

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.

<b>Address</b>	1380 Westfield Avenue, Reno, NEVADA 89509	<b>Order ID</b>	8444660	<b>Property ID</b>	33346300
<b>Inspection Date</b>	09/27/2022	<b>Date of Report</b>	09/28/2022		
<b>Loan Number</b>	45677	<b>APN</b>	01018115		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Washoe		

Tracking IDs					
<b>Order Tracking ID</b>	09.26.22 BPO	<b>Tracking ID 1</b>	09.26.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	/The subject is in good condition and was completely remodeled, before it was sold on 9/21/22. The home has been modernized and has above average quality fixtures, appliances, and materials. Similar quality, style, age, and lot size to other homes in the area. No repairs suggested. Sought after location, due to proximity to schools, parks, downtown, and major roads.
<b>R. E. Taxes</b>	\$856	
<b>Assessed Value</b>	\$34,756	
<b>Zoning Classification</b>	Residential SF8	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Residents do not appear to have been moved into yet. )		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject is located in older Western area of Reno, comprised of mostly SFD homes. Within a short drive or walk, there is shopping, schools, and parks. This area is well maintained and has a similar amount of tenants and owners.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$120,000 High: \$1,575,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1380 Westfield Avenue	40 Mayberry	362 1/2 Arroyo	1264 Patrick
City, State	Reno, NEVADA	Reno, NV	Reno, NV	Reno, NV
Zip Code	89509	89509	89509	89509
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 <sup>1</sup>	0.95 <sup>1</sup>	0.61 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$525,000	\$499,000	\$530,000
List Price \$	--	\$495,000	\$429,000	\$530,000
Original List Date		06/16/2022	07/01/2022	06/13/2022
DOM · Cumulative DOM	-- · --	104 · 104	89 · 89	107 · 107
Age (# of years)	75	49	72	80
Condition	Good	Good	Good	Fair
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Adverse ; Busy Road	Adverse ; Other	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	920	1,100	888	989
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Carport 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	900
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.18 acres	0.05 acres	0.16 acres
Other	upgrades	cov patio	none	none

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Superior to the subject based on size, garage, and bath count. Comp has been updated and is in good condition. Comp is located in same neighborhood but is located on a busy road.

**Listing 2** Most comparable list comp based on condition and updating. Comp has been remodeled in a similar fashion to the subject and similar quality. Inferior, due to size, lack of garage, lot size and is only accessed by an alley.

**Listing 3** Comp is inferior due to condition and appeal but was used due to being one of 3 most comparable list comps, based on size, age, lot size, location, and garage. Comp needs updating. Has a full finished basement and det garage.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1380 Westfield Avenue	620 Cardinal	1795 Ada'S	1199 Charles
<b>City, State</b>	Reno, NEVADA	Reno, NV	Reno, NV	Reno, NV
<b>Zip Code</b>	89509	89509	89509	89509
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.68 <sup>1</sup>	0.76 <sup>1</sup>	0.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$57,000	\$620,000	\$500,000
<b>List Price \$</b>	--	\$550,000	\$605,000	\$500,000
<b>Sale Price \$</b>	--	\$530,000	\$580,000	\$530,000
<b>Type of Financing</b>	--	Conv	Cash	Conv
<b>Date of Sale</b>	--	09/21/2022	06/02/2022	06/06/2022
<b>DOM · Cumulative DOM</b>	-- · --	98 · 98	81 · 81	39 · 39
<b>Age (# of years)</b>	75	71	59	72
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Neutral ; Residential	Beneficial ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	920	944	1,050	988
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	3 · 1 · 1	2 · 1
<b>Total Room #</b>	4	4	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.21 acres	0.23 acres	0.14 acres	0.16 acres
<b>Other</b>	upgrades	workshop, patio	cov deck, patio	cov patio, shed, workshop
<b>Net Adjustment</b>	--	+\$1,200	-\$27,000	-\$400
<b>Adjusted Price</b>	--	\$531,200	\$553,000	\$529,600

