

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	6650 Us Highway 95a S, Silver Springs, NV 89429	Order ID	8418392	Property ID	33273754
Inspection Date	09/12/2022	Date of Report	09/13/2022		
Loan Number	48612	APN	01713318		
Borrower Name	Catamount Properties 2018 LLC	County	Lyon		

Tracking IDs					
Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The subject is in good condition and was remodeled before it was listed. The subject has been updated on the exterior and interior. Superior appeal to most homes in the area. On the property, there is a 2 car carport, 3 sheds, and little landscaping. Located long HWY 95a, where there is easy access but there is also road noise.
R. E. Taxes	\$586	
Assessed Value	\$35,867	
Zoning Classification	220 - MFG converted	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes	
	(Secured with lockbox on door.)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$586	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	The subject is located in Silver Springs, which is a small, rural town at the junction of HWY 50 and 95a, near Lahontan reservoir. This area is comprised of mostly MFG homes on acreage, with little landscaping. The town lacks many modern amenities and services, but has started to grow again due to being more affordable the rest of Northern Nevada, but is still less than 25% built. The Lahontan reservoir, is currently at less than 2% capacity, due to extreme drought conditions in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$85,000 High: \$485,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6650 Us Hughway 95a S	1850 E 10th	4315 Deodar	1640 W Fir
City, State	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV
Zip Code	89429	89429	89429	89429
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.93 ¹	2.32 ¹	1.76 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$330,000	\$365,000	\$270,000
List Price \$	--	\$299,000	\$324,900	\$270,000
Original List Date		06/03/2022	05/12/2022	06/16/2022
DOM · Cumulative DOM	-- · --	102 · 102	124 · 124	89 · 89
Age (# of years)	23	28	27	24
Condition	Good	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story MFG	1 Story MFG	1 Story MFG	1 Story MFG
# Units	1	1	1	1
Living Sq. Feet	1,484	1,573	1,716	1,248
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	5.06 acres	4.77 acres	4.77 acres	5.01 acres
Other	2 sheds, sun room	cov deck, shed	2 carport, cov deck, shed	cov deck

* 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.

Current Listings - Cont.

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

- Listing 1** Inferior to the subject only due to condition. Comp is mostly well maintained and has developed landscaping and superior exterior appeal. Equal age, quality and lot size. Slightly superior location, equal amenities.
- Listing 2** Superior to the subject due to garage, and overall size. Comp is well maintained but in inferior condition. Equal quality, age, and appeal. Fully fence and similar amenities. Adjustments -10000 garage, -5000 location, -23200 sqft 20000 condition Adjusted Value: 306700
- Listing 3** Most comparable sold comp to the subject. Comp has been remodeled similar to the subject. Equal lot size, condition, appeal, age, and quality. Inferior only due to size, but had 1 car det garage. Adjustments -5000 garage, -5000 location 500 age, 23600 sqft, 2000 carport net \$16,100 Adjusted value: \$286100

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6650 Us Highway 95a S	3220 E Antelope	1720 E Antelope	1100 E Badger
City, State	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV
Zip Code	89429	89429	89429	89429
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.12 ¹	2.07 ¹	2.08 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$350,000	\$330,000	\$290,000
List Price \$	--	\$334,000	\$299,000	\$290,000
Sale Price \$	--	\$334,000	\$299,000	\$290,000
Type of Financing	--	Fha	Conv	Fha
Date of Sale	--	03/15/2022	07/21/2022	08/16/2022
DOM · Cumulative DOM	-- · --	96 · 96	67 · 67	51 · 51
Age (# of years)	23	28	31	17
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story MFG	1 Story MFG	1 Story MFG	1 Story MFG
# Units	1	1	1	1
Living Sq. Feet	1,484	1,512	1,392	1,228
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	Carport 2 Car(s)	None	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	5.06 acres	4.77 acres	4.90 acres	4.77 acres
Other	2 sheds, sun room	shed	360 sqft shed, cov deck	none
Net Adjustment	--	-\$3,300	+\$5,200	+\$9,600
Adjusted Price	--	\$330,700	\$304,200	\$299,600

