

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	550 Jade Avenue, Jean, NV 89019	Order ID	7600257	Property ID	31258442
Inspection Date	10/04/2021	Date of Report	10/05/2021		
Loan Number	44014	APN	219-06-601-007		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

Order Tracking ID	0920BPO_Update	Tracking ID 1	0920BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	catamount properties	Condition Comments Subject just sold in good condition on 09/30/2021 for \$175,000. Subject is in good overall condition per exterior view and MLS comments. Other mobile/homes in the immediate area appear to be in average to good condition.
R. E. Taxes	\$314	
Assessed Value	\$20,678	
Zoning Classification	sfr - mobile home	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes	
(property was just sold a few days ago with lock box and was recently rehabbed)		
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	Partially Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments located in rural area, not centrally located near easy freeway access, mostly mobile homes in the area
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$58,000 High: \$340,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	550 Jade Avenue	750 Moonstone Ave	1775 Cicchi St	1635 Woods Ave
City, State	Jean, NV	Jean, NV	Jean, NV	Jean, NV
Zip Code	89019	89019	89019	89019
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.00 ²	3.00 ²	3.00 ²
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$129,900	\$223,000	\$190,000
List Price \$	--	\$144,900	\$223,000	\$190,000
Original List Date		07/19/2020	01/24/2021	09/17/2021
DOM · Cumulative DOM	-- · --	370 · 443	247 · 254	9 · 18
Age (# of years)	39	30	35	40
Condition	Good	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story mobile home	1 Story mobile home	1 Story mobile home	1 Story mobile home
# Units	1	1	1	1
Living Sq. Feet	1,152	1,560	1,440	1,344
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	1.99 acres	2.06 acres	1.91 acres	1.95 acres
Other	0	0	0	0

* 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.

Current Listings - Cont.

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

- Listing 1** BRAND NEW ROOF! WOW WHAT A WONDERFUL PROPERTY!! THE POSSIBILITIES ARE ENDLESS. NEW ROOF, FRESH PAINT, NEW CARPET AND NEW VINYL PLANK FLOORING WHICH IS GREAT FOR QUICK AND EASY CLEAN UPS!! 2nd MOBILE HOME ON PROPERTY NO CHARGE! DON'T MISS THE OPPORTUNITY TO CALL THIS PLACE HOME!!
- Listing 2** Cowboy-Cowgirl, If you love the smell of horses, you'll be ecstatic about this fenced ranch with 3 bed 2 bath home on 1.9 acres with lots of riding trails nearby! All utilities are electric with plenty of room for solar. Do you love animals? This place has enough room for you and your animals to play and thrive! Irrigation throughout the property, covered horse stalls, chicken and geese coop, goat pen, tack room, garage with carport and ATV storage. Great place to call home or to have as a vacation home, don't let this one get away from you! Enjoy a BBQ in the backyard with family and friends, then sit around the fire pit and roast marshmallows. This home has its own water well and septic tank. Property is only 45 minutes from Vegas!
- Listing 3** Located in a very desirable area of Sandy Valley this 3 bed 2 bath home will not last long. Nice clean lot for you to turn into your dream yard. You'll love the great tasting well water and being able to ride your horse or atv's. Beautiful mountain vistas create incredible sunrises and sunsets. Entrance is on Polona Street.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	550 Jade Avenue	1320 Marble Ave	2530 Jade Dr	1690 Gypsum Ave
City, State	Jean, NV	Jean, NV	Jean, NV	Jean, NV
Zip Code	89019	89019	89019	89019
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.00 ²	2.00 ²	3.00 ²
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$160,000	\$184,900	\$190,000
List Price \$	--	\$160,000	\$184,900	\$190,000
Sale Price \$	--	\$170,000	\$184,900	\$175,000
Type of Financing	--	Conv.	Conv.	Fha
Date of Sale	--	09/21/2021	07/02/2021	03/23/2021
DOM · Cumulative DOM	-- · --	3 · 55	9 · 59	7 · 54
Age (# of years)	39	27	26	23
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Beneficial ; Other	Neutral ; Other
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story mobile home	1 Story mobile home	1 Story mobile home	1 Story mobile home
# Units	1	1	1	1
Living Sq. Feet	1,152	1,560	1,344	1,617
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	1.99 acres	2.0 acres	1.93 acres	2.06 acres
Other	0	0	0	0
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$170,000	\$184,900	\$175,000

