

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>	1701 Moody Lane, Fallon, NEVADA 89406	<b>Order ID</b>	8444660	<b>Property ID</b>	33346327
<b>Inspection Date</b>	09/28/2022	<b>Date of Report</b>	09/28/2022		
<b>Loan Number</b>	45789	<b>APN</b>	00825230		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Churchill		

<b>Tracking IDs</b>					
<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

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,476	Home appears to be in pretty good shape other than a few minor things like garage door being bent in and paint and siding touch ups.	
<b>Assessed Value</b>	\$51,028		
<b>Zoning Classification</b>	Residential E1RES 1 ACRE		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$3,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$3,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Homes in the area are quite a bit away from the main city. Farms and ranches surround subject home.	
<b>Sales Prices in this Neighborhood</b>	Low: \$229000 High: \$548600		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1701 Moody Lane	1411 Ken Ln	3030 York Ln	1655 Potpourri Dr
City, State	Fallon, NEVADA	Fallon, NV	Fallon, NV	Fallon, NV
Zip Code	89406	89406	89406	89406
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.77 <sup>1</sup>	1.34 <sup>1</sup>	1.52 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$350,000	\$405,000
List Price \$	--	\$294,000	\$350,000	\$374,546
Original List Date		03/23/2022	09/16/2022	08/09/2022
DOM · Cumulative DOM	-- · --	189 · 189	12 · 12	50 · 50
Age (# of years)	40	57	66	35
Condition	Average	Fair	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Other	Adverse ; Other	Adverse ; Other	Adverse ; Other
View	Neutral ; Pastoral	Neutral ; Pastoral	Neutral ; Pastoral	Neutral ; Pastoral
Style/Design	1 Story Single Family	1 Story Historical	1 Story Historical	1 Story Single Family
# Units	1	1	1	1
Living Sq. Feet	1,308	1,233	1,674	1,680
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 1 · 1	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 1 Car	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.30 acres	0.80 acres	0.53 acres	1.30 acres
Other	--	--	--	--

\* Listing 3 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** Close to about 20 years older than subject home and only having one bathroom makes this home inferior to subject home.

**Listing 2** This home is 20 or more years older than subject home and has half the lot size. This home is inferior to subject home.

**Listing 3** This home is the most similar to subject home as they have the same lot size and close to the same living space. This home is a bit superior as it isn't as old.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1701 Moody Lane	1911 Clearview Ct	2885 Phritzie Ln	2150 Old River Rd
City, State	Fallon, NEVADA	Fallon, NV	Fallon, NV	Fallon, NV
Zip Code	89406	89406	89406	89406
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.65 <sup>1</sup>	1.00 <sup>1</sup>	1.94 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$330,000	\$295,000
List Price \$	--	\$399,000	\$330,000	\$295,000
Sale Price \$	--	\$400,000	\$336,000	\$295,000
Type of Financing	--	Va	Fha	Cash
Date of Sale	--	07/15/2022	09/16/2022	07/25/2022
DOM · Cumulative DOM	-- · --	67 · 67	55 · 55	62 · 62
Age (# of years)	40	31	32	37
Condition	Average	Average	Average	Fair
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Other	Adverse ; Other	Adverse ; Other	Adverse ; Other
View	Neutral ; Pastoral	Neutral ; Pastoral	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Single Family	1 Story Single Family	1 Story Single Family	1 Story Single Family
# Units	1	1	1	1
Living Sq. Feet	1,308	1,516	1,288	1,291
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	2 · 2
Total Room #	7	8	7	6
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	--	--	--	--
Lot Size	1.30 acres	1.20 acres	0.86 acres	1.29 acres
Other	--	--	--	--
Net Adjustment	--	-\$20,000	+\$10,000	+\$20,000
Adjusted Price	--	\$380,000	\$346,000	\$315,000

\* Sold 2 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.

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

**Sold 1** Having one more bedroom and more living space makes this home a superior to subject.

**Sold 2** This home is the most similar to subject home as its only a tiny bit smaller and has a bit smaller lot size. Other than that this home matches up the closest to subject home.

**Sold 3** Having one bedroom less than subject home makes this home a bit inferior to subject home.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Clark Real Estate & Investments	Home has been listed since April 2022.					
<b>Listing Agent Name</b>	Casey Mcdermott						
<b>Listing Agent Phone</b>	775-686-8669						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<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>
04/08/2022	\$420,000	09/28/2022	\$349,900	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$347,000	\$350,000
<b>Sales Price</b>	\$340,000	\$345,000
<b>30 Day Price</b>	\$335,000	--
<b>Comments Regarding Pricing Strategy</b>		
Home appears to be in decent shap and should not have an issue selling with a few minor repairs.		