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Equal to the subject and most comparable sold comp. Equal size, age, location, condition, appeal, and lot size. Comp has been fully updated and modernized like the subject. Equal location, and style. Superior amenities. Adjustments -6600 sqft, -2000 lot 10000 upgrades
- Sold 2** Superior to the subject due to size and bath count. Comp is a similar style, age, location, and condition. Comp has been updated and well maintained. Adjustments -39000 sqft, -5000 bath 7000 lot, 10000 upgrades
- Sold 3** Similar overall value to the subject. Comp has ben well maintained and remodeled in the past 5 years. Garage has been converted to a workshop/craft room, but has not been permitted and garage door is still on property. Most comparable comp based on location. Adjustments -20400 sqft 5000 lot, 5000 garage, 10000 upgrades

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject recently sold on 9/21/22. A 4% buyers agent commission was offered, as well as closing costs.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
08/18/2022	\$550,000	08/25/2022	\$550,000	Sold	09/22/2022	\$552,900	MLS

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$549,000	\$549,000
<b>Sales Price</b>	\$545,000	\$545,000
<b>30 Day Price</b>	\$530,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject's suggested value is based on both the comps, as well as it's listing history. The subject has very good appeal, due to being completely remodeled before time of sale and superior to most homes in the report. The subject's location and appeal, are the biggest contributors for value. The subject is very comparable overall, to S1 and S3, which is why the suggested value is below what it recently sold for, as well as the consideration of closing costs.</p>		

### 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



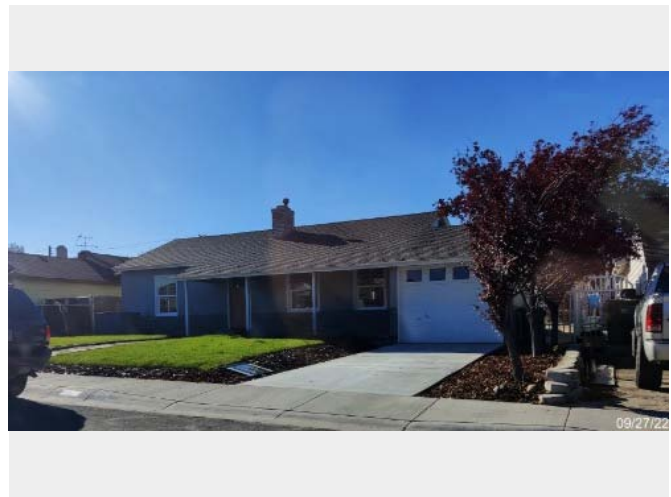
Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Street



