

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	4111 W Hardy, Pahrump, NV 89048	Order ID	7729506	Property ID	31564727
Inspection Date	11/13/2021	Date of Report	11/16/2021		
Loan Number	45090	APN	28-743-05		
Borrower Name	Catamount Properties 2018 LLC	County	Nye		

Tracking IDs

Order Tracking ID	AgedBPOs_110821	Tracking ID 1	AgedBPOs_110821
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 Llc	Condition Comments	
R. E. Taxes	\$1,276		No visible signs of damage or construction
Assessed Value	\$53,608		
Zoning Classification	RE-1		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
	(All doors are secured by locks)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$8,500		
Total Estimated Repair	\$8,500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable		Rural area surrounded by mountains and open area. No public transportation.
Sales Prices in this Neighborhood	Low: \$124,900 High: \$305,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4111 W Hardy	4050 West Medicine Man Road	4270 Beniah Street	351 West Wilson Road
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.67 ¹	3.59 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$249,900	\$200,000	\$249,900
List Price \$	--	\$249,900	\$187,500	\$249,900
Original List Date		11/04/2021	09/09/2021	10/06/2021
DOM · Cumulative DOM	-- · --	5 · 12	51 · 68	0 · 41
Age (# of years)	38	25	35	23
Condition	Fair	Average	Average	Average
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,326	1,149	1,426	1,673
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	2 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	Pool - Yes
Lot Size	0.920 acres	0.920 acres	0.940 acres	0.950 acres
Other	--	--	--	--

* 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 Listing sq. footage is less and has a pool.

Listing 2 Listing has no garage, more room size count.

Listing 3 Most similar to subject property in terms of sq. footage, room size, acres. This listing has a pool and subject doesn't.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4111 W Hardy	3171 West Prospector Lane	3391 West Prospector Lane	2821 Wilson Road
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.72 ¹	1.34 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$137,000	\$167,500	\$249,900
List Price \$	--	\$137,000	\$144,500	\$249,900
Sale Price \$	--	\$130,000	\$138,250	\$249,900
Type of Financing	--	Cash	Conv	Fha
Date of Sale	--	09/30/2021	10/08/2021	08/24/2021
DOM · Cumulative DOM	-- · --	5 · 25	45 · 76	15 · 134
Age (# of years)	38	23	39	31
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	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,326	1,214	940	2,234
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	2 · 2	3 · 1 · 1
Total Room #	5	6	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.920 acres	0.920 acres	0.920 acres	09.50 acres
Other	--	--	--	--
Net Adjustment	--	+\$6,000	+\$8,000	-\$2,500
Adjusted Price	--	\$136,000	\$146,250	\$247,400

* 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 Less sq. footage and more room count.

Sold 2 Less sq. footage and similar in condition, age and room count.

Sold 3 Most similar in age and sq. footage. Similar in acres.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Rockwell Commercial Group	Active-Exclusive Right 4111 West Hardy Lane, Pahrump, Nevada 89048 L/Price: \$149,900 Recent: 11/05/2021 : Price Decrease : \$159,900->\$149,900					
Listing Agent Name	Rockwell Commercial Group						
Listing Agent Phone	702-.87-1369						
# 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
11/05/2021	\$149,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$140,900	\$149,400
Sales Price	\$140,900	\$149,400
30 Day Price	\$140,900	--
Comments Regarding Pricing Strategy		
SC1 adj -\$6000 sup lot size, no garage less square footage SC2 adj -\$2000, SC3 adj -\$2500 no garage. similar square footage		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	It is noted that the current and prior reports vary in price, however this is due to an inferior condition of the current report
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Subject Photos