* Sold 2 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** Superior to the subject only due to location. Equal condition, style, size, age, lot size, and condition. Comp has some updating and is well maintained. Comp has inferior amenities. One of most comparable comps available. Adjustments +2500 age, 2000 carport -2800 sqft, -5000 location
- Sold 2** Most comparable sold comp overall. Comp is in similar condition, has an equal size lot and similar value amenities. Comp has 360sqft workshop, cov deck, and is a similar size. Well maintained and some updating. Adjustments -5000 garage/workshop, -5000 location, 4000 age, 2000 carport, 9200 sqft
- Sold 3** Similar overall value to the subject. Comp has some updating and is in similar condition. Inferior size, but superior age, appeal, location, and has 2 car det garage. Equal quality, and views. Adjustments -3000 age, -10000 garage, -5000 location 2000 carport, 25600 sqft

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty	Welcoming home on over 5 acres, with tons of storage and outbuildings, available now, in up and coming Silver Springs. This inviting three bedroom two bathroom home features brand new stainless steel appliances and two completely reimagined bathrooms. This turnkey home is ready for new owners. Minutes from hwy 95AS & hwy 50, endless recreation opportunities at Lahontan Lake. Seller is committed to providing value for your client by covering closing costs and reducing their payment with interest rate buy downs, call now to learn more!!!!Agents please follow Covid Guidelines when showing. Home will not be sanitized between showings. Offer's will be reviewed Mon - Fri, 8 AM to 5 PM. Escrow has been selected, contact agent for details prior to submitting an offer. Per the seller's request buyer's letters and photographs will not be presented to the seller. Offers will be chosen based on their merit only. AGENTS WHEN WRITING AN OFFER PLEASE COPY PASTE THE FOLLOWING INTO THE ADDITIONAL TERMS, OTHERWISE AN ADDENDUM WILL BE NEEDED ONCE IN ESCROW, THANK YOU! "Wedgewood Homes Realty, LLC and the seller are affiliates that share common management and are ultimately owned by the same parent company. The Broker of Record has an indirect minority ownership interest in the seller of the subject property."					
Listing Agent Name	Jessica Hodges						
Listing Agent Phone	775-813-7024						
# 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
08/25/2022	\$325,000	08/29/2022	\$325,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$309,000	\$309,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$287,000	--
Comments Regarding Pricing Strategy		
The subject's suggested value is based on both the adjusted and unadjusted value of the sold and list comps. The subject is in direct competition with all the list comps, and currently only I2 and I3 are under contract. The value was heavily weighted by S2 and S3, due to being recent sales and similar condition to the subject. The subject's location along a busy highway, is the biggest detriment to value but the subject is superior condition to most of the market. The subject is currently listed and based on other comps, it is possibly overpriced. However, since it has been listed for less than 1 month, it should be kept at its current list price and adjust accordingly in response to the market.		

