

Subject Details

PROPERTY TYPE	GLA
SFR	2,688 Sq. Ft.
BEDS	BATHS
4	2.1
STYLE	YEAR BUILT
Ranch	2008
LOT SIZE	OWNERSHIP
7,841 Sq. Ft.	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Clark	16032713057

Analysis Of Subject

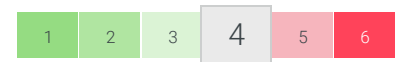
Provided by Appraiser

CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

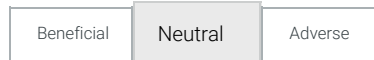
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

VIEW

Residential



LOCATION

Residential


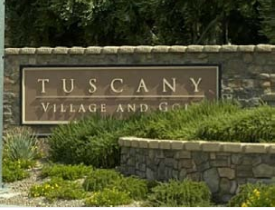








SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject site is of rectangular shape located on the interior section of a residential street. The subject site backs to other residential sites and improvements. The subject location does not have any measurable positive or negative impact on value or marketability and considered a personal preference. Per prior MLS ... **(continued in Appraiser Commentary Summary)**




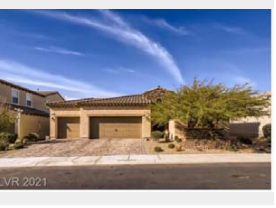
Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE							
	 952 Via Vannucci Way Henderson, NV 89011 	 960 Via Vannucci Way Henderson, NV 89011 	 944 Via Vannucci Way Henderson, NV 89011 	 300 Via San Gabriella Henderson, NV 89011 				
COMPARABLE TYPE	--	Sale	Sale	Sale				
MILES TO SUBJECT	--	0.02 miles	0.02 miles	0.63 miles				
DATA/ VERIFICATION SOURCE	MLS; Public Records	MLS; Tax Records	MLS; Tax Records	MLS; Tax Records				
LIST PRICE	--	--	--	--				
LIST DATE	--	06/30/2021	08/06/2021	06/24/2021				
SALE PRICE/PPSF	--	\$540,000	\$201/Sq. Ft.	\$572,500	\$221/Sq. Ft.	\$550,000	\$252/Sq. Ft.	
CONTRACT/ PENDING DATE	--	08/13/2021		09/05/2021		07/02/2021		
SALE DATE	--	09/21/2021	\$7,200	09/30/2021	\$6,775	07/29/2021	\$12,300	
DAYS ON MARKET	--	30		34		9		
LOCATION	N; Res	N; Res		N; Res		N; Res		
LOT SIZE	7,841 Sq. Ft.	6,534 Sq. Ft.	\$2,500	6,970 Sq. Ft.	\$1,500	8,276 Sq. Ft.	-\$1,000	
VIEW	N; Res	N; Res		N; Res		N; Res		
DESIGN (STYLE)	Ranch	Ranch		Ranch		Ranch		
QUALITY OF CONSTRUCTION	Q4	Q4		Q4		Q4		
ACTUAL AGE	13	13		11		4	-\$22,500	
CONDITION	C3	C3		C3		C3		
SALE TYPE		Arms length		Arms length		Arms length		
ROOMS/BEDS/BATHS	8/4/2.1	8/4/2.1		8/3/2.1		7/3/2.1		
GROSS LIVING AREA	2,688 Sq. Ft.	2,688 Sq. Ft.		2,585 Sq. Ft.	\$3,000	2,185 Sq. Ft.	\$15,000	
BASEMENT	None	None		None		None		
HEATING	Forced Air	Forced Air		Forced Air		Forced Air		
COOLING	Central	Central		Central		Central		
GARAGE	2 GA	2 GA		2 GA		2 GA		
OTHER	Porch/CVPatio	Porch/CVPatio		Porch/CVPatio		Porch/Open Patio	\$2,500	
OTHER	--	--		--		--		
NET ADJUSTMENTS		1.80%	\$9,700	1.97%	\$11,275	1.15%	\$6,300	
GROSS ADJUSTMENTS		1.80%	\$9,700	1.97%	\$11,275	9.69%	\$53,300	
ADJUSTED PRICE			\$549,700		\$583,775		\$556,300	

