

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	10329 Marc Kahre Avenue, Las Vegas, NEVADA 89129	Order ID	7477077	Property ID	30756854
Inspection Date	08/02/2021	Date of Report	08/03/2021		
Loan Number	45772	APN	13712611006		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0802BPO_citi	Tracking ID 1	0802BPO_citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	KACHADURIAN MIKERDICH	Condition Comments The subject is a two story, single family detached home with framed stucco exterior construction that is adequately maintained. The subject shows in average condition with no visible signs of deterioration, per exterior inspection.
R. E. Taxes	\$2,022	
Assessed Value	\$100,808	
Zoning Classification	Residential	
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	Belle Crest II 702-856-3740	
Association Fees	\$38 / Quarter (Other: Gate)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 60 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$254900 High: \$541490	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10329 Marc Kahre Avenue	10596 Danielson Ave	3232 Ridgecliff St	10588 Hinesville Ct
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89129	89129	89129
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.43 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$420,000	\$430,000	\$445,000
List Price \$	--	\$425,000	\$430,000	\$445,000
Original List Date		07/19/2021	05/05/2021	05/20/2021
DOM · Cumulative DOM	-- · --	15 · 15	90 · 90	75 · 75
Age (# of years)	20	15	22	16
Condition	Average	Average	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 ; Mountain	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,434	2,283	2,434	2,283
Bdrm · Bths · ½ Bths	5 · 3	4 · 2 · 1	4 · 2	4 · 2 · 1
Total Room #	8	9	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	0.11 acres	0.07 acres	0.13 acres	0.11 acres
Other	fireplace	none	none	none

* 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** This 2 story home shows 4 bedrooms and 3 bathroom with a open floor plan with carpet and tile flooring, ceiling fans throughout, a covered patio and mountain views.
- Listing 2** Finally complete and ready for you!! Stunning new remodel! Beautiful new flooring throughout! Freshly painted! Fabulous kitchen update with Island, New stainless appliances, new cabinets and Gorgeous granite! 4 bedrooms plus loft- 1 bed and bath down. Primary bedroom features large balcony - Great covered patio and spacious pool sized lot with river rock water feature. All appliances included- This home is the one you have been waiting for! Fantastic location near North Summerlin- Subject to Probate court approval and will potentially be subject to courtroom bidding
- Listing 3** WOW! Look at the size of that yard and that pool & spa! Uniquely large corner lot; a rarity in this neighborhood. Well-maintained, upgrades, 4 bedrooms plus loft upstairs AND den / office downstairs. Some furnishings negotiable. 20x20 travertine downstairs, ceiling fans throughout, balcony at loft upstairs, covered patio out back, plenty of space for entertaining and enjoying the awesome pool, spa, water features, and landscaping.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	10329 Marc Kahre Avenue	10328 Marc Kahre Ave	10305 Robert Dula Ave	3548 Mountain Park St
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89129	89129	89129
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.16 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$430,000	\$440,000
List Price \$	--	\$425,000	\$430,000	\$440,000
Sale Price \$	--	\$410,000	\$435,000	\$448,500
Type of Financing	--	Fha	Cash	Conv
Date of Sale	--	04/21/2021	07/19/2021	05/27/2021
DOM · Cumulative DOM	-- · --	43 · 43	23 · 23	28 · 28
Age (# of years)	20	20	20	21
Condition	Average	Average	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	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,434	2,434	2,023	2,434
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	4 · 2 · 1	4 · 2 · 1
Total Room #	8	8	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	--
Lot Size	0.11 acres	0.16 acres	0.12 acres	0.12 acres
Other	fireplace	fireplace	none	none
Net Adjustment	--	+\$12,000	-\$10,000	-\$15,000
Adjusted Price	--	\$422,000	\$425,000	\$433,500

