

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	2401 Machado Street, Pahrump, NV 89048	Order ID	7618128	Property ID	31283582
Inspection Date	09/30/2021	Date of Report	10/05/2021		
Loan Number	46165	APN	36-542-05		
Borrower Name	Catamount Properties 2018 LLC	County	Nye		

Tracking IDs

Order Tracking ID	0927BPOs	Tracking ID 1	0927BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES	Condition Comments	
R. E. Taxes	\$80,000	FROM THE EXTERIOR SUBJECT APPEARS TO BE OCCUPIED BY VEHICLES IN DRIVEWAY AND WELL KEPT.	
Assessed Value	\$30,747		
Zoning Classification	VR-20		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(FRONT DOOR APPEARS TO BE CLOSED AND SECURED SHUT)			
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

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	WELL ESTABLISHED NEIGHBORHOOD OF MANUFACTURED HOMES ON PERMANENT FOUNDATIONS. RURAL, SPREAD APART PROPERTIES OF VARIOUS SIZES. CLOSE TO MAIN HIGHWAY.	
Sales Prices in this Neighborhood	Low: \$60,000 High: \$345,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2401 Machado Street	201 Gilmore	1301 West Donner	3021 Charleston Peak
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89060	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.96 ¹	1.44 ¹	0.68 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$258,800	\$270,000	\$258,800
List Price \$	--	\$258,800	\$249,000	\$258,800
Original List Date		02/11/2021	07/23/2021	02/11/2021
DOM · Cumulative DOM	-- · --	1 · 236	27 · 74	1 · 236
Age (# of years)	25	27	24	27
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	1,620	1,618	1,642	1,618
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	4	4	4	4
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	--	Spa - Yes	--	--
Lot Size	0.50 acres	1.04 acres	1.00 acres	1.04 acres
Other	--	--	--	--

* Listing 3 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.

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

Listing 1 PULLED COMPS FROM SUBJECT'S DIRECT ARE OF MANUFACTURED HOMES. EQUAL IN TRAITS, AREA, SIZE, AGE. COMP 1 IS UNDER CONTRACT SET TO CLOSE ON 10/9/21. UNDER CONTRACT WITH A CONV LOAN.

Listing 2 UNDER CONTRACT WITH A FHA LOAN. SET TO CLOSE ON 10/8/2021. EQUAL IN TRAITS TO SUBJECT. SAME NEIGHBORHOOD WITH EQUAL VIEWS/AMENITIES.

Listing 3 ALL COMPS PULLED HAVE A 2 CAR GARAGE. MANY HOMES WITHIN THIS AREA DO NOT HAVE GARAGES. ALL COMPS ARE THE MOST ACCURATE, MOST RECENT IN COMPARISON TO SUBJECT.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2401 Machado Street	1220 Happy	2600 Prospector	3261 Charleston Park
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.62 ¹	0.91 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$197,500	\$234,900	\$220,000
List Price \$	--	\$197,500	\$234,900	\$220,000
Sale Price \$	--	\$205,000	\$234,900	\$250,000
Type of Financing	--	Fha	Private	Fha
Date of Sale	--	05/10/2021	08/18/2021	07/29/2021
DOM · Cumulative DOM	-- · --	25 · 138	2 · 50	7 · 35
Age (# of years)	25	26	28	27
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	1,620	1,565	1,561	1,625
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	4	4	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.50 acres	0.49 acres	0.93 acres	0.89 acres
Other	--	--	CASITA	--
Net Adjustment	--	\$0	-\$15,000	-\$10,000
Adjusted Price	--	\$205,000	\$219,900	\$240,000

* Sold 3 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.

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

Sold 1 MOST RECENT SALE WITHIN AREA THAT IS EQUAL IN AGE, TRAITS, SIZE AS SUBJECT.

Sold 2 ADJUSTED COMP 2 FOR ADDITIONAL LOT SIZE AND CASITA. MOST RECENT SOLD COMP WITHIN AREA.

Sold 3 ADJUSTED SALE 3 FOR ADDITIONAL LOT SIZE.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				THIS HOME IS 1620 SQ FT 3 BEDROOM 2 FULL BATHS ON .5 ACRES. HAS A 2 CAR GARAGE, SPLIT FLOOR PLAN, WITH BEAUTIFUL WOOD FLOORING. LANDSCAPING IS WELL MAINTAINED AND HAS BEAUTIFUL SHADE TREES IN THE FRONT. BRAND NEW RANGE! CALL TO SCHEDULE AN APPOINTMENT TODA REPORT IS BEING DIFFICULT AND WILL NOT ALLOW ME TO SEND SALES INFO. SUBJECT WAS LISTED FOR SALE ON 7/3/21 AT \$245,000 SOLD CASH AND CLOSED ON 9/24/2021 FOR 200,000. PRICE WAS REDUCED ONCE TO \$235,000			
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	\$200,000	\$200,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$205,000	--
Comments Regarding Pricing Strategy		
OUR MARKET IS STILL HOT. I AM SHOCKED TO SEE THE VALUES OF THESE MANUFACTURED HOMES. SO NV IS EXPERIENCING AN INFLUX OF INVESTORS AND CASH BUYERS FROM CALIF. ALL COMS ARE THE CLOSEST IN TRAITS, MOST RECENT AVAILABLE.		

