

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	321 Sir William Way, Las Vegas, NEVADA 89110	Order ID	7997501	Property ID	32234050
Inspection Date	02/24/2022	Date of Report	02/24/2022		
Loan Number	48478	APN	140-33-312-007		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

Order Tracking ID	47494	Tracking ID 1	47494
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Hess Roy T	Condition Comments Based on exterior observation, subject property appears to be in average condition and not in need of immediate repair
R. E. Taxes	\$1,866	
Assessed Value	\$52,412	
Zoning Classification	R-T	
Property Type	Manuf. Home	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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	Urban	Neighborhood Comments Currently a better market with increasing property values. Supply is in shortage with rising demand. This is a fair market with no REO activity. Proximity and convenience to employment, schools, parks, shopping and transportation are average.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$134,899 High: \$250,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	321 Sir William Way	5612 Tahoe Drive	5537 Aldama Road	3077 Bellavista Lane
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89110	89142	89122	89122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.86 ¹	2.00 ¹	2.20 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$247,000	\$240,000	\$249,000
List Price \$	--	\$247,000	\$240,000	\$235,000
Original List Date		02/10/2022	01/19/2022	12/03/2021
DOM · Cumulative DOM	-- · --	5 · 14	19 · 36	45 · 83
Age (# of years)	17	15	33	40
Condition	Average	Good	Average	Average
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 mobile	1 Story mobile	1 Story mobile	1 Story mobile
# Units	1	1	1	1
Living Sq. Feet	1,620	1,404	1,336	1,440
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	5	5	5	4
Garage (Style/Stalls)	Carport 1 Car	None	Carport 1 Car	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.13 acres	.11 acres	.12 acres
Other	--	--	--	--

* 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** Unlike most homes in the community which we built in the 70s and 80s. This beautifully renovated home is a 2007 Model. Open living room, dining area, and kitchen. Three bedrooms with the master separated from two other bedrooms. Enough space for an RV. Septic hook up connected to the home. Two sheds will convey with the home will be perfect for tools, toys or storage
- Listing 2** This 3 bedroom 2 bath home is located in a 55+ Community, conveniently located near multiple dining and entertainment options including multiple golf courses! This home features a spacious floor plan, covered carport, a large storage shed with power, and a cozy covered porch.
- Listing 3** OWN YOUR OWN LAND WITH THIS MARVELOUS 1440 SQ. FOOT HOME IN A 55 PLUS COMMUNITY*RARE QUALITY IS THAT THE LAND (5227 SQ. FT.) WILL BE YOURS ON THIS PROPERTY!*BUILT IN 1986 NOT 1982, JUST HAS TO BE CORRECTED BY COUNTY*TITLE SHOWS THAT IT WAS BUILT IN 1986*FULLY FURNISHED*VERY PEACEFUL, SPACIOUS HOME*LARGE BEDROOMS*GARDEN TUB*BIG YARD WITH BLOCK WALL IN THE BACK AND SIDES*LARGE LAUNDRY ROOM*BUILT IN DESK FOR OFFICE WORK*HUGE PATIO FOR YOU TO ENJOY*COMMUNITY FEATURES 2 SPARKLING POOLS*FITNESS CENTER*GAME ROOM*PET PARK*YOU WILL LOVE THIS HOME WITH THE LAND THAT IT IS BUILT ON!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	321 Sir William Way	289 Sir Phillip Street	134 Sir Thomas Drive	5485 Sir Richard Drive
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89110	89110	89110	89110
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.30 ¹	0.25 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$269,000	\$230,000	\$225,000
List Price \$	--	\$259,000	\$250,000	\$225,000
Sale Price \$	--	\$250,000	\$245,000	\$226,000
Type of Financing	--	Fha	Fha	Conv
Date of Sale	--	05/26/2021	05/21/2021	04/06/2021
DOM · Cumulative DOM	-- · --	10 · 83	6 · 43	13 · 53
Age (# of years)	17	15	17	19
Condition	Average	Average	Average	Average
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 mobile	1 Story mobile	1 Story mobile	1 Story mobile
# Units	1	1	1	1
Living Sq. Feet	1,620	1,782	1,568	1,620
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Carport 1 Car	Carport 2 Car(s)	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.16 acres	.24 acres	.25 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$250,000	\$245,000	\$226,000

* 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.