Sales Comparison (Continued)

Provided by
Appraiser

	 952 Via Vannucci Way Henderson, NV 89011 	 408 Via San Remo Cir Henderson, NV 89011 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.31 miles			
DATA/ VERIFICATION SOURCE	MLS; Public Records	MLS; Tax Records			
LIST PRICE	--	--			
LIST DATE	--	10/27/2021			
SALE PRICE/PPSF	--	\$582,000	\$269/Sq. Ft.		
CONTRACT/ PENDING DATE	--	11/02/2021			
SALE DATE	--	12/03/2021	\$650		
DAYS ON MARKET	--	1			
LOCATION	N; Res	N; Res			
LOT SIZE	7,841 Sq. Ft.	6,098 Sq. Ft.	\$3,500		
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Ranch	Ranch			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	13	4	-\$22,500		
CONDITION	C3	C3			
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	8/4/2.1	7/3/2.1			
GROSS LIVING AREA	2,688 Sq. Ft.	2,167 Sq. Ft.	\$15,500		
BASEMENT	None	None			
HEATING	Forced Air	Forced Air			
COOLING	Central	Central			
GARAGE	2 GA	3 GA	-\$20,000		
OTHER	Porch/CVPatio	Porch/CVPatio		--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			-3.93% - \$22,850		
GROSS ADJUSTMENTS			10.68% \$62,150		
ADJUSTED PRICE			\$559,150		

Value Conclusion + Reconciliation



Provided by
Appraiser

\$550,000
AS-IS VALUE

1-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comparables in the analysis have been selected from within the subjects immediate development are similar to subject in functional utility ,design and location not being golf adjacent sites. Search parameters exclude distressed sales, which include REO's, foreclosures, short sales, and court ordered transactions. There are (4) closed sales provided in this report. Contribution towards sellers concessions are common up to 3% and any over would have been deducted from sales price of comparables. There are (4) closed sales provided in this report.

EXPLANATION OF ADJUSTMENTS

Comp#1 located on "960 Via Vannucci Way" identified as model match sale. Comp#2 located on " 944 Via Vannucci Way" is adjusted inferior in GLA. Comp#3 located on "300 Via San Gabriella" adjusted superior in age and inferior in GLA and covered patio. Comp#4 located on " 408 Via San Remo Cir" adjusted superior in age and full (3) car garage utility and inferior in GLA. Functional bedroom utility adjustments were not made on comparables with (3) bedrooms as they do not reflect any superior or diminished utility of the subject being a (4) bedroom dwelling. Adjustments were considered and applied in the GLA and model match comp #1 bracket the subjects bedroom count. Age adjustments for comparables #3 and #4 are based on \$2,500 per year rounded of actual age difference to the subjects age after (5) years. This figure reflects the market recognition of a premium for newer less lived in dwellings and reflects the differences in physical incurable (long lived) items between the subject and other comparables. No condition adjustment applied for curable short lived items as properties considered in same condition.

ADDITIONAL COMMENTS (OPTIONAL)

COVID-19 STATEMENT: The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(12/10/2021) as indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Reconciliation Summary

***Comparable #1 a model match to the subject is given most consideration in the market analysis and reconciled to the value opinion with strong support from remaining comparables. Secondary consideration is given to the current increasing market conditions and shortage of inventory in this market area. ***Exposure time based on the analysis presented above, it is my opinion the market value of the fee simple interest in the property that is the subject of this report, predicated on an estimated exposure time of (1 to 3 months), on 12/10/2021 is \$550,000 *** Note: The appraised value is above the subjects last list price. This is common as short sales are generally priced below prevailing trends due to its distressed status and to solicit offers.

