

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	4509 Tennessee Walker Avenue, North Las Vegas, NV 89031	Order ID	8320498	Property ID	33039643
Inspection Date	07/09/2022	Date of Report	07/12/2022		
Loan Number	45536	APN	139-06-111-013		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	07.08.22_BPO_Update	Tracking ID 1	07.08.22_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Catamount Properties 2018 Llc	The subject is currently listed and according to the current listing the subject is renovate and in good condition. Exterior inspection shows subject is well maintained and needs no repairs.
R. E. Taxes	\$1,662	
Assessed Value	\$69,781	
Zoning Classification	R-E	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Lockbox on front door)	
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	Currently a better market with increasing property values. Supply is in shortage with rising demand. This is a fair market with no REO .Proximity and convenience to employment, schools, parks, shopping and transportation are average.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$341,000 High: \$599,985	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4509 Tennessee Walker Avenue	4619 Split Rock Drive	5605 Little Doe Circle	5900 Trumbull Street
City, State	North Las Vegas, NV	North Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89031	89031	89130	89130
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	1.04 ¹	1.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$550,000	\$500,477	\$490,000
List Price \$	--	\$550,000	\$500,477	\$490,000
Original List Date		07/11/2022	06/15/2022	06/03/2022
DOM · Cumulative DOM	-- · --	0 · 1	5 · 27	38 · 39
Age (# of years)	35	25	31	23
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,477	1,716	1,764	1,585
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	4 · 2
Total Room #	6	7	6	6
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 Spa - Yes	--
Lot Size	.36 acres	.23 acres	.30 acres	.12 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.

Current Listings - Cont.

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

- Listing 1** Double RV Parking is a rare find! Beautiful 4 Bedroom 3 Bathroom 3 Car Garage Home. Granite countertops and backsplash, family room includes a beautiful fireplace, tile and hardwood flooring throughout the home. All Samsung appliances are included. All bedrooms include ceiling fans. Primary bedroom has a sliding glass door to the backyard. Separate tub/shower in the primary bath. Backyard offers patio cover to extend the width of the home. Artificial turf, a pergola and storage room Perfect for the family with lots of toys!
- Listing 2** MAGNIFICENT GUARD GATED LOS PRADOS GOLF COMMUNITY, SPEND THE DAY AT THE 18 HOLE COURSE AND EAT/DRINK IN THE CLUB HOUSE, THEN SWIM IN ONE OF TWO POOLS OR PLAY TENNIS, SHOP AT THE PRO SHOP. Then off to this gorgeous cul-de-sac 1 story home. This 3 bedroom, 2 bath home sits on over a 1/4 of an acer and boasts unobstructed views of Spring Mt. range. 300 sq. ft. salt water pool with spa, covered patio w/fans & misters, huge BBQ and gas stub, refig. Access to bath from patio, also a gazebo, 2 fountains. Inside you'll find all easy care tile flooring & vaulted ceilings, lighted ceiling fans everywhere, wet bar & fireplace, kitchen w/granite counters, All stainless steel Appls. included & garden window. Doubled door Primary bedroom w/access to backyard, double sinks, walk in closet & large shower. 2 car garage has storage, work bench, AC, wall heater, Tile floor and wow another REFRIGERATOR. You got to come see this one!
- Listing 3** Amazing one story home in Northwest area. This home has been fully remodeled with 4 bedrooms and 2 baths. There are custom finishes throughout the home with stainless steel appliances, custom counter tops, brand new cabinets.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4509 Tennessee Walker Avenue	4738 Pony Express Street	4535 Dusty Trail Street,	4631 Valley Drive,
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89031	89031	89031	89031
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.19 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$540,000	\$550,000	\$599,985
List Price \$	--	\$540,000	\$550,000	\$599,985
Sale Price \$	--	\$518,000	\$551,000	\$582,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	03/03/2022	05/20/2022	03/15/2022
DOM · Cumulative DOM	-- · --	3 · 35	5 · 36	28 · 57
Age (# of years)	35	36	33	34
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,477	1,622	1,737	1,253
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes Spa - Yes
Lot Size	.36 acres	0.34 acres	.34 acres	.34 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$518,000	\$551,000	\$582,000