Recent Sales - Cont.

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

- Sold 1** This spacious custom built manufactured home awaits you! This home features a large primary suite with dual His/Hers Bathrooms and a big walk through closet. At the opposite end of the home are 2 additional bedrooms. You'll be able to host all your holiday meals from the large kitchen which has plenty of counter space and storage. The office has a built in desk and cabinets. The home has skylights and solar tubes throughout providing plenty of natural light. Outside the corner lot has well established landscaping, 2 large storage sheds as well as RV Parking with Full Hookups! The owner spared no expense when this home was built! Make it yours today!
- Sold 2** Newer roof and tankless water heater. Almost 1/4 acre corner lot with great views of the holiday fireworks festivities from the front porch. Backyard features covered patio and private spa and option to build RV parking space. No neighbors to your left and right.
- Sold 3** This is a great home that shows like new. Beautiful, open kitchen. Master bath with shower and dual vanities. Two driveways, one with 2 car carport and the other with RV gates, with plenty of space for the largest of motorhomes or trailers. 2 storage sheds.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				na			
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	\$240,000	\$240,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$225,000	--
Comments Regarding Pricing Strategy		
Due to fewer comps in the subject's mobile home park, expanded sold date criteria to find comps		

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



Side



Side

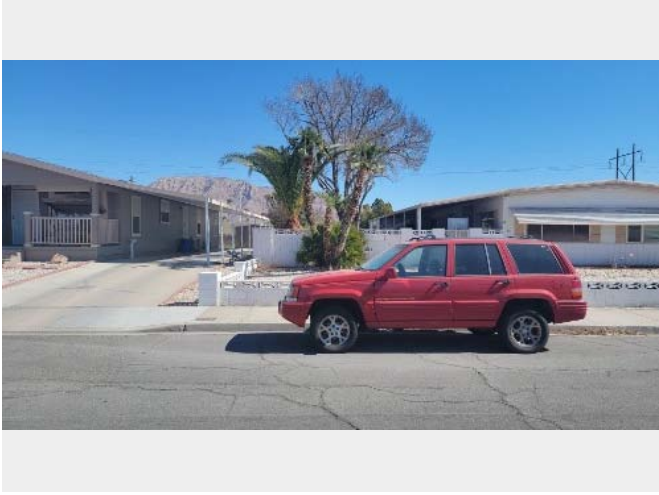


Street



Street

Subject Photos



Other

Listing Photos

L1 5612 Tahoe Drive
Las Vegas, NV 89142



Front

L2 5537 Aldama Road
Las Vegas, NV 89122



Front

L3 3077 Bellavista Lane
Las Vegas, NV 89122



Front

Sales Photos

S1 289 Sir Phillip Street
Las Vegas, NV 89110



Front

S2 134 Sir Thomas Drive
Las Vegas, NV 89110



Front

S3 5485 Sir Richard Drive
Las Vegas, NV 89110



Front

ClearMaps Addendum

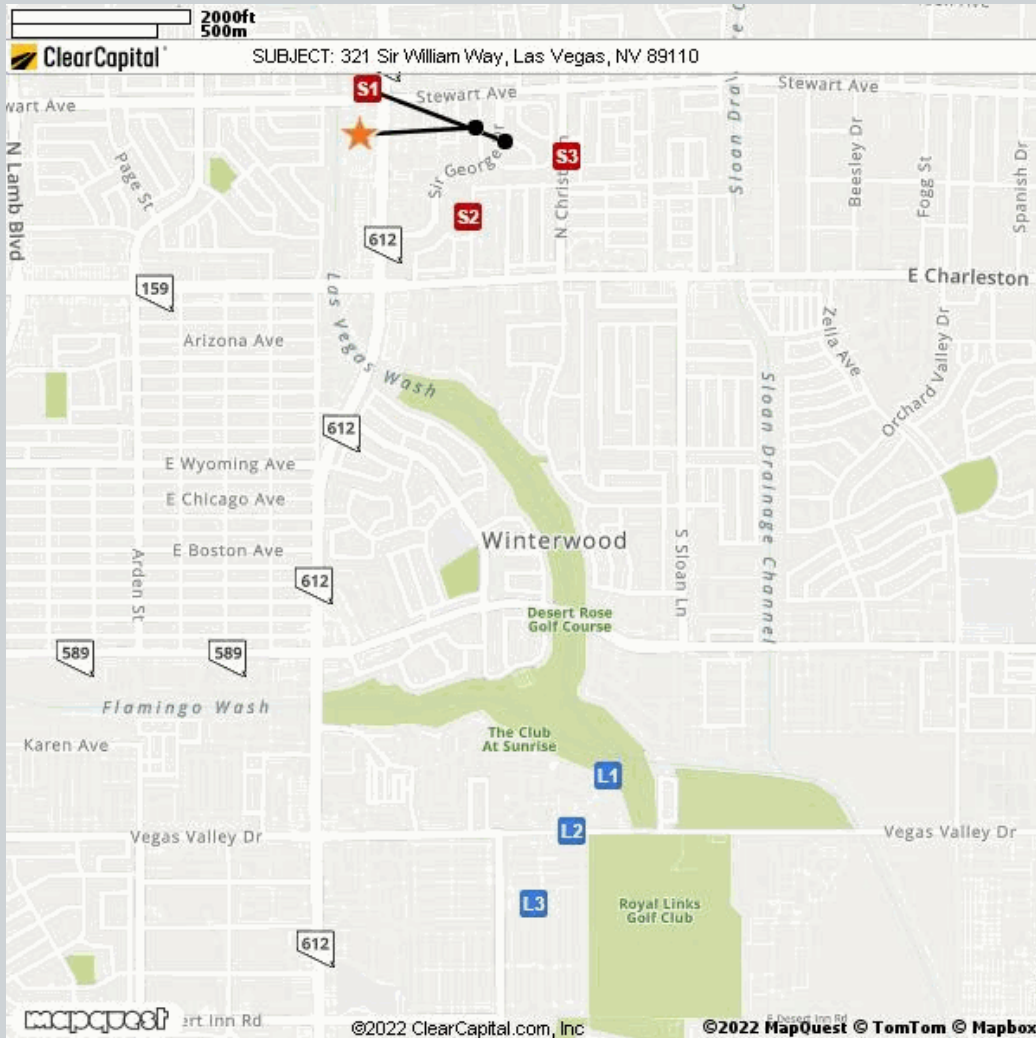
Address ★ 321 Sir William Way, Las Vegas, NEVADA 89110

Loan Number 48478

Suggested List \$240,000

Suggested Repaired \$240,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	321 Sir William Way, Las Vegas, Nevada 89110	--	Parcel Match
L1	5612 Tahoe Drive, Las Vegas, NV 89142	1.86 Miles ¹	Parcel Match
L2	5537 Aldama Road, Las Vegas, NV 89122	2.00 Miles ¹	Parcel Match
L3	3077 Bellavista Lane, Las Vegas, NV 89122	2.20 Miles ¹	Parcel Match
S1	289 Sir Phillip Street, Las Vegas, NV 89110	0.09 Miles ¹	Parcel Match
S2	134 Sir Thomas Drive, Las Vegas, NV 89110	0.30 Miles ¹	Parcel Match
S3	5485 Sir Richard Drive, Las Vegas, NV 89110	0.25 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	Clint Whiting	Company/Brokerage	Innovation Realty
License No	b.1002077	Address	8215 S. Eastern Ave #285 Las Vegas NV 89123
License Expiration	12/31/2022	License State	NV
Phone	7023792512	Email	CLINT@INNOVATIONVEGAS.COM
Broker Distance to Subject	9.34 miles	Date Signed	02/24/2022

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:

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.