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.
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Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 201 GILMORE
Pahrump, NV 89060



Front

L2 1301 WEST DONNER
Pahrump, NV 89048



Front

L3 3021 CHARLESTON PEAK
Pahrump, NV 89048



Front

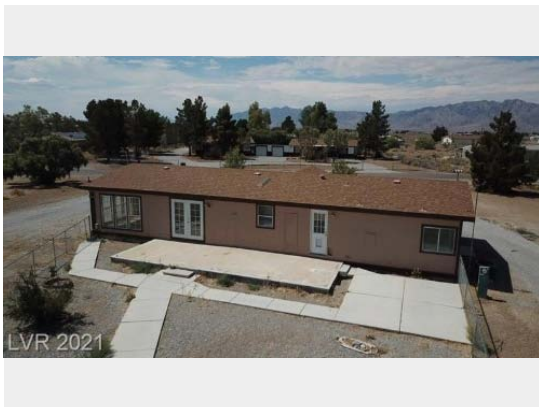
Sales Photos

S1 1220 HAPPY
Pahrump, NV 89048



Front

S2 2600 PROSPECTOR
Pahrump, NV 89048



Front

S3 3261 CHARLESTON PARK
Pahrump, NV 89048



Front

ClearMaps Addendum

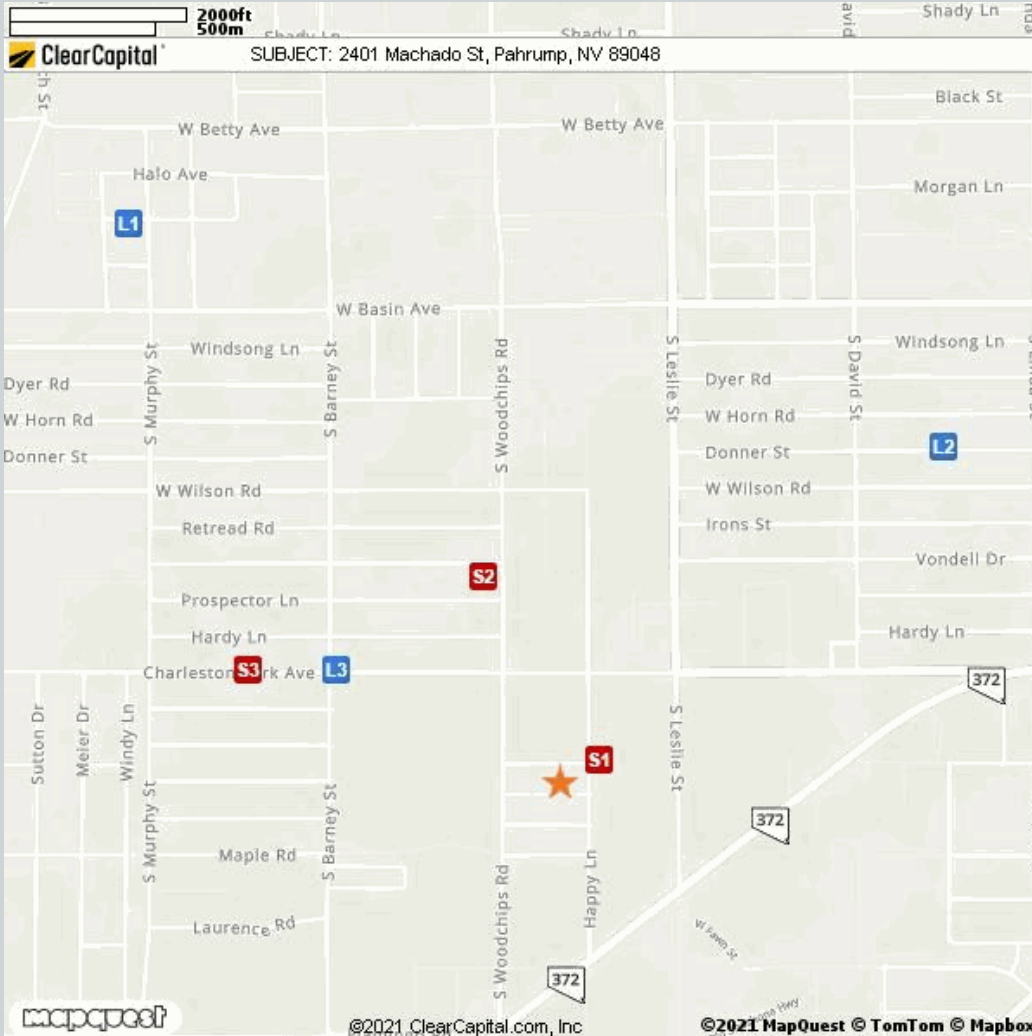
Address ★ 2401 Machado Street, Pahrump, NV 89048

Loan Number 46165

Suggested List \$200,000

Suggested Repaired \$200,000

Sale \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2401 Machado Street, Pahrump, NV 89048	--	Parcel Match
L1 Listing 1	201 Gilmore, Pahrump, NV 89048	1.96 Miles ¹	Parcel Match
L2 Listing 2	1301 West Donner, Pahrump, NV 89048	1.44 Miles ¹	Parcel Match
L3 Listing 3	3021 Charleston Peak, Pahrump, NV 89048	0.68 Miles ¹	Parcel Match
S1 Sold 1	1220 Happy, Pahrump, NV 89048	0.15 Miles ¹	Parcel Match
S2 Sold 2	2600 Prospector, Pahrump, NV 89048	0.62 Miles ¹	Parcel Match
S3 Sold 3	3261 Charleston Park, Pahrump, NV 89048	0.91 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	Diane Bell	Company/Brokerage	Source Property Management LLC
License No	B.1002559	Address	170 S. Green Valley Pkwy Henderson NV 89012
License Expiration	03/31/2022	License State	NV
Phone	7022453094	Email	dianesellslv@gmail.com
Broker Distance to Subject	55.85 miles	Date Signed	10/05/2021

/Diane Bell/

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: **Diane Bell** ("Licensee"), **B.1002559** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Source Property Management LLC** (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: **2401 Machado Street, Pahrump, NV 89048**
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: **October 5, 2021**Licensee signature: **/Diane Bell/**

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.