

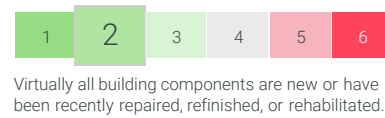
Subject Details

| | |
|----------------------|--------------------|
| PROPERTY TYPE | GLA |
| SFR | 1,592 Sq. Ft. |
| BEDS | BATHS |
| 3 | 2.1 |
| STYLE | YEAR BUILT |
| Traditional | 2019 |
| LOT SIZE | OWNERSHIP |
| 0.09 Acre(s) | Fee Simple |
| GARAGE TYPE | GARAGE SIZE |
| Attached Garage | 2 Car(s) |
| HEATING | COOLING |
| Central | Central |
| COUNTY | APN |
| Clark | 13733811012 |

Analysis Of Subject

Provided by Appraiser

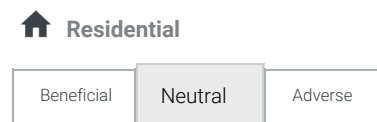
CONDITION RATING



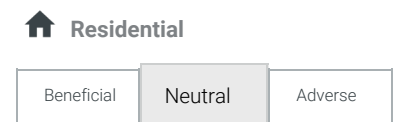
QUALITY RATING



VIEW



LOCATION








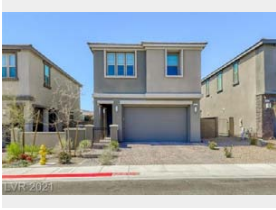


SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is a 2-story traditional tract home on an interior lot within a gated development. The quality of build is Q4 by Richmond American. MLS photos show typical upgrades, the rear is reported to be landscaped with a covered patio. The PCR shows C2 exterior condition.









Sales Comparison

Provided by
Appraiser

| | MOST COMPARABLE | | | | | | | |
|---------------------------|---|---|--|---|---------------|-----------------|---------------|--|
| |  908 Cirrus Cloud Ave Las Vegas, NV 89138  |  884 Cirrus Cloud Ave Las Vegas, NV 89138  |  917 Cirrus Cloud Ave Las Vegas, NV 89138  |  921 Cirrus Cloud Ave Las Vegas, NV 89138  | | | | |
| COMPARABLE TYPE | -- | Sale | Sale | Sale | | | | |
| MILES TO SUBJECT | -- | 0.05 miles | 0.04 miles | 0.04 miles | | | | |
| DATA/ VERIFICATION SOURCE | MLS; Public Records; Other | MLS | MLS | MLS | | | | |
| LIST PRICE | -- | -- | -- | -- | | | | |
| LIST DATE | -- | 06/25/2021 | 05/25/2021 | 04/02/2021 | | | | |
| SALE PRICE/PPSF | -- | \$545,000 | \$342/Sq. Ft. | \$575,000 | \$323/Sq. Ft. | \$585,000 | \$367/Sq. Ft. | |
| CONTRACT/ PENDING DATE | -- | 07/30/2021 | \$20,000 | 05/31/2021 | \$30,000 | 04/11/2021 | \$40,600 | |
| SALE DATE | -- | 08/24/2021 | | 07/28/2021 | | 05/22/2021 | | |
| DAYS ON MARKET | -- | 60 | | 64 | | 50 | | |
| LOCATION | N; Res | N; Res | | N; Res | | N; Res | | |
| LOT SIZE | 0.09 Acre(s) | 0.09 Acre(s) | | 0.13 Acre(s) | -\$5,000 | 0.15 Acre(s) | -\$5,000 | |
| VIEW | N; Res | N; Res | | N; Res | | N; Res | | |
| DESIGN (STYLE) | Traditional | Traditional | | Traditional | | Traditional | | |
| QUALITY OF CONSTRUCTION | Q4 | Q4 | | Q4 | | Q4 | | |
| ACTUAL AGE | 2 | 2 | | 2 | | 2 | | |
| CONDITION | C2 | C2 | | C2 | | C2 | | |
| SALE TYPE | | Arms length | | Arms length | | Arms length | | |
| ROOMS/BEDS/BATHS | 6/3/2.1 | 6/3/2.1 | | 6/3/2.1 | | 6/3/2.1 | | |
| GROSS LIVING AREA | 1,592 Sq. Ft. | 1,592 Sq. Ft. | | 1,781 Sq. Ft. | -\$14,200 | 1,592 Sq. Ft. | | |
| BASEMENT | None | None | | None | | None | | |
| HEATING | Central | Central | | Central | | Central | | |
| COOLING | Central | Central | | Central | | Central | | |
| GARAGE | 2 GA | 2 GBI | | 2 GBI | | 2 GBI | | |
| OTHER | SID/LID \$0 | 8000 | | 8000 | | 8100 | | |
| OTHER | NoPool | NoPool | | NoPool | | Pool/Spa | -\$40,000 | |
| NET ADJUSTMENTS | | 3.67% \$20,000 | | 1.88% \$10,800 | | -0.75% -\$4,400 | | |
| GROSS ADJUSTMENTS | | 3.67% \$20,000 | | 8.56% \$49,200 | | 14.63% \$85,600 | | |
| ADJUSTED PRICE | | \$565,000 | | \$585,800 | | \$580,600 | | |