* 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** Two Story House Located in the Northwest Las Vegas, Shadow Hills Community 4 Bedrooms 3 Bath 2 Car Garage. Offers Den/Family Room, Formal Living and Formal Dining areas. Kitchen with Island tons of cabinets, Open bright floor plan. Big Back Yard with Desert Landscape for easy maintenance .. Blinds Ceiling Fans. Master Bath Duo Sinks. Community Clubhouse with Pools, Exercise Room, Saunas, Meeting Rooms with a kitchen.
- Sold 2** Beautiful two story home in a gated community. Freshly painted throughout; Great backyard with playset. Nearby are walking trails, mountain trails, parks & community clubhouse. Easy access to the 215 Beltway and conveniently close to shopping and recreational areas.
- Sold 3** GREAT LOCATION ADJACENT TO SUMMERLIN! 4 BEDROOMS 3 BATHROOMS 2 CAR GARAGE WITH FRONT VIEW OF MOUNTAINS AND BACKYARD/MASTER BEDROOM VIEWS OF THE CITY! FULLY FENCED IN BACKYARD WITH MATURE LANDSCAPE INCLUDING: MEYER LEMON TREE, POMEGRANATE TREE, KUMQUAT TREE, HYBRID ORANGE/LEMON TREE, SMALL WATERFALL, GAS BARBEQUE GRILL, LAWNMOWER, COVERED PATIO TABLE AND CHAIRS, AND STORAGE SHED. PRIVATE LOT IN QUIET RELAXING GATED COMMUNITY (SWIMMING POOL, SPECTACULAR CLUBHOUSE, WALKING TRAILS, FULL EXERCISE ROOM) CLOSE TO SHOPPING, RESTAURANTS, BANKS, PARKS, FREEWAYS, AND LONE MOUNTAIN TRAILS. HOME EXPRESSES WIDE OPEN CONCEPT INCLUDING: HIGH VAULTED CEILINGS, BEAUTIFUL HIGH HANGING CRYSTAL CHANDELIER, LOFT WITH MOUNTED TV, STEP DOWN ENTERTAINMENT ROOM WITH 65 INCH MOUNTED ROKU TV, WOODEN WINDOW SHUTTERS, EXERCISE MATS IN GARAGE, AND AMAZING MODERN UPGRADED LIVING STYLE THROUGHOUT. A MUST SEE THAT WILL EXCEED EXPECTATIONS! MOVE-IN READY WITH ALL APPLIANCES INCLUDED PLUS SECOND REFRIGERATOR IN GARAGE.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None noted			
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	\$430,000	\$430,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for comps similar to the subject in the immediate neighborhood. Due to the lack of available comps, it was necessary to exceed the gla guideline. All comparables are located in the subject's competitive market area. Positive and negative adjustments of the comparable sales were required in areas of dissimilarities to produce the best indicated value of the subject. Using sale #3 and Listing # 1 as my best comps, I concluded my Subject nearer the upper end of sale range due to exceptional location and view.</p>		

