

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>	3110 W Charleston Park Avenue, Pahrump, NEVADA 89048	<b>Order ID</b>	8460098	<b>Property ID</b>	33411562
<b>Inspection Date</b>	10/09/2022	<b>Date of Report</b>	10/10/2022		
<b>Loan Number</b>	48527	<b>APN</b>	2868108		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Nye		

### Tracking IDs

<b>Order Tracking ID</b>	10.05.22 BPO CS_Citi Update	<b>Tracking ID 1</b>	10.05.22 BPO CS_Citi Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	ROBERT VAUGHT JR	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$787	No damage or repair issues noted from exterior inspection. Doors, windows, roof appear average for age and neighborhood. Subject is a one level manufactured home in Pahrump. Access to schools and shopping is within 2 to 5 miles and freeway entry is within 5 to 6 miles. Most likely buyer is conventional financing or investor/cash sale.	
<b>Assessed Value</b>	\$35,929		
<b>Zoning Classification</b>	Residential RE-1		
<b>Property Type</b>	Manuf. Home		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
	(deadbolt on front door)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	There is an oversupply of manufactured homes within 1 mile of the subject property. There are currently 25 listings within one mile of subject property. All comps are fair market transactions no REO or short sales. In the past 12 months there have been 53 closed MLS sales in the area. This indicates an oversupply of listings assuming 90 days on market. Average days on market is 31 days with a range of 0 to 330 days. Average sales price was 97% of final list price.	
<b>Sales Prices in this Neighborhood</b>	Low: \$48,000 High: \$394800		
<b>Market for this type of property</b>	Decreased 11 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	3110 W Charleston Park Avenue	3390 Ramona Ln	3721 Mark Road	3231 Van Ln
<b>City, State</b>	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
<b>Zip Code</b>	89048	89048	89060	89048
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.35 <sup>1</sup>	1.34 <sup>1</sup>	0.38 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$220,000	\$264,900	\$278,000
<b>List Price \$</b>	--	\$220,000	\$249,900	\$259,000
<b>Original List Date</b>		09/09/2022	08/18/2022	08/20/2022
<b>DOM · Cumulative DOM</b>	-- · --	28 · 31	47 · 53	51 · 51
<b>Age (# of years)</b>	28	30	26	26
<b>Condition</b>	Good	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,328	1,272	1,418	1,272
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	2 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 2 Car(s)	None	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.89 acres	0.92 acres	1.04 acres	0.92 acres
<b>Other</b>	--	--	--	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** Under contract. Conventional financing. Vacant when listed. It is Superior in lot size and den. It is equal to subject property in bathrooms and garage capacity. It is inferior square footage of dwelling, bedrooms, and condition. This property is inferior to subject property.
- Listing 2** Under contract. FHA financing. Vacant when listed. It is superior to subject property in square footage and lot size. It is inferior to subject property in garage capacity and bedrooms. It is equal to subject property in bathrooms and condition. This property is slightly inferior to subject property.
- Listing 3** Not under contract. Vacant when listed. It is inferior to subject property in square footage and bedrooms. It is equal to subject property in bathrooms, garage capacity, condition. It is superior to subject property in lot size. This property is equal to subject property.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	3110 W Charleston Park Avenue	2631 W Prospector Ln	4270 Assay Lane	2350 Schifrin St
<b>City, State</b>	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
<b>Zip Code</b>	89048	89048	89060	89048
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.49 <sup>1</sup>	1.61 <sup>1</sup>	0.89 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	--	\$235,000	\$244,900	\$277,990
<b>List Price \$</b>	--	\$242,500	\$244,900	\$269,990
<b>Sale Price \$</b>	--	\$245,000	\$243,000	\$263,000
<b>Type of Financing</b>	--	Fha	Va	Conventional
<b>Date of Sale</b>	--	08/30/2022	07/25/2022	07/27/2022
<b>DOM · Cumulative DOM</b>	-- · --	30 · 90	7 · 47	9 · 58
<b>Age (# of years)</b>	28	29	29	24
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,328	1,296	1,368	1,360
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	None	None	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.89 acres	0.93 acres	1.00 acres	0.50 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$7,217	+\$3,208	+\$16,988
<b>Adjusted Price</b>	--	\$252,217	\$246,208	\$279,988

\* 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.