Appraiser Commentary Summary

Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The subject site is of rectangular shape located on the interior section of a residential street. The subject site backs to other residential sites and improvements. The subject location does not have any measurable positive or negative impact on value or marketability and considered a personal preference. Per prior MLS photos, the subject site includes block fencing, fully landscaped site consists of trees, shrubberies, rocks, plants, paverstone patio, and concrete driveway to attached (2) car garage. Typical utility and access easements have no known adverse affect on value or marketability.

Neighborhood and Market

From Page 7

The subject dwelling is located within the private guard gated "Tuscany " development of Henderson, NV. This guard gated development is approximately (8+/-) miles southeast from downtown Las Vegas with accessibility from public roads. Private roads for PUDs are common and not considered adverse. The development streets are typically maintained by the HOA and not the County or City. The subjects private streets are protected by a permanent easement, maintained by an HOA maintenance agreement and are all-weather surface. All major support services and amenities including shopping, schools, parks, employment centers, and major thoroughfares are readily accessible. No significant adverse factors were noted. Within this development I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal and in the trending information. *****The subjects value estimate is above the predominant value for this market area and below the median sales price for dwellings considered most similar to subject. It must be noted that within every market area there is a range of value. The predominant value is only an indicator of the modal value or the value that is the most frequent and does not represent the upper end or lower end of the value range in a particular market. There will always be values below and above the predominant or modal value. The subject is not over improved, the value estimate is within the value range for this area and supported with sales data within this development.*****The market conditions in this area of Henderson are increasing with a shortage of supply. The demand for housing is constant and marketing time has been fairly consistent at between 1 to 90 days. Builders continue to construct new homes throughout the Henderson market area in order to keep up with the demand. There have been (15) comparable sales in the subjects defined market area within the last (12) months. This represents a (1.25) sale per mo

Analysis of Prior Sales & Listings

From Page 6

DOM 85;MLS#2212148 notes subject initially listed 07/10/20 for \$420,000 as a short sale, had two reductions downward to \$395,000 on 08/09/21. In and out of contract several time with price increase to \$420,000 before expiring. End of list history within prior year. ***No sale/transfer history for subject within prior 3 years. No sale/transfer history recorded for comparables within prior year of last sale.

Highest and Best Use Additional Comments

The subject property is zoned for single family residential use with no indications by the City or County of a land use or zoning change as of the inspection date. Additionally, there is no known market demand for an alternative use for the site. The structure is compatible with the neighborhood. The highest and best use of the site, as though vacant as well as improved, are generally consistent with and similar to the surrounding uses in the neighborhood; therefore, single family residential use is considered to be the subject's highest and best use.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

No ● Expired Aug 1, 2021 \$420,000 MLS 2212148

LISTING STATUS

Listed in Past Year ● Active Jul 10, 2021 \$420,000 MLS 2212148

DATA SOURCE(S)

MLS

EFFECTIVE DATE

12/10/2021

SALES AND LISTING HISTORY ANALYSIS

DOM 85;MLS#2212148 notes subject initially listed 07/10/20 for \$420,000 as a short sale, had two reductions downward to \$395,000 on 08/09/21. In and out of contract several time with price increase to \$420,000 before expiring. End of list history within prior year. ***No sale/transfer history for subject within prior 3 years. No sale/transfer history recorded for comparables within prior year of last sale.

Order Information

BORROWER **LOAN NUMBER**

Catamount Properties 2018 LLC 47287

PROPERTY ID **ORDER ID**

31762200 7803864

ORDER TRACKING ID **TRACKING ID 1**

1208CV 1208CV

Legal

OWNER **ZONING DESC.**

SCOTT J POLETTO Residential

ZONING CLASS **ZONING COMPLIANCE**

R-6 Legal

LEGAL DESC.