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



Side



Side



Street



Street

Listing Photos

L1 10596 Danielson Ave
Las Vegas, NV 89129



Front

L2 3232 Ridgecliff St
Las Vegas, NV 89129



Front

L3 10588 Hinesville Ct
Las Vegas, NV 89129



Front

Sales Photos

S1 10328 Marc Kahre Ave
Las Vegas, NV 89129



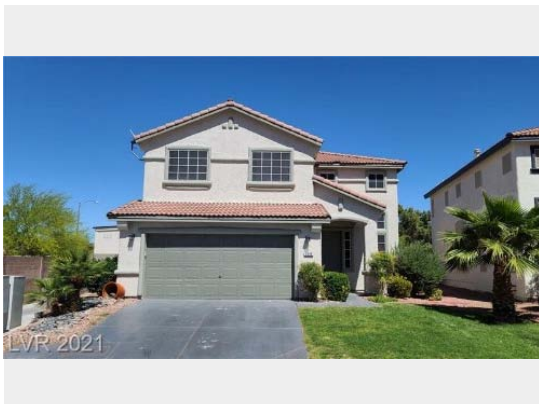
Front

S2 10305 Robert Dula Ave
Las Vegas, NV 89129



Front

S3 3548 Mountain Park St
Las Vegas, NV 89129



Front

ClearMaps Addendum

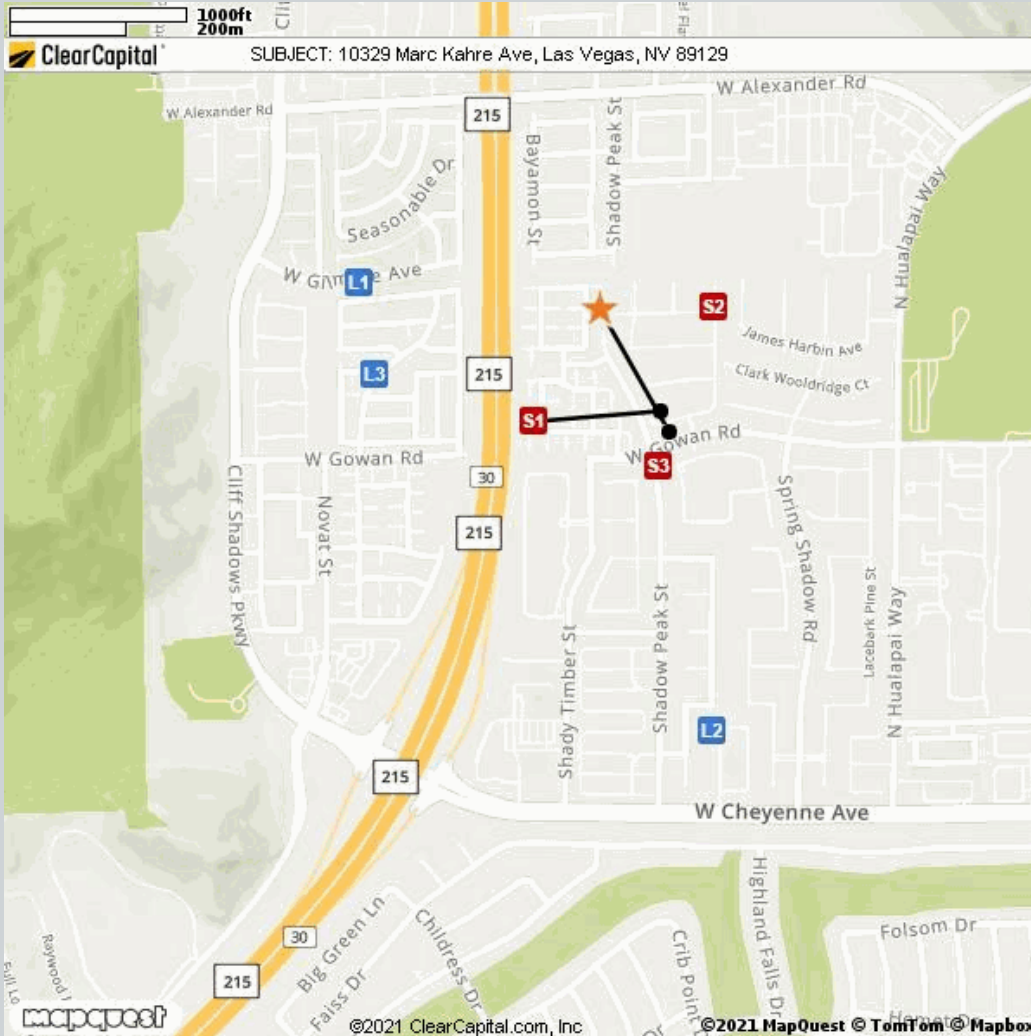
Address ★ 10329 Marc Kahre Avenue, Las Vegas, NEVADA 89129

Loan Number 45772

Suggested List \$430,000

Suggested Repaired \$430,000

Sale \$425,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10329 Marc Kahre Avenue, Las Vegas, Nevada 89129	--	Parcel Match
L1 Listing 1	10596 Danielson Ave, Las Vegas, NV 89129	0.48 Miles ¹	Parcel Match
L2 Listing 2	3232 Ridgecliff St, Las Vegas, NV 89129	0.43 Miles ¹	Parcel Match
L3 Listing 3	10588 Hinesville Ct, Las Vegas, NV 89129	0.43 Miles ¹	Parcel Match
S1 Sold 1	10328 Marc Kahre Ave, Las Vegas, NV 89129	0.03 Miles ¹	Parcel Match
S2 Sold 2	10305 Robert Dula Ave, Las Vegas, NV 89129	0.16 Miles ¹	Parcel Match
S3 Sold 3	3548 Mountain Park St, Las Vegas, NV 89129	0.07 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.

*** 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	Reginald Broaden	Company/Brokerage	WEST COAST REALTY LLC
License No	B.0043579.LLC	Address	6135 THEATRICAL RD LAS VEGAS NV 89031
License Expiration	01/31/2022	License State	NV
Phone	7022184665	Email	westcoastrealty1@gmail.com
Broker Distance to Subject	8.77 miles	Date Signed	08/03/2021

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.