Sales Comparison (Continued)

Provided by
Appraiser

| |  908 Cirrus Cloud Ave Las Vegas, NV 89138  |  868 Cirrus Cloud Ave Las Vegas, NV 89138  |  857 Cirrus Cloud Ave Las Vegas, NV 89138  |  892 Cirrus Cloud Ave Las Vegas, NV 89138  |
|---------------------------|---|---|--|---|
| COMPARABLE TYPE | -- | Sale | Listing | Listing |
| MILES TO SUBJECT | -- | 0.08 miles | 0.11 miles | 0.03 miles |
| DATA/ VERIFICATION SOURCE | MLS; Public Records; Other | MLS | MLS | MLS |
| LIST PRICE | -- | -- | \$575,000 | \$568,000 |
| LIST DATE | -- | 06/25/2021 | 10/22/2021 | 09/30/2021 |
| SALE PRICE/PPSF | -- | \$550,000 \$345/Sq. Ft. | -- \$0/Sq. Ft. | -- \$0/Sq. Ft. |
| CONTRACT/ PENDING DATE | -- | 07/13/2021 \$25,000 | -- | -- |
| SALE DATE | -- | 08/09/2021 | | |
| DAYS ON MARKET | -- | 45 | 30 | 52 |
| LOCATION | N; Res | N; Res | N; Res | N; Res |
| LOT SIZE | 0.09 Acre(s) | 0.10 Acre(s) | 0.10 Acre(s) | 0.09 Acre(s) |
| VIEW | N; Res | N; Res | N; Res | N; Res |
| DESIGN (STYLE) | Traditional | Traditional | Traditional | Traditional |
| QUALITY OF CONSTRUCTION | Q4 | Q4 | Q4 | Q4 |
| ACTUAL AGE | 2 | 2 | 1 | 2 |
| CONDITION | C2 | C2 | C2 | C2 |
| SALE TYPE | | Arms length | Arms length | Arms length |
| ROOMS/BEDS/BATHS | 6/3/2.1 | 6/3/2.1 | 6/3/2.1 | 5/3/2.1 |
| GROSS LIVING AREA | 1,592 Sq. Ft. | 1,592 Sq. Ft. | 1,592 Sq. Ft. | 1,592 Sq. Ft. |
| BASEMENT | None | None | None | None |
| HEATING | Central | Central | Central | Central |
| COOLING | Central | Central | Central | Central |
| GARAGE | 2 GA | 2 GBI | 2 GBI | 2 GBI |
| OTHER | SID/LID \$0 | 8100 | 0 | 0 |
| OTHER | NoPool | NoPool | NoPool | NoPool |
| NET ADJUSTMENTS | | 4.55% \$25,000 | 0.00% \$0 | 0.00% \$0 |
| GROSS ADJUSTMENTS | | 4.55% \$25,000 | 0.00% \$0 | 0.00% \$0 |
| ADJUSTED PRICE | | \$575,000 | \$575,000 | \$568,000 |

Value Conclusion + Reconciliation



Provided by
Appraiser

\$575,000
AS-IS VALUE

30-60 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The search was made within the Summerlin West neighborhood boundaries, comparables were chosen from the same gated subdivision, with similar quality, condition, and view. Sales 1, 3, 4, listings 5 and 6 are the same floorplan.