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



Side



Back

Subject Photos



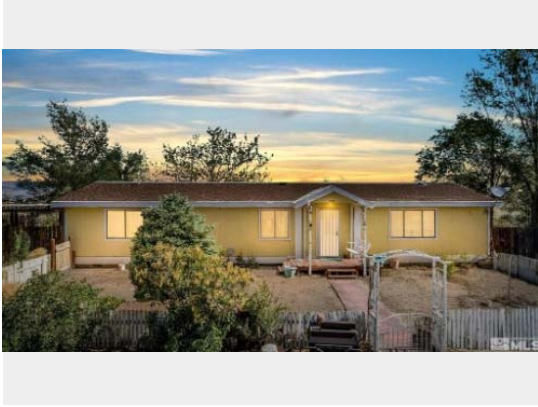
Street



Street

Listing Photos

L1 1850 e 10th
Silver Springs, NV 89429



Front

L2 4315 Deodar
Silver Springs, NV 89429



Front

L3 1640 W Fir
Silver Springs, NV 89429



Front

Sales Photos

S1 3220 E Antelope
Silver Springs, NV 89429



Front

S2 1720 E Antelope
Silver Springs, NV 89429



Front

S3 1100 E badger
Silver Springs, NV 89429



Front

ClearMaps Addendum

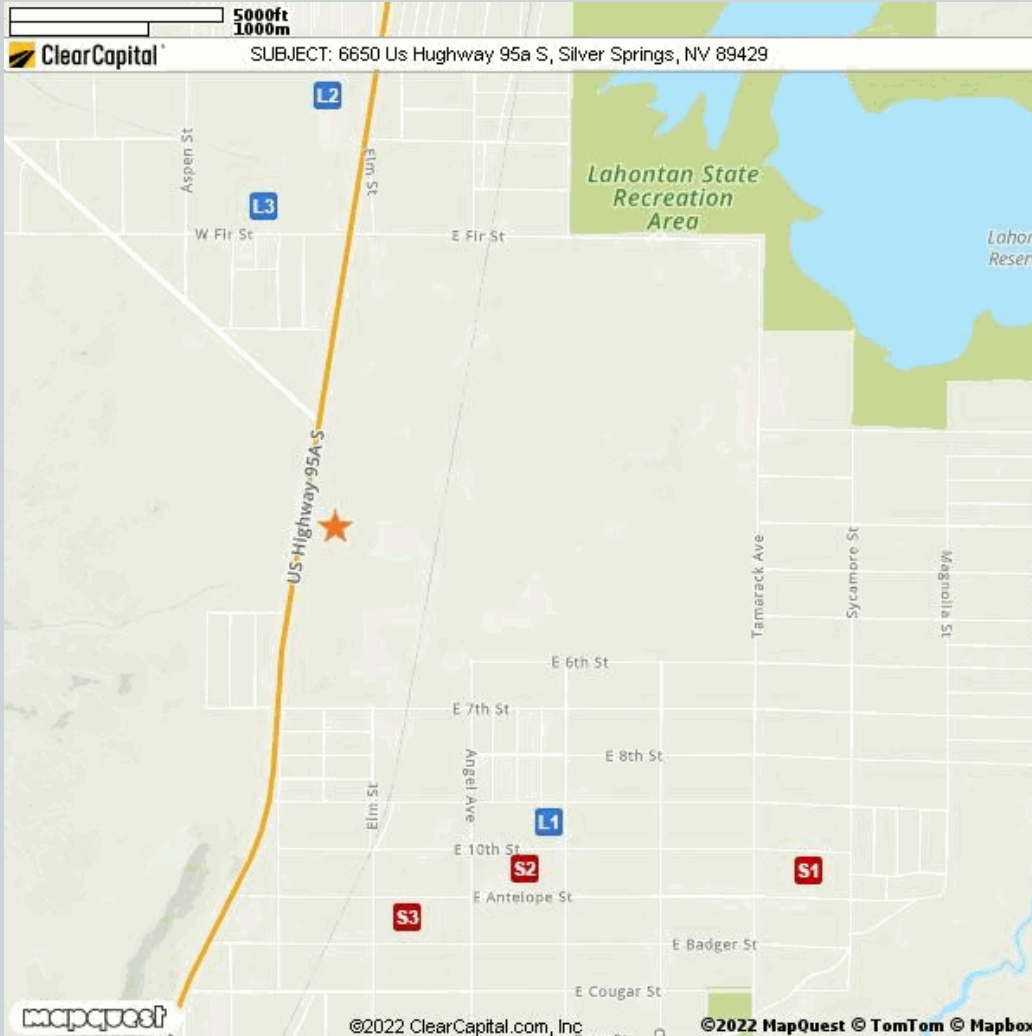
Address ★ 6650 Us Highway 95a S, Silver Springs, NV 89429

Loan Number 48612

Suggested List \$309,000

Suggested Repaired \$309,000

Sale \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6650 Us Highway 95a S, Silver Springs, NV 89429	--	Parcel Match
L1 Listing 1	1850 E 10th, Silver Springs, NV 89429	1.93 Miles ¹	Parcel Match
L2 Listing 2	4315 Deodar, Silver Springs, NV 89429	2.32 Miles ¹	Parcel Match
L3 Listing 3	1640 W Fir, Silver Springs, NV 89429	1.76 Miles ¹	Parcel Match
S1 Sold 1	3220 E Antelope, Silver Springs, NV 89429	3.12 Miles ¹	Parcel Match
S2 Sold 2	1720 E Antelope, Silver Springs, NV 89429	2.07 Miles ¹	Parcel Match
S3 Sold 3	1100 E Badger, Silver Springs, NV 89429	2.08 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.

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

Broker Name	Howard Zink	Company/Brokerage	Reno Tahoe Realty Group
License No	s.0191906	Address	4855 Warren Reno NV 89509
License Expiration	12/31/2023	License State	NV
Phone	7757413995	Email	h.zink@hotmail.com
Broker Distance to Subject	31.50 miles	Date Signed	09/13/2022

/Howard Zink/

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: **Howard Zink** ("Licensee"), **s.0191906** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Reno Tahoe Realty Group** (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: **6650 Us Highway 95a S, Silver Springs, NV 89429**
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: **September 13, 2022**

Licensee signature: **/Howard Zink/**

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.