## Recent Sales - Cont.

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

- Sold 1** Sold with FHA financing and \$8500 in seller concessions. Vacant when listed. This property is slightly inferior in square footage at \$30 a square foot +\$960 and slightly superior in lot size at \$1 per square foot ( \$1743) to subject property. It is inferior in garage capacity \$8000 and bedrooms. It is equal to subject property in bathrooms and condition. This property is inferior to subject property.
- Sold 2** Sold with VA financing, no concessions. Vacant when listed. Nearly identical in square footage to subject property. Equal in bathrooms, square footage of dwelling and condition. It is inferior in garage capacity. It is superior in lot size. This property is most comparable to subject property
- Sold 3** Sold with conventional financing, no concessions. Vacant when listed. Nearly identical in square footage. Equal in bathrooms, garage capacity, square footage of dwelling and condition. Inferior to subject property in lot size and bedrooms. This property is slightly inferior to subject property due to difference in adjustment for lot size

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Rockwell Commercial Group	Subject property has been sold 2 times in the last 12 months and withdrawn from the market 1 time. Originally sold February 18th 2022 for \$165,000. Second sale March 3rd 2022 for \$195,000. Originally listed on 6/22 of 2022 for \$299,900 withdrawn September 12th 2022. New listing listed September 12th 2022 for \$274,900. Currently listed for \$269,900.					
<b>Listing Agent Name</b>	Jonathan J Abarabar						
<b>Listing Agent Phone</b>	702-875-1369						
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	2						
<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>
--	--	--	--	Sold	03/03/2022	\$195,000	Tax Records
--	--	--	--	Sold	03/03/2022	\$195,000	Tax Records
06/22/2022	\$299,900	09/12/2022	\$279,900	Withdrawn	09/11/2022	\$279,900	MLS
09/12/2022	\$274,900	10/05/2022	\$269,900	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$255,000	\$255,000
<b>Sales Price</b>	\$253,000	\$253,000
<b>30 Day Price</b>	\$249,900	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property should be priced in mid-range of competing properties due to an oversupply in the market and increasing interest rates. Most weight is put on most recently sold and current competing listings due to softening of market conditions in the area and increasing days on market within the last 60 to 90 days.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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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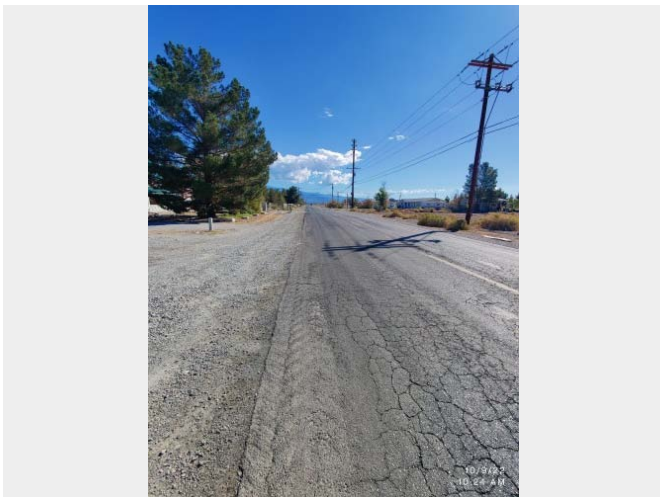
## Subject Photos