EXPLANATION OF ADJUSTMENTS

A market adjustment was made in an appreciating market. Sale 2 is a slightly larger floorplan and adjusted for GLA. Sale 3 has a pool. Listing 5 and 6 appear to have less upgrades. The subject had an assessment which is paid in full. Typical assessments in the area are \$8000 for infrastructure and are common. Analysis shows the buyer does not consider the outstanding balance in the purchase, and was not adjusted.

ADDITIONAL COMMENTS (OPTIONAL)

868 Cirrus Cloud Ave -Transferred on 07/12/2021 for \$550,000. It transferred from Rybacki Karl B to American Intl Relocation Solu and was a Bargain and Sale Deed (Document #210809002574). -Transferred on 04/12/2021 for \$0. It transferred from Rybacki Karl to Rybacki Karl B and was a Bargain and Sale Deed (Document #210416003535). 857 Cirrus Cloud Ave -Transferred on 08/23/2021 for \$500,000. It transferred from Labuda Joseph and Jessica to Cartus Financial Corp and was a Grant Deed (Document #210830001975).

Reconciliation Summary

The quality of data was considered good, the quantity was good. The sales approach was exclusively used in this report. The cost approach was developed to supplement adjustments and is in the workfile. The income approach was not developed due to lack of credible rental data.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The subject is a 2-story traditional tract home on an interior lot within a gated development. The quality of build is Q4 by Richmond American. MLS photos show typical upgrades, the rear is reported to be landscaped with a covered patio. The PCR shows C2 exterior condition.

Neighborhood and Market

From Page 7

The subject is located in Summerlin, a master planned development in Western Las Vegas. The gated subdivision was built by Richmond American with several Q4 floorplans. Elevation rises to the West, some homes have a skyline view and were excluded from this analysis. There are parks and highly rated schools in the area. Entertainment and recreation are nearby.

Analysis of Prior Sales & Listings

From Page 6

The subject was purchased from the builder in 2018 and was recently listed and sold on the MLS in an arms length cash transaction below market value.

Highest and Best Use Additional Comments

Legally permissible, physically possible, financially feasible, maximum productivity with no plans for land used change

Subject Details

Provided by
Appraiser

Sales and Listing History

| PRIOR SALES OR TRANSFERS WITHIN 3 YEARS? | Event | Date | Price | Data Source |
|--|-----------|--------------|-----------|----------------|
| Yes | ● Sold | Nov 12, 2021 | \$505,000 | MLS 2334911 |
| LISTING STATUS Listed in Past Year | ● Pending | Oct 22, 2021 | \$550,000 | MLS 2334911 |
| | ● Active | Oct 1, 2021 | \$550,000 | MLS 2334911 |
| DATA SOURCE(S) MLS,Public Records | ● Active | Sep 23, 2021 | \$575,000 | MLS 2334911 |
| EFFECTIVE DATE 11/21/2021 | ● Sold | Dec 21, 2018 | \$370,617 | Public Records |

SALES AND LISTING HISTORY ANALYSIS

The subject was purchased from the builder in 2018 and was recently listed and sold on the MLS in an arms length cash transaction below market value.

Order Information

| | |
|--|--------------------------------|
| BORROWER Catamount Properties 2018 LLC | LOAN NUMBER 46778 |
| PROPERTY ID 31620917 | ORDER ID 7745020 |
| ORDER TRACKING ID 1115CV | TRACKING ID 1 1115CV |

Legal

| | |
|---|--|
| OWNER MOHAMMED ANDRE | ZONING DESC. Planned Community |
| ZONING CLASS P-C | ZONING COMPLIANCE Legal |
| LEGAL DESC. SKYE KNOLL - PHASE 1 PLAT BOOK 155 PAGE 76 LOT 17 | |