## Listing Photos

**L1** 40 Mayberry  
Reno, NV 89509



Front

**L2** 362 1/2 Arroyo  
Reno, NV 89509



Front

**L3** 1264 Patrick  
Reno, NV 89509



Front

## Sales Photos

**S1** 620 Cardinal  
Reno, NV 89509



Front

**S2** 1795 Ada's  
Reno, NV 89509



Front

**S3** 1199 Charles  
Reno, NV 89509



Front

### ClearMaps Addendum

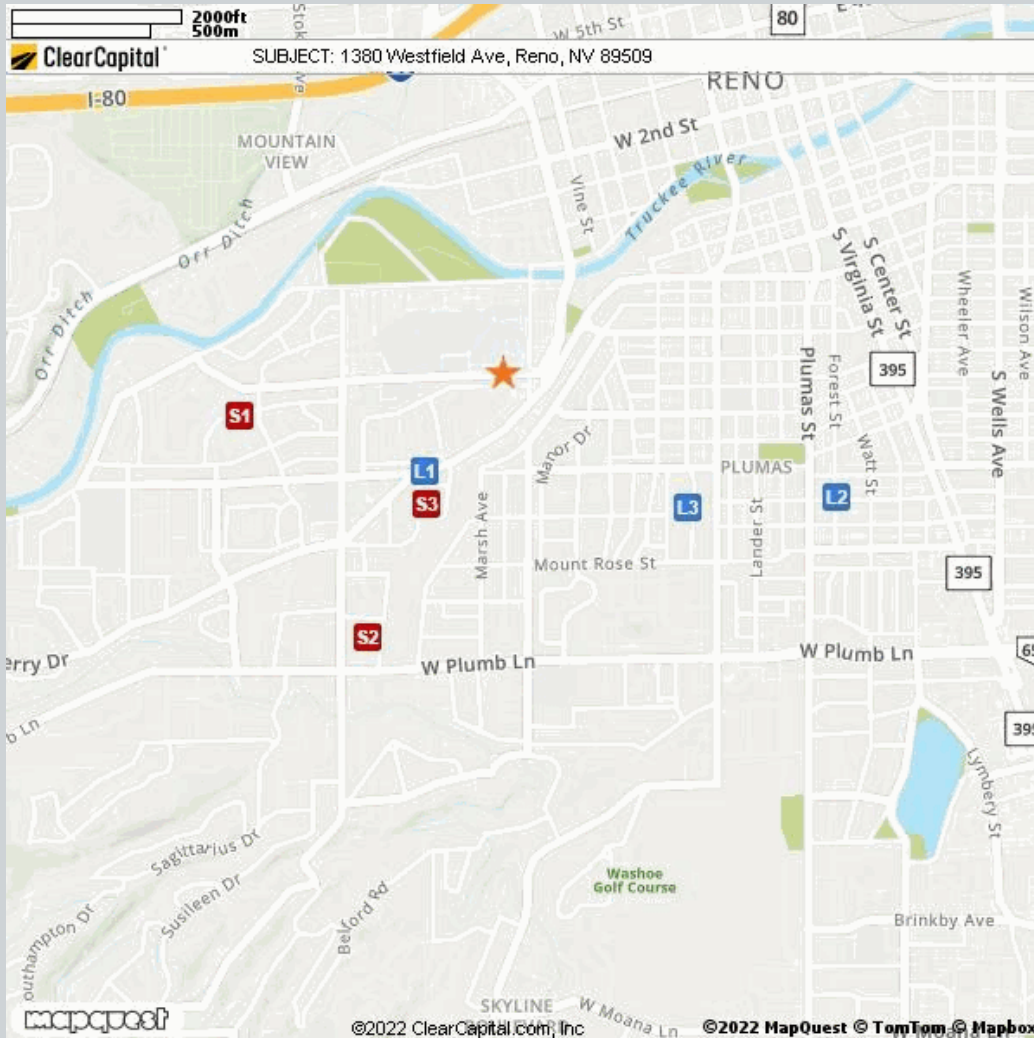
**Address** ★ 1380 Westfield Avenue, Reno, NEVADA 89509

**Loan Number** 45677

**Suggested List** \$549,000

**Suggested Repaired** \$549,000

**Sale** \$545,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1380 Westfield Avenue, Reno, Nevada 89509	--	Parcel Match
L1 Listing 1	40 Mayberry, Reno, NV 89509	0.31 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	362 1/2 Arroyo, Reno, NV 89509	0.95 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1264 Patrick, Reno, NV 89509	0.61 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	620 Cardinal, Reno, NV 89509	0.68 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1795 Ada'S, Reno, NV 89509	0.76 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1199 Charles, Reno, NV 89509	0.38 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Howard Zink	<b>Company/Brokerage</b>	Reno Tahoe Realty Group
<b>License No</b>	s.0191906	<b>Address</b>	4855 Warren Reno NV 89509
<b>License Expiration</b>	12/31/2023	<b>License State</b>	NV
<b>Phone</b>	7757413995	<b>Email</b>	h.zink@hotmail.com
<b>Broker Distance to Subject</b>	2.86 miles	<b>Date Signed</b>	09/28/2022

*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.*

### 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.