* 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** Gorgeous single story home with open floor plan on an oversized lot in a No HOA community zoned for horses. Home has been updated and features upgrades throughout. The kitchen has stainless steel appliances, granite countertops and a tile backsplash. Backyard is spacious with room for smaller gated RV parking.
- Sold 2** Horse Zoned Property 2 Horses Allowed. This Blank Canvas Yard is ready for Your Dream Backyard. It's 96' Deep x 120' Wide. RV Parking areas, 40' Deep x 20' Wide. 1st RV Parking readily available behind extra wide gate. 2nd RV parking possibility off Black Stallion. Driveway expanded to 4 car parking area. Drought Tolerant Landscaping w/ Enclosed Courtyard Area, 7'x 30'. Child gate and Security gate. Extra Large Front Door Access. 8 Exterior Security Cameras. Indoor Alarm System. ALL NEW PEX PLUMBING, New Water Heater w/ City Inspection. All new Lifetime Warranty WINDOWS installed. Residential Warranty on Primary Bathroom Remodel. NEW ROOF Ariat Installed 04/14/2022. All Appliances Included Along with Garage Refrigerator. Both Bathrooms Remodeled. All the Furniture, TV's, and most of the Accessories Included, No Upcharge.
- Sold 3** Unique one story property with a casita, pool, 4 car garage with no HOA. Main house has 3 spacious bedrooms, 2 baths. wood burning fireplace in the living room. Kitchen has a garden window, granite counters, custom cabinets, pull out and soft close drawers. Property features a detached casita with its own separate entry, 1 bedroom, kitchen and living room, ceiling fans, wide hallways, zero grade entry. Low maintenance landscaping, circular driveway with ample parking space, 2 car garage and an additional 2 car garage with tandem parking, storage & breeze way, RV gate / parking, covered entry, spacious backyard with ceramic pool that is solar heated. Tile roof & solar electricity. 2 new water heaters, new A/C, blinds and LED lighting, and 400 amps. The sauna in the garage, a car lift, appliances, outdoor spa, fountain, BBQ, pizza oven remains with the property. Paintings, artwork, vehicles not included. The landscaping has been paid for the year.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Platinum R.E. Professionals	Subject is listed currently					
Listing Agent Name	Andrew J Grasso						
Listing Agent Phone	702-400-4782						
# 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
06/08/2022	\$599,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$565,000	\$565,000
Sales Price	\$560,000	\$560,000
30 Day Price	\$550,000	--
Comments Regarding Pricing Strategy		
All comps selected are single family detached homes within 1 mile of the subject. These comps are within 20% GLA of the subject and are in similar condition as the subject and sold in the past 180 days.		