TUSCANY PARCEL 16 PLAT BOOK 128 PAGE 100 LOT 57 BLOCK 3

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 **HOA FEES** **PROJECT TYPE**

\$3,221 \$180 Per Month PUD

FEMA FLOOD ZONE

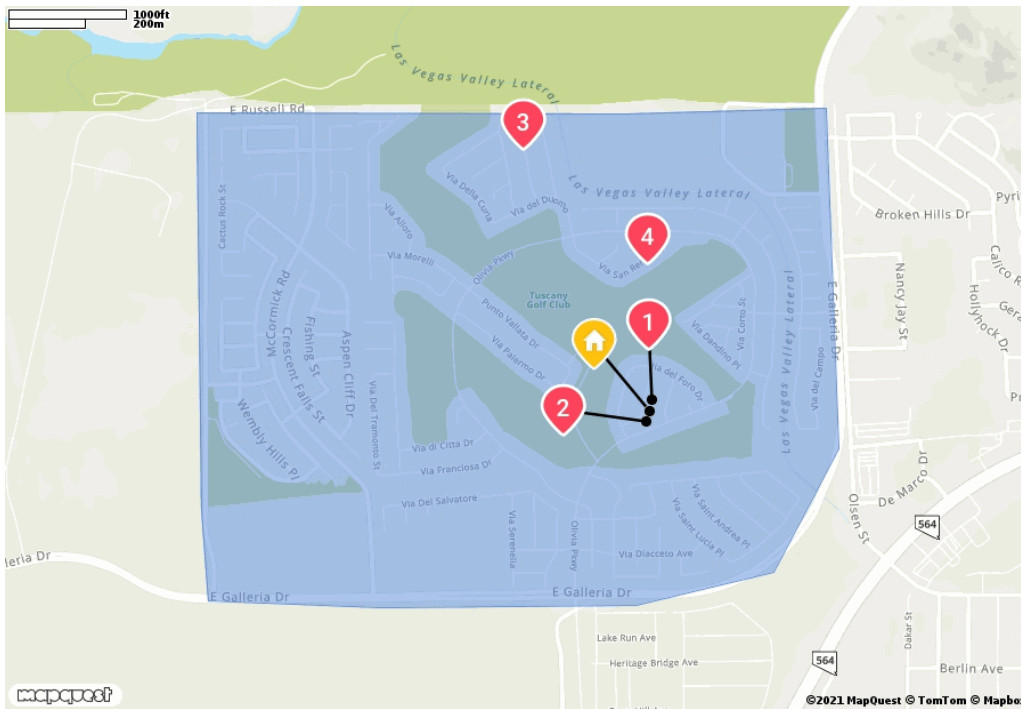
32003C2605F

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

255

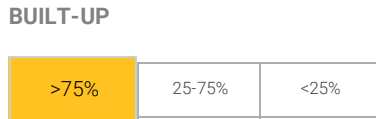
Months Supply

1.0

Avg Days Until Sale

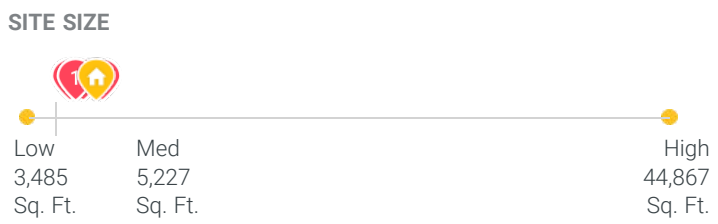
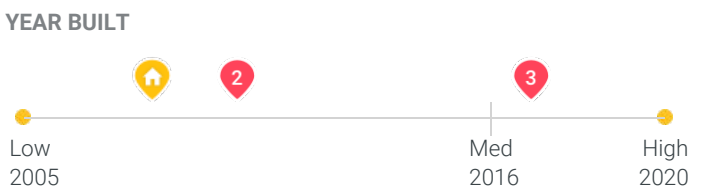
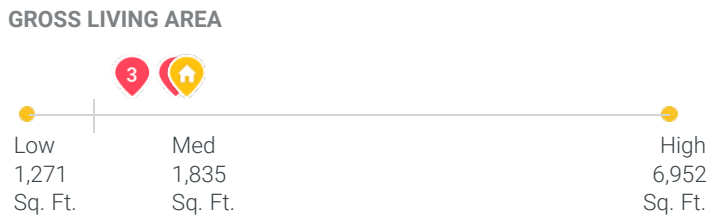
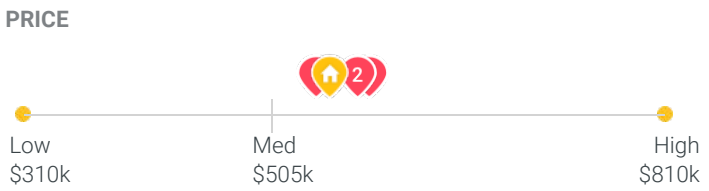
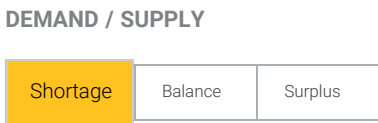
18