* 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** What an opportunity to turn this well cared for home into your little piece of heaven. Measurements are approx.
- Sold 2** Great 3 bedroom 2 bathroom home in Sandy Valley. Over two acres of privacy. New carpet & fresh paint throughout. This is a rare find!
- Sold 3** Clean & Move in ready! Main Suite separate from other 2 bedrooms. Main bath has Double basin sinks w/ make up area, separate shower, garden tub & HUGE walk in closet!! Shelves in 2nd bedroom are attached to wall and stay. Open floor plan w/vaulted ceilings. Wood burning fireplace in Living Room. Dining area off Kitchen & Living Room. Breakfast bar in kitchen. Covered patios front & back. Property is completely fenced, plus rear yard has separate fencing. 3 RV gates. 2 in the front, and 1 on the Potomac St. side. Well in well house. 8x12 Shed stays. RV Hook Up & parking in rear. Seller had above ground pool, equipment/pump still there incase buyer wants to use. Converted to real property, can go new loan. Corner lot just over 2 acres. Zoning authority is Clark County. Zoning allows horses, most farm animals & gardening. Just south of Las Vegas approx. 45 mins. Rural community offers space between you and the neighbors. SV has school grades Pre-K thru 12.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Sold on 09/30/2021 for \$175,000					
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$181,000	\$181,000
Sales Price	\$180,000	\$180,000
30 Day Price	\$175,000	--

Comments Regarding Pricing Strategy

Extremely low inventory supply – 25 year low which leads to a very high demand. If gated or patrolling security, I ALWAYS make every attempt and effort to gain entry past security, which I normally do. The Sold and List COMPS used in this report are most similar in condition to subject based on the information I have been provided and information I have obtained from the MLS and other various resources. Any external influences or different financing does not have an impact on marketability or value unless otherwise stated in this report. Attempted to use Sold and List COMPS in subject sub-division first, if not available, then I went out up to a 5 mile radius (very rural/desert area) per MLS map and up to 9 months in time. In addition, Low days on market for most of the Sold and List COMPS contributed toward the recommended list price. All COMPS used in this report are most similar in GLA, style, year built, lot size, bedroom count and location that I could locate per MLS/Tax Star and other resources. Average Days on market were calculated using the most recent sold and list COMPS within subject sub- division/area and going back 6 months in time. Any items out of criteria tolerance (used the best and only available COMPS) may or may not be due to subject similarity, type of financing used or the inventory supply shortage which has no effect on the value unless otherwise noted in BPO report. As a result, some of the information provided is estimated. As a result of this report being my subjective opinion and I am NOT a licensed appraiser there will also be no price adjustments due to many unknowns such as condition and upgrades that I cannot completely confirm. Also, if no adjustments are made then there is no possibility that it will affect overall value. For a more accurate recommended list/sale price I would suggest an interior BPO and/or full appraisal. If unable to bracket per customary procedures it's most likely a result of subject uniqueness and/or the inventory supply shortage. COVID-19 has contributed toward the slow growth. At the same time there has been a 25 year inventory supply shortage. With such an inventory supply shortage, recommended list prices have quickly increased due to high property demand. However, property listings have been on the rise, but still not in line with recent Sold properties for a more stable market. Property values have risen from 30%-50% (depending on the area) over the last 3-4 years per GLVAR MLS source. Mostly conventional loans are being used for financing. Subject is located near schools, shopping, casino and parks.