Highest and Best Use

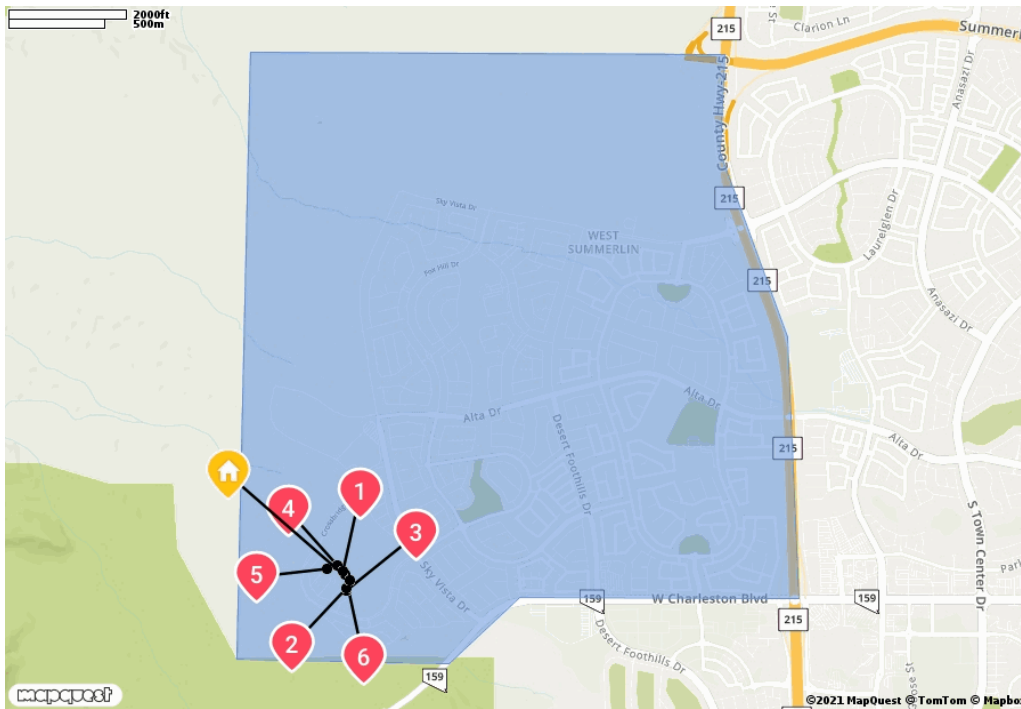
| | |
|---|-----------------------------------|
| IS HIGHEST AND BEST USE THE PRESENT USE Yes | |
| PHYSICALLY POSSIBLE? ✓ | FINANCIALLY FEASIBLE? ✓ |
| LEGALLY PERMISSABLE? ✓ | MOST PRODUCTIVE USE? ✓ |

Economic

| | | |
|---|-----------------------------------|----------------------------|
| R.E. TAXES \$3,597 | HOA FEES \$48 Per Month | PROJECT TYPE PUD |
| FEMA FLOOD ZONE X | | |
| FEMA SPECIAL FLOOD ZONE AREA No | | |

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M

19

Months Supply

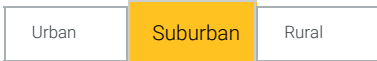
2.0

Avg Days Until Sale

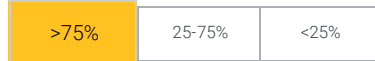
45

Subject Neighborhood as defined by the Appraiser

TYPE



BUILT-UP



NEIGHBORHOOD & MARKET COMMENTS

The subject is located in Summerlin, a master planned development in Western Las Vegas. The gated subdivision was built by Richmond American with several Q4 floorplans. Elevation rises to the West, some homes have a skyline view and were excluded from this analysis. There are parks and highly rated schools in the area. Entertainment and recreation are nearby.

DEMAND / SUPPLY



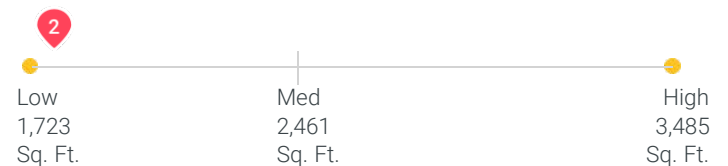
VALUES



PRICE



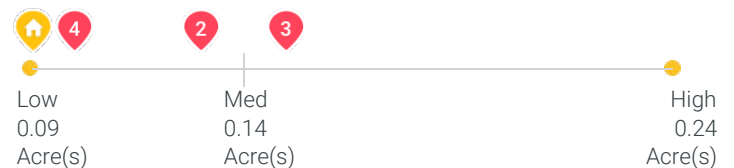
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Comparable Photos