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

The subject dwelling is located within the private guard gated "Tuscany " development of Henderson, NV. This guard gated development is approximately (8+/-) miles southeast from downtown Las Vegas with accessibility from public roads. Private roads with PUDs are common and not considered adverse. The development streets are typically maintained by the HOA and not the County or City. The su ...
(continued in Appraiser Commentary Summary)



Subject Photos



Front



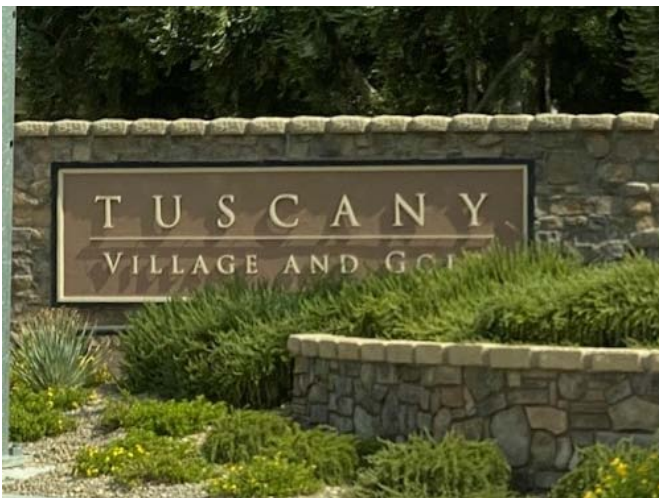
Front



Front



Front



Front



Street

Subject Photos



Street



Street



Street

Comparable Photos

Provided by
Appraiser

1 960 Via Vannucci Way
Henderson, NV 89011



Front

2 944 Via Vannucci Way
Henderson, NV 89011



Front

3 300 Via San Gabriella
Henderson, NV 89011



Front

Comparable Photos

Provided by
Appraiser

4 408 Via San Remo Cir
Henderson, NV 89011



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 Ivory Harp, 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))

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 Ivory Harp 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

Dwayne Jechart

EFFECTIVE DATE

12/10/2021

DATE OF REPORT

12/11/2021

LICENSE

A.0006842-CR

STATE

NV

EXPIRATION

06/30/2022

COMPANY

ADJ Resources Inc

Comments - Continued

 Provided by
Appraiser

SCOPE OF WORK COMMENTS

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purpose, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

The subjects property is a (1) story dwelling assumed in overall good physical condition(extraordinary assumption). Normal physical depreciation is assumed. No external or functional obsolescence is known or assumed. (extraordinary assumption). All of the physical data pertaining to the subject that is used in this analysis has been obtained from County tax records and a prior MLS and assumed to be accurate.

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE SFR
OCCUPANCY Occupied	GATED COMMUNITY Yes	ATTACHED TYPE Detached
PARKING TYPE Attached Garage; 2 spaces	STORIES 1	UNITS 1
EXTERIOR REPAIRS \$0	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$0

Condition & Marketability

CONDITION	✓ Good	Subject property located in a guard gated community unable to gain entry into community
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
/Ivory Harp/	S.0172462	Ivory Harp	Prestige Properties	12/10/2021