89113



Front

L3 7960 Bermuda Dunes Av
Las Vegas, NV 89113



Front

Sales Photos

S1 5090 Breakers Ln
Las Vegas, NV 89113



Front

S2 5071 Breakers Ln
Las Vegas, NV 89113



Front

S3 5112 Onion Creek Ln
Las Vegas, NV 89113



Front

ClearMaps Addendum

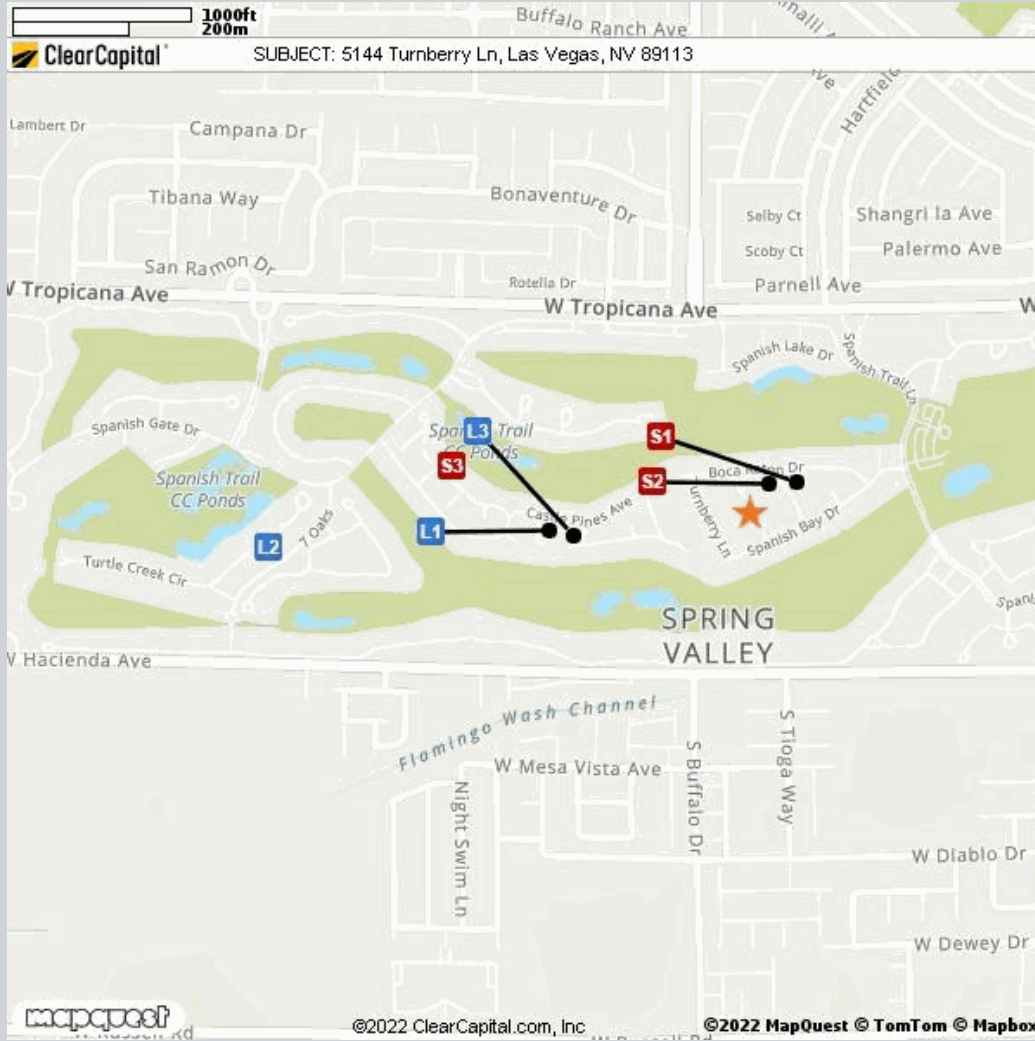
Address ★ 5144 Turnberry Lane, Las Vegas, NV 89113

Loan Number 43495

Suggested List \$796,000

Suggested Repaired \$796,000

Sale \$780,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5144 Turnberry Lane, Las Vegas, NV 89113	--	Parcel Match
L1	5126 Makenna Ct, Las Vegas, NV 89113	0.25 Miles ¹	Parcel Match
L2	8259 Turtle Creek Cr, Las Vegas, NV 89113	0.66 Miles ¹	Parcel Match
L3	7960 Bermuda Dunes Av, Las Vegas, NV 89113	0.22 Miles ¹	Parcel Match
S1	5090 Breakers Ln, Las Vegas, NV 89113	0.12 Miles ¹	Parcel Match
S2	5071 Breakers Ln, Las Vegas, NV 89113	0.09 Miles ¹	Parcel Match
S3	5112 Onion Creek Ln, Las Vegas, NV 89113	0.41 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	David Berg	Company/Brokerage	Elite Realty
License No	0032371	Address	Attn: David Berg Las Vegas NV 89117
License Expiration	11/30/2023	License State	NV
Phone	7022815827	Email	lasvegasdavid@gmail.com
Broker Distance to Subject	3.54 miles	Date Signed	01/11/2022

/David Berg/

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: **David Berg** ("Licensee"), **0032371** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Elite 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: **5144 Turnberry Lane, Las Vegas, NV 89113**
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: **January 11, 2022**

Licensee signature: **/David Berg/**

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.