Provided by
Appraiser

1 884 Cirrus Cloud Ave
Las Vegas, NV 89138



Front

2 917 Cirrus Cloud Ave
Las Vegas, NV 89138



Front

3 921 Cirrus Cloud Ave
Las Vegas, NV 89138



Front

Comparable Photos

Provided by
Appraiser

4 868 Cirrus Cloud Ave
Las Vegas, NV 89138



Front

5 857 Cirrus Cloud Ave
Las Vegas, NV 89138



Front

6 892 Cirrus Cloud Ave
Las Vegas, NV 89138



Front

Scope of Work

 Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Reginald Broaden, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

None Additional

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

Assumptions, Conditions, Certifications, & Signature (Cont.)



Provided by
Appraiser

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Reginald Broaden and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

SIGNATURE

NAME

John Patton

EFFECTIVE DATE

11/15/2021

DATE OF REPORT

11/21/2021

LICENSE

A.0207480-CR

STATE

NV

EXPIRATION

04/30/2023

COMPANY

Clear Valuation, Inc.

Comments - Continued

 Provided by Appraiser

SCOPE OF WORK COMMENTS

None Additional

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

None Additional

LIMITING CONDITIONS COMMENTS

None Additional

APPRAISER'S CERTIFICATION COMMENTS

Fee for this assignment is \$100 less \$5 tech fee. Clear Capital is receiving \$225.

Property Condition Inspection

Provided by
Onsite Inspector



| | | |
|--|--------------------------------|----------------------------------|
| PROPERTY TYPE SFR | CURRENT USE SFR | PROJECTED USE SFR |
| OCCUPANCY Occupied | GATED COMMUNITY No | ATTACHED TYPE Detached |
| PARKING TYPE Attached Garage; 2 spaces | STORIES 2 | UNITS 3 |
| EXTERIOR REPAIRS \$0 | INTERIOR REPAIRS N/A | TOTAL REPAIRS \$0 |

Condition & Marketability

| | | |
|---|--------|---|
| CONDITION | ✓ Good | The subject looks in good condition per visual area exterior inspection observed. |
| SIGNIFICANT REPAIRS NEEDED | ✓ No | - |
| CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES | ✓ No | - |
| SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE) | ✓ Yes | - |
| AVERAGE CONDITION OF NEIGHBORING PROPERTIES | ✓ Good | - |
| BOARDED OR VACANT PROPERTIES NEAR SUBJECT | ✓ No | - |
| SUBJECT NEAR POWERLINES | ✓ No | - |
| SUBJECT NEAR RAILROAD | ✓ No | - |
| SUBJECT NEAR COMMERCIAL PROPERTY | ✓ No | - |

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

| | | | |
|-----------------------------------|---|------|---|
| SUBJECT IN FLIGHT PATH OF AIRPORT | ✓ | No | - |
| ROAD QUALITY | ✓ | Good | - |
| NEGATIVE EXTERNALITIES | ✓ | No | - |
| POSITIVE EXTERNALITIES | ✓ | No | - |

Repairs Needed

Exterior Repairs

| ITEM | COMMENTS | COST |
|-------------------------------|----------|------------|
| Exterior Paint | - | \$0 |
| Siding/Trim Repair | - | \$0 |
| Exterior Doors | - | \$0 |
| Windows | - | \$0 |
| Garage /Garage Door | - | \$0 |
| Roof/Gutters | - | \$0 |
| Foundation | - | \$0 |
| Fencing | - | \$0 |
| Landscape | - | \$0 |
| Pool /Spa | - | \$0 |
| Deck/Patio | - | \$0 |
| Driveway | - | \$0 |
| Other | - | \$0 |
| TOTAL EXTERIOR REPAIRS | | \$0 |

Agent / Broker

| ELECTRONIC SIGNATURE | LICENSE # | NAME | COMPANY | INSPECTION DATE |
|----------------------|---------------|------------------|-----------------------|-----------------|
| /Reginald Broaden/ | B.0043579.LLC | Reginald Broaden | WEST COAST REALTY LLC | 11/15/2021 |