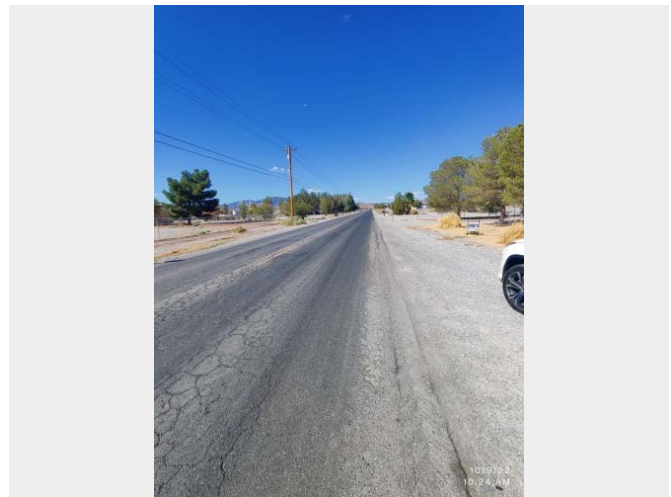
Front



Address Verification



Street



Street



Other



## Listing Photos

**L1** 3390 Ramona Ln  
Pahrump, NV 89048



Front

**L2** 3721 Mark Road  
Pahrump, NV 89060



Front

**L3** 3231 Van Ln  
Pahrump, NV 89048



Front



## Sales Photos

**S1** 2631 W Prospector Ln  
Pahrump, NV 89048



Front

**S2** 4270 Assay Lane  
Pahrump, NV 89060



Front

**S3** 2350 Schifrin St  
Pahrump, NV 89048



Front

## ClearMaps Addendum

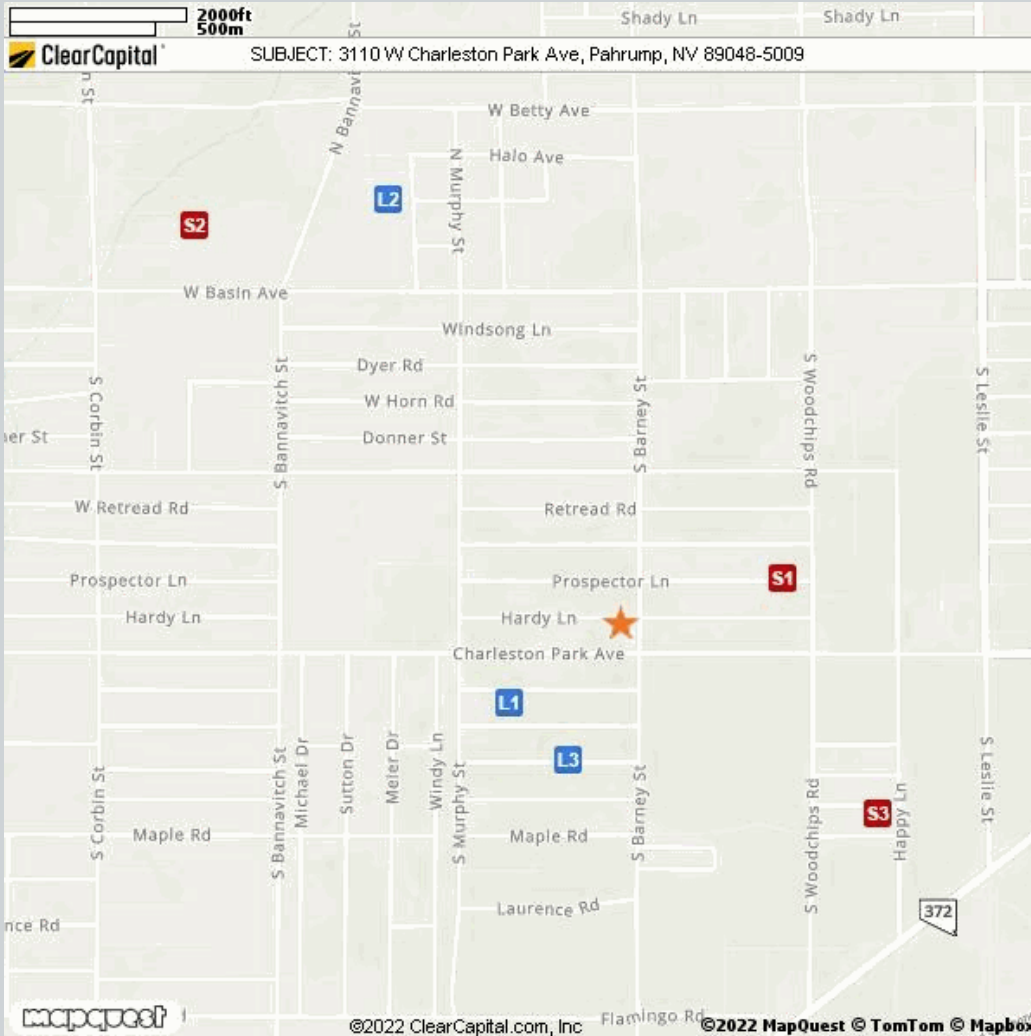
**Address** ★ 3110 W Charleston Park Avenue, Pahrump, NEVADA 89048

**Loan Number** 48527

**Suggested List** \$255,000

**Suggested Repaired** \$255,000

**Sale** \$253,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3110 W Charleston Park Avenue, Pahrump, Nevada 89048	--	Parcel Match
L1	3390 Ramona Ln, Pahrump, NV 89048	0.35 Miles <sup>1</sup>	Street Centerline Match
L2	3721 Mark Road, Pahrump, NV 89060	1.34 Miles <sup>1</sup>	Parcel Match
L3	3231 Van Ln, Pahrump, NV 89048	0.38 Miles <sup>1</sup>	Parcel Match
S1	2631 W Prospector Ln, Pahrump, NV 89048	0.49 Miles <sup>1</sup>	Parcel Match
S2	4270 Assay Lane, Pahrump, NV 89060	1.61 Miles <sup>1</sup>	Parcel Match
S3	2350 Schifrin St, Pahrump, NV 89048	0.89 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>	Angel Bothof	<b>Company/Brokerage</b>	Linda Bothof Broker
<b>License No</b>	s.0193346	<b>Address</b>	6141 Racel st Las Vegas NV 89131
<b>License Expiration</b>	04/30/2024	<b>License State</b>	NV
<b>Phone</b>	7029100249	<b>Email</b>	angelbothof@gmail.com
<b>Broker Distance to Subject</b>	47.49 miles	<b>Date Signed</b>	10/10/2022

*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.