## 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



Street

## Listing Photos

**L1** 1411 Ken Ln  
Fallon, NV 89406



Front

**L2** 3030 York Ln  
Fallon, NV 89406



Front

**L3** 1655 Potpourri Dr  
Fallon, NV 89406



Front

## Sales Photos

**S1** 1911 Clearview Ct  
Fallon, NV 89406



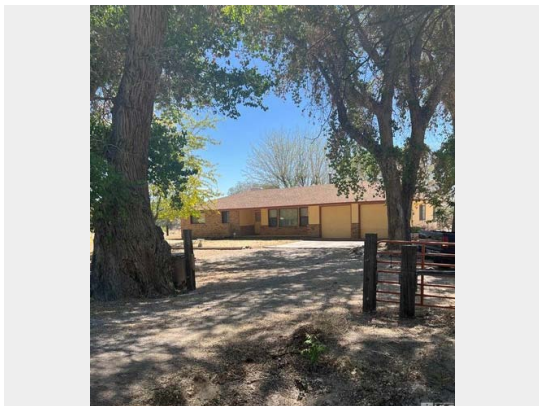
Front

**S2** 2885 Phritzie Ln  
Fallon, NV 89406



Front

**S3** 2150 Old River Rd  
Fallon, NV 89406



Front

### ClearMaps Addendum

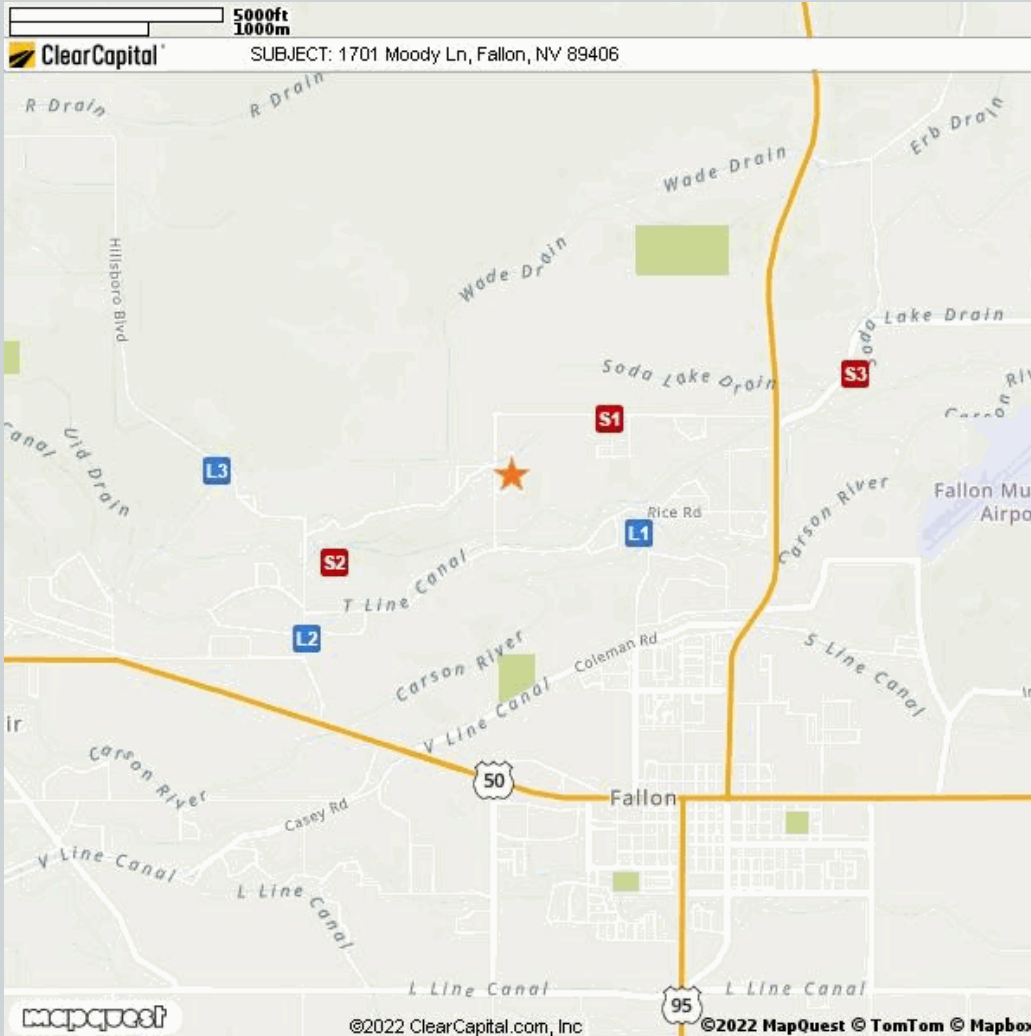
**Address** ★ 1701 Moody Lane, Fallon, NEVADA 89406

**Loan Number** 45789

**Suggested List** \$347,000

**Suggested Repaired** \$350,000

**Sale** \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1701 Moody Lane, Fallon, Nevada 89406	--	Parcel Match
L1 Listing 1	1411 Ken Ln, Fallon, NV 89406	0.77 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3030 York Ln, Fallon, NV 89406	1.34 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1655 Potpourri Dr, Fallon, NV 89406	1.52 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1911 Clearview Ct, Fallon, NV 89406	0.65 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2885 Phritzie Ln, Fallon, NV 89406	1.00 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2150 Old River Rd, Fallon, NV 89406	1.94 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>	Jordan Fletcher	<b>Company/Brokerage</b>	NVGemme Real Estate
<b>License No</b>	S.185743	<b>Address</b>	200 S. Virginia St Reno NV 89521
<b>License Expiration</b>	09/30/2023	<b>License State</b>	NV
<b>Phone</b>	7757211854	<b>Email</b>	jordanm.fletcher.reo@gmail.com
<b>Broker Distance to Subject</b>	53.90 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:

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