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



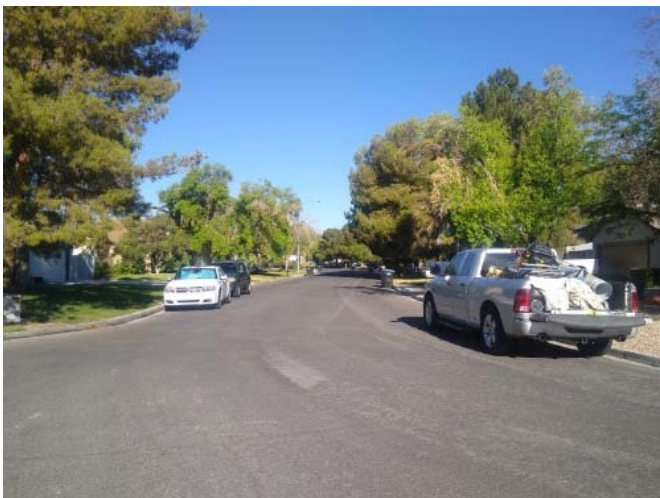
Address Verification



Side



Side



Street



Street

Subject Photos



Other

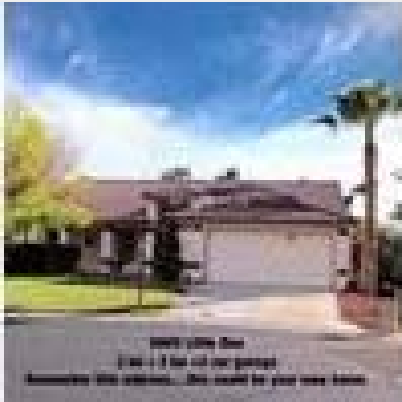
Listing Photos

L1 4619 Split Rock Drive
North Las Vegas, NV 89031



Front

L2 5605 Little Doe Circle
Las Vegas, NV 89130



Front

L3 5900 Trumbull Street
Las Vegas, NV 89130



Front

Sales Photos

S1 4738 Pony Express Street
North Las Vegas, NV 89031



Front

S2 4535 Dusty Trail Street,
North Las Vegas, NV 89031



Front

S3 4631 Valley Drive,
North Las Vegas, NV 89031



Front

ClearMaps Addendum

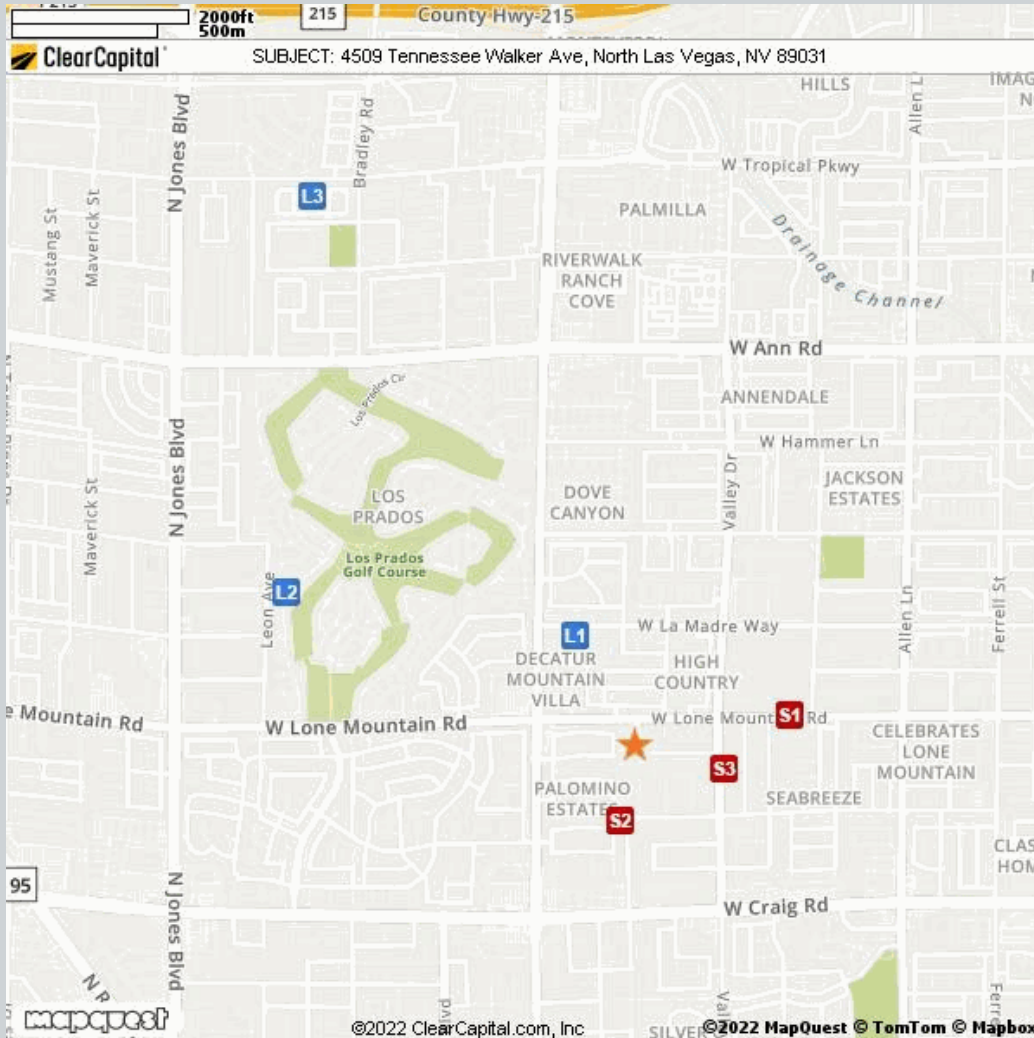
Address ★ 4509 Tennessee Walker Avenue, North Las Vegas, NV 89031

Loan Number 45536

Suggested List \$565,000

Suggested Repaired \$565,000

Sale \$560,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4509 Tennessee Walker Avenue, North Las Vegas, NV 89031	--	Parcel Match
L1	4619 Split Rock Drive, North Las Vegas, NV 89031	0.35 Miles ¹	Parcel Match
L2	5605 Little Doe Circle, Las Vegas, NV 89130	1.04 Miles ¹	Parcel Match
L3	5900 Trumbull Street, Las Vegas, NV 89130	1.76 Miles ¹	Parcel Match
S1	4738 Pony Express Street, North Las Vegas, NV 89031	0.46 Miles ¹	Parcel Match
S2	4535 Dusty Trail Street, North Las Vegas, NV 89031	0.19 Miles ¹	Parcel Match
S3	4631 Valley Drive, North Las Vegas, NV 89031	0.27 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	Clint Whiting	Company/Brokerage	Innovation Realty
License No	b.1002077	Address	8215 S. Eastern Ave #285 Las Vegas NV 89123
License Expiration	12/31/2022	License State	NV
Phone	7023792512	Email	CLINT@INNOVATIONVEGAS.COM
Broker Distance to Subject	14.95 miles	Date Signed	07/11/2022

/Clint Whiting/

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: **Clint Whiting** ("Licensee"), **b.1002077** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovation 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: **4509 Tennessee Walker Avenue, North Las Vegas, NV 89031**
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: **July 12, 2022**

Licensee signature: **/Clint Whiting/**

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.