

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	1200 Smith Street, Las Vegas, NV 89108	Order ID	7865337	Property ID	31905631
Inspection Date	01/05/2022	Date of Report	01/06/2022		
Loan Number	45583	APN	138-25-216-052		
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		Condition Comments
Owner	Catamount Properties	The condition of our subject property is perfect for living.
R. E. Taxes	\$1,312	
Assessed Value	\$55,311	
Zoning Classification	Single	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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	Urban	The neighborhood and market condition with this property is stable. the demand of buying property is stable and also the supply for sale property is also stable. we notice that there is the perfect neighborhood condition. The market trend is that most of the properties are sold high price than their listed price. Most of the properties are sold within 2 or more months. overall this neighborhood is perfect for living peacefully.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$280,000 High: \$325,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1200 Smith Street	615 Spyglass Lane	6133 Old Trail Road	1960 Saylor Way
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89108	89107	89108	89108
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.56 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,000	\$357,000	\$419,000
List Price \$	--	\$285,000	\$357,000	\$399,999
Original List Date		12/20/2021	12/15/2021	11/18/2021
DOM · Cumulative DOM	-- · --	3 · 17	18 · 22	11 · 49
Age (# of years)	44	43	45	46
Condition	Average	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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	0	0	0	0
Living Sq. Feet	1,624	1,630	1,522	1,992
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	9	9	9	10
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.160 acres	0.060 acres	0.170 acres	0.170 acres
Other	--	--	--	--

* Listing 2 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 Clean Gated Community. Community Tennis Courts, Spa and Pool Area. Lots of Grass. One Story 3 bedrooms 2 baths with large Two Car Garage with door going into house and another to the small private rear yard. All electric with wood burning fireplace. Across the street from Las Vegas Golf Club.

Listing 2 AMAZING 4 bedroom, 2 bathroom, 2 car garage home with spacious yard. Fireplace in Great room, Covered patio, No HOA fees, and Convenient to US 95 and Jones. You won't want to miss this one!

Listing 3 What an Amazing house! All remodel and upgrade from floor to the ceiling. Laminate floor throughout the house. Customary kitchen with quartz counter tops and shaker cabinets. Fully upgraded bathrooms with new shower system, custom vanities and tile. All doors and windows are brand new. Huge land with artificial landscaping in the back yard and rocks in front yard. Owner put over \$40k in flipping and upgrade. Must see! Never miss it!!!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1200 Smith Street	715 Spyglass Lane	609 Spyglass Lane	1900 Saylor Way
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89108	89107	89107	89108
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	0.93 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$280,000	\$300,000	\$315,000
List Price \$	--	\$280,000	\$300,000	\$315,000
Sale Price \$	--	\$280,000	\$306,500	\$325,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/28/2021	10/21/2021	08/06/2021
DOM · Cumulative DOM	-- · --	45 · 105	21 · 28	23 · 28
Age (# of years)	44	43	43	46
Condition	Average	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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	0	0	0	0
Living Sq. Feet	1,624	1,758	1,758	1,686
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	9	8	8	10
Garage (Style/Stalls)	Attached 1 Car	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.160 acres	0.060 acres	0.060 acres	0.190 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$280,000	\$306,500	\$325,000

* 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.

Recent Sales - Cont.

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

- Sold 1** 3 Bedroom home located in the gated community of The Greens. Formal living room, family room with brick fireplace. Kitchen with island. Patio off kitchen. Garden tub in master bath.
- Sold 2** 1 Story Townhome located in gated community with 3 Bedrooms, 2 bathrooms and 2 car garage. Community pool and tennis courts. Wet bar in front living room. All electric, no gas. All appliances included in sale: Refrigerator, Stove, dishwasher, microwave, washer and dryer. Granite countertops in Kitchen and both bathrooms. Dual sinks, separate shower and bathtub in master bath. Across the street from Las Vegas Golf Club. Lots of upgrades. A must see. Won't last!
- Sold 3** PRIDE OF OWNERSHIP shows in this home. Large CORNER lot, beautifully LANDSCAPED, Shed, RV Parking & dumping station; FRUIT trees; 4 bedrooms; POCKET door; WOOD burning fireplace; DOUBLE DOORS to master bedroom; UPDATED bathrooms; FRONT LOAD washer & dryer; Newer ROOF; UPDATED WINDOWS; SWAMP COOLER; 5 TON AC; Large COVERED patio. Do miss out on this HIDDEN TREASURE.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The property was sold in 08/28/2019 and last listed in 07/06/2019, but now this property is not listed for sale.			
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	\$299,000	\$299,000
Sales Price	\$288,000	\$288,000
30 Day Price	\$283,000	--
Comments Regarding Pricing Strategy		
In this analysis the criteria we have followed to find the sold and listed comps are property type and style, proximity, GLA, property age, lot size and property price. we choice every sold and listed comps without breaking any threshold. After calculation, The final As-Is price of our subject is \$288,000 which is bracketed. Thank you.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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

Listing Photos

L1 615 Spyglass Lane
Las Vegas, NV 89107



Front

L2 6133 Old Trail Road
Las Vegas, NV 89108



Front

L3 1960 Saylor Way
Las Vegas, NV 89108



Front

Sales Photos

S1 715 Spyglass Lane
Las Vegas, NV 89107



Front

S2 609 Spyglass Lane
Las Vegas, NV 89107




Front

S3 1900 Saylor Way
Las Vegas, NV 89108



Front

ClearMaps Addendum

Address  1200 Smith Street, Las Vegas, NV 89108

Loan Number 45583

Suggested List \$299,000

Suggested Repaired \$299,000

Sale \$288,000

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	Marilena McAfee	Company/Brokerage	Real Estate by Marilena
License No	0188993	Address	7255 W SUNSET RD LAS VEGAS NV 89113
License Expiration	11/30/2022	License State	NV
Phone	7027209911	Email	bpobymarilena@gmail.com
Broker Distance to Subject	8.11 miles	Date Signed	01/05/2022

/Marilena McAfee/

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: **Marilena McAfee** ("Licensee"), **0188993** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Real Estate by Marilena** (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: **1200 Smith Street, Las Vegas, NV 89108**
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 6, 2022**

Licensee signature: /**Marilena McAfee**/

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.