Front



Front



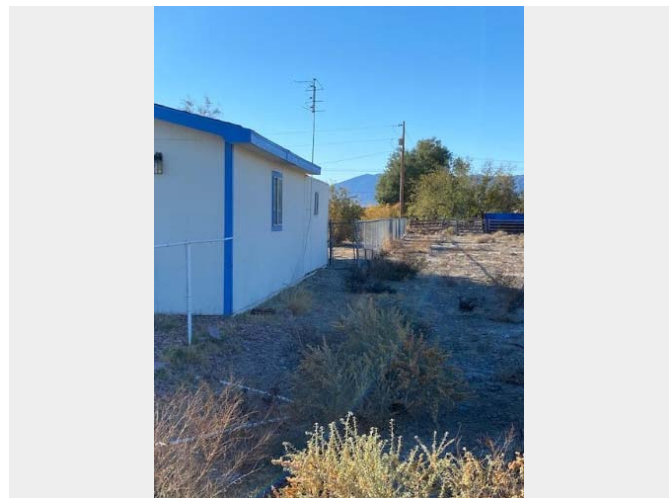
Front



Address Verification



Address Verification



Side

Subject Photos



Side



Side



Street



Street



Street



Other

Subject Photos



Other

Listing Photos

L1 4050 West Medicine Man Road
Pahrump, NV 89048



Front

L2 4270 Beniah Street
Pahrump, NV 89048



Front

L3 351 West Wilson Road
Pahrump, NV 89048



Front

Sales Photos

S1 3171 West Prospector Lane
Pahrump, NV 89048



Front

S2 3391 West Prospector Lane
Pahrump, NV 89048



Front

S3 2821 Wilson Road
Pahrump, NV 89048



Front

ClearMaps Addendum

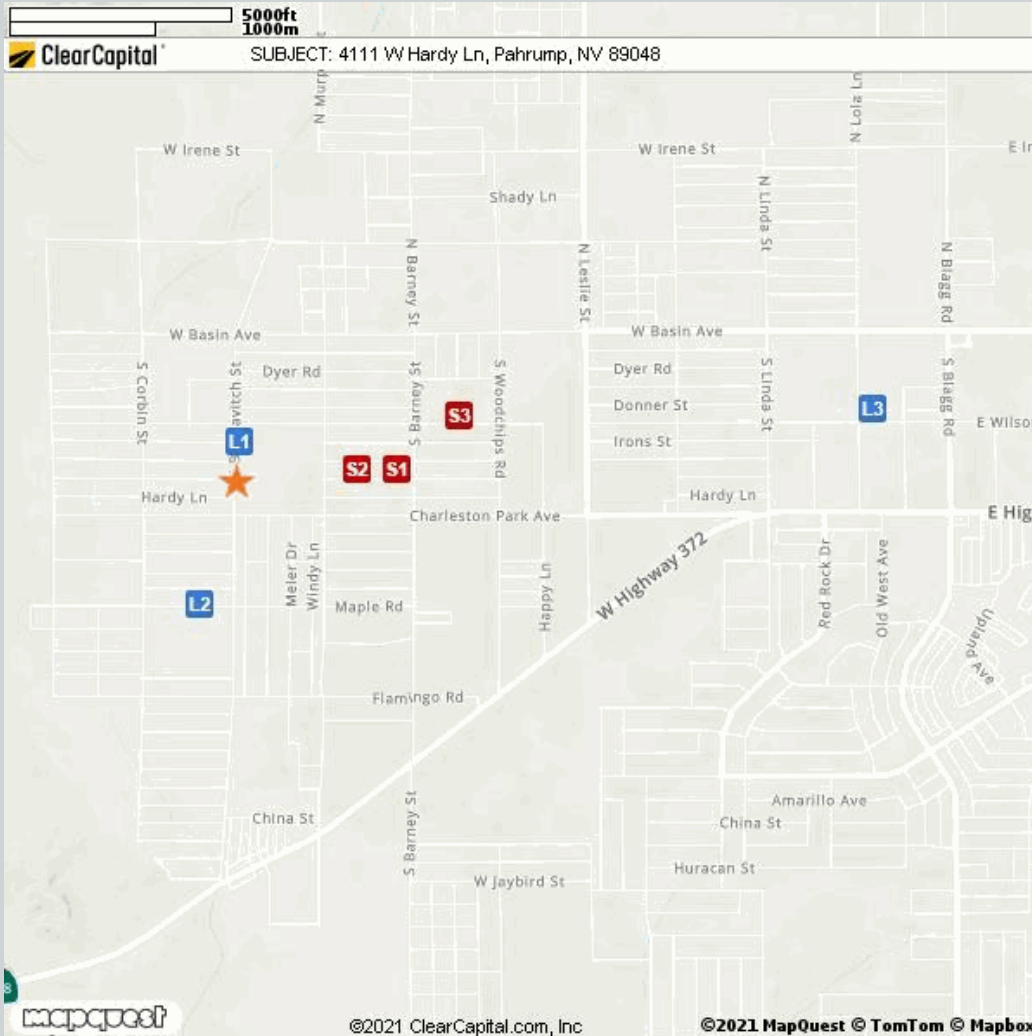
Address ★ 4111 W Hardy, Pahrump, NV 89048

Loan Number 45090

Suggested List \$140,900

Suggested Repaired \$149,400

Sale \$140,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4111 W Hardy, Pahrump, NV 89048	--	Parcel Match
L1	4050 West Medicine Man Road, Pahrump, NV 89048	0.26 Miles ¹	Parcel Match
L2	4270 Beniah Street, Pahrump, NV 89048	0.67 Miles ¹	Parcel Match
L3	351 West Wilson Road, Pahrump, NV 89048	3.59 Miles ¹	Street Centerline Match
S1	3171 West Prospector Lane, Pahrump, NV 89048	0.94 Miles ¹	Parcel Match
S2	3391 West Prospector Lane, Pahrump, NV 89048	0.72 Miles ¹	Parcel Match
S3	2821 Wilson Road, Pahrump, NV 89048	1.34 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	Eduard Davis	Company/Brokerage	Frank White and Associates LLC.
License No	1002280.Ilc	Address	9205 W. Russell Rd. Las Vegas NV 89148
License Expiration	03/31/2022	License State	NV
Phone	7026831941	Email	fwandassociates@gmail.com
Broker Distance to Subject	45.10 miles	Date Signed	11/16/2021

/Eduard Davis/

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: **Eduard Davis** ("Licensee"), **1002280.Ilc** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Frank White and Associates LLC.** (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: **4111 W Hardy, Pahrump, NV 89048**
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: **November 16, 2021**

Licensee signature: **/Eduard Davis/**

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.