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



Back



Street

Listing Photos

L1 750 moonstone ave
Jean, NV 89019



Front

L2 1775 cicchi st
Jean, NV 89019



Front

L3 1635 woods ave
Jean, NV 89019



Front

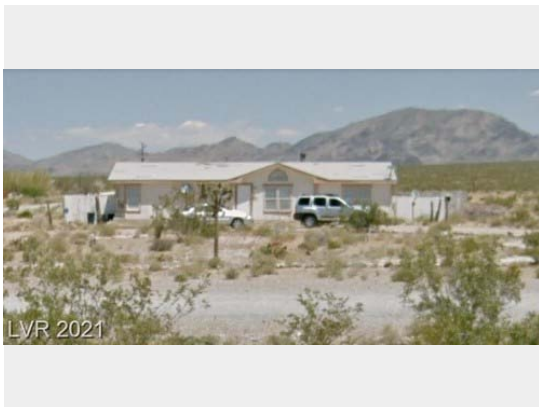
Sales Photos

S1 1320 marble ave
Jean, NV 89019



Front

S2 2530 jade dr
Jean, NV 89019



Front

S3 1690 gypsum ave
Jean, NV 89019



Front

ClearMaps Addendum

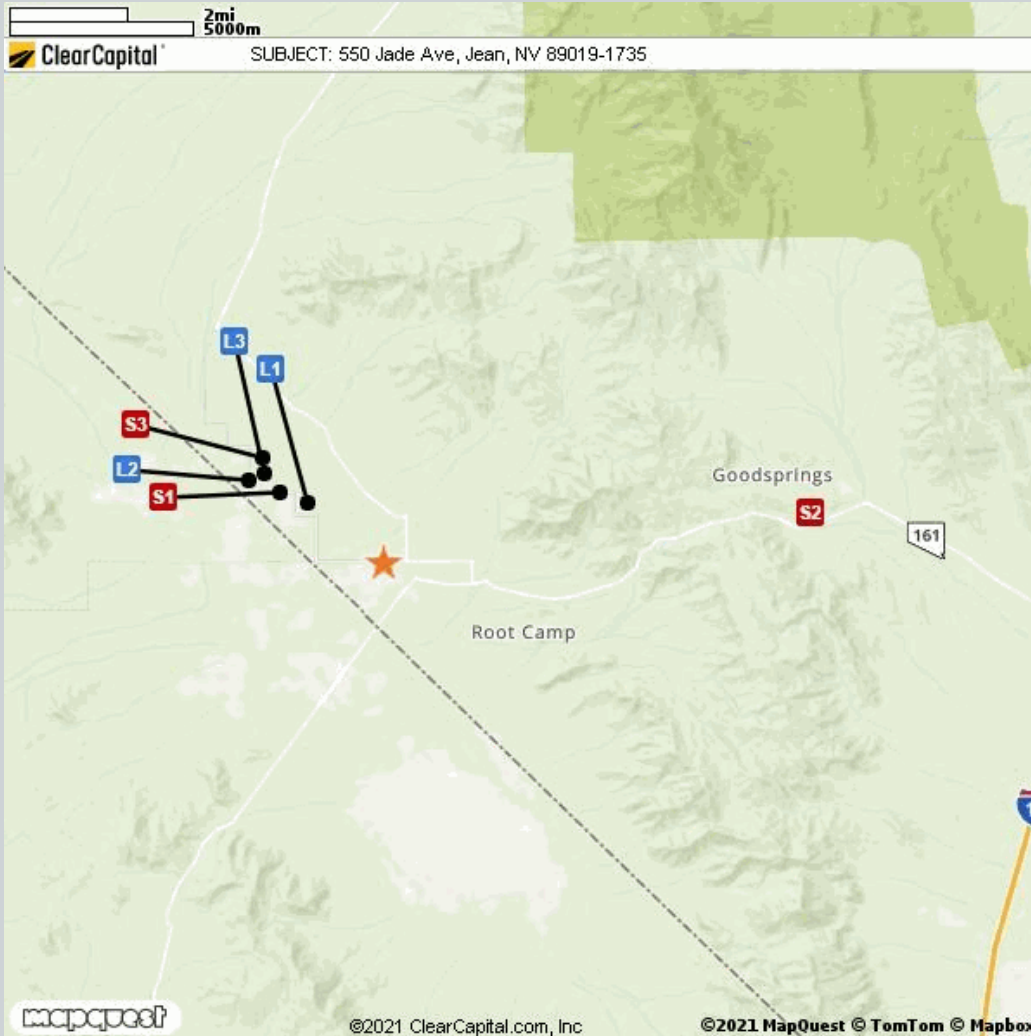
Address ★ 550 Jade Avenue, Jean, NV 89019

Loan Number 44014

Suggested List \$181,000

Suggested Repaired \$181,000

Sale \$180,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	550 Jade Avenue, Jean, NV 89019	--	Unknown Street Address
L1 Listing 1	750 Moonstone Ave, Jean, NV 89019	2.00 Miles ²	Unknown Street Address
L2 Listing 2	1775 Cicchi St, Jean, NV 89019	3.00 Miles ²	Parcel Match
L3 Listing 3	1635 Woods Ave, Jean, NV 89019	3.00 Miles ²	Unknown Street Address
S1 Sold 1	1320 Marble Ave, Jean, NV 89019	2.00 Miles ²	Parcel Match
S2 Sold 2	2530 Jade Dr, Jean, NV 89019	2.00 Miles ²	Unknown Street Address
S3 Sold 3	1690 Gypsum Ave, Jean, NV 89019	3.00 Miles ²	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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Todd Carlson	Company/Brokerage	Anchor Realty Group
License No	S.0068760	Address	480 Delamere Way Las Vegas NV 89123
License Expiration	12/31/2022	License State	NV
Phone	7022104728	Email	toddcarlson@cox.net
Broker Distance to Subject	30.68 miles	Date Signed	10/05/2021

/Todd Carlson/

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: **Todd Carlson** ("Licensee"), **S.0068760** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Anchor 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: **550 Jade Avenue, Jean, NV 89019**
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: **October 5, 2021**

Licensee signature: **/Todd Carlson/**

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.