APPRAISAL OF



Single Family Residence

LOCATED AT:

3720 Dorrington Drive Las Vegas, NV 89129-7038

FOR:

Wedgewood Inc. 2015 Manhattan Beach Blvd.-Suite 100 Redondo Beach, CA, 90278

BORROWER:

Catamount Properties 2018 LLC

AS OF:

June 6, 2022

BY:

John Stuhmer

he purpose of this summary appraisal report is Property Address 3720 Dorrington Drive			•	praisal	•	o. 323C3720	
Property Address 3720 Dorrington Drive	to provide the lender/o	client with an a	ccurate, and adequate	ly supported,	opinion of the market	value of the subje	ct property.
Troporty Address STZO DOMINGION DINE			City Las Vegas		State NV	Zip Code 89129	9-7038
Borrower Catamount Properties 2018 LLC			Catamount Properti	es 2018 LLC	County CI	ark	
Legal Description Gowan Fort Apache - Phase	5 Unit B, Plat Book	70 Page 3, Blo					
Assessor's Parcel # 138-08-222-006			Tax Year 2022	Man 22 C2	R.E. Taxes	-	
Neighborhood Name Gowan Fort Apache Occupant X Owner Tenant Vacant	Snock	al Assessments \$	Map Reference Metro I		UD HOA \$ 0	act 0032.43	per month
Property Rights Appraised X Fee Simple		er (describe)	0	۲	UD HOA \$ 0	peryear	per monu
Assignment Type Purchase Transaction	Refinance Transaction		cribe) Servicing				
Lender/Client Wedgewood Inc.			attan Beach Blvd Si	uite 100 Red	dondo Beach, CA 903	778	
Is the subject property currently offered for sale or ha							
Report data source(s) used, offering price(s), and da			multiple listing service				previous
12 months from the effective date of this re	`		<u> </u>		, ,		•
I did did not analyze the contract for sale	for the subject purchase to	ransaction. Expla	in the results of the analys	sis of the contra	act for sale or why the ana	lysis was not perforn	ned.
Contract Drice © Date of Con-		lo the property	caller the aumor of public	ropord?	Vac No Data Ca	uras (s)	
Contract Price \$ Date of Con		•	seller the owner of public		Yes No Data So	Yes No	
Is there any financial assistance (loan charges, sale		payment assistan	nce, etc.) to be paid by any	party on bena	if of the borrower?	Yes UNO	
If Yes, report the total dollar amount and describe the	a items to be paid.						
Note: Race and the racial composition of the nei	ahborhood are not appr	aisal factors					
Neighborhood Characteristics	525God are not appr		lousing Trends		One-Unit Housing	Present Lar	nd Use %
Location Urban Suburban Rura	I Property Values		<u> </u>	Declining	PRICE AGE	One-Unit	65 %
	er 25% Demand/Supply			Over Supply	\$(000) (yrs)	2-4 Unit	4 %
Growth Rapid Stable Slow	Marketing Time	Under 3 mt	_ = =	Over 6 mths		O Multi-Family	6 %
Neighborhood Boundaries Lone Mountain Roa	d to the north, Cheye			rive to the	4,200 High 4	5 Commercial	10 %
east and Cliff Shadows Pkwy to the west.					470 Pred. 2	3 Other Vacant	15 %
Neighborhood Description Located in residenti	al neighborhood on th	ne northwest a	rea of Las Vegas with	all typical/co	ommon neighborhood	I amenities close	proximity
that includes: schools, parks, greenbelts, po	olice & fire departmen	it, commercial	& professional develo	opment, etc.	Freeway access is 2	miles west to I-2	215 or 2.5
miles east to I-95. This neighborhood is app	proximately 10 miles r	northwest of de	owntown and 11-15 m	niles northwe	est of the Las Vegas	Strip & Internation	al Airport.
Market Conditions (including support for the above of	onclusions) Property	values are incr	reasing due to a lack of	of inventory a	and high demand. The	e average/mediar	n days on
the market have been under 30 days for sa	les/listings within the :	subjects marke	et area/range over the	e last year. L	ist price to sale price	ratio's are 100.52	% over the
last 90 days. The 1004mc addendum repor							
Dimensions 64.47 x 100.0	Area 6447	7 sf	Shape Mo	ostly Rectang	gular View	N;Res;Res	
Specific Zoning Classification R-CL	Zoning Des	scription Single	-Family Compact-Lot			,	
	conforming (Grandfathere		z Zoning Illegal (de		,		
Is the highest and best use of the subject property as					Yes No If No, d	escribe. The high	est & best
use is its current use "Residential" which is	physically possible, le	egally permiss	ible, financially feasib	le and maxir	numly productive for	a monetary return	١.
Utilities Public Other (describe)		Public	Other (describe)		Off-site Improvements		ic Private
Electricity X U	Water	<u> </u>	<u> </u>		Street Asphalt	<u> X </u>	<u> </u>
Gas X	Sanitary Sev	wer X			Alley None		oxdot
FEMA Special Flood Hazard Area Yes X		-	FEMA Map # 32	2003C2135F	FEMA Map	Date 11/16/2011	
Are the utilities and off-site improvements typical for		Yes No	If No, describe.				
Are there any adverse site conditions or external fact	ors (easements, encroach	nments, environm	nental conditions, land use	es, etc.)? L	Yes X No If Ye	s, describe.	
Source(s) Used for Physical Characteristics of Prope	erty Appraisal File	s XMLS	X Assessment and Tax F	Records	Prior Inspection Prior	operty Owner	
Source(s) Used for Physical Characteristics of Prope Other (describe)	erty Appraisal File	es XMLS [Assessment and Tax F		Prior Inspection Pro	operty Owner ecords	
_	erty Appraisal File			oss Living Area	· · · · · · · · · · · · · · · · · · ·		
Other (describe)			Data Source(s) for Gro	oss Living Area	County Assessors R Amenities	ecords	
Other (describe) GENERAL DESCRIPTION	GENERAL DESC	CRIPTION	Data Source(s) for Gro	oss Living Area	County Assessors R Amenities blace(s) # 1	ecords Car Storage	
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GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Uni X Existing Proposed Under Const. Design (Style) Ranch Year Built 1996 Effective Age (Yrs) 26 Appliances Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et Describe the condition of the property and data sour property was inspected by the appraiser and assumption that the interior is in average/ty, and conclusions. Are there any apparent physical deficiencies or adverage.	GENERAL DESC Concrete Slab	CRIPTION Crawl Space Finished Finished Finished Cree Tile Yes Coublepane Disposal X M A Bedr Is & walls, ther Ineeded repairs, coverage/typical ome its age, if	Data Source(s) for Gro Heating / Cooling FUA HWBB Radiant Other Fuel Gas Central Air Condition Individual Other Microwave Washer/ rooms 2.0 mal double pane wind deterioration, renovations, condition for a home this assumption were	SSS Living Area X Firep Woo X Patic X Porc hing X Pool X Fenc Othe Dothe Dryer Oth Bath(s) dows & doors remodeling, et its age. The effound to be	County Assessors R Amenities place(s) # 1	Car Storage None Car Storage None Driveway # of Ca eway Surface Concr Garage # of Ca Carport # of Ca Attached De Built-in of Gross Living Area an extraordinary the appraiser's o	ete ers 2 ers 0 tached Above Grade subject pinions

Exterior-Only Inspection Residential Appraisal Report File No. 323C3720

Property ID: 32855870

		ly offered for sale in the su					716,000	
		ct neighborhood within the		1		330,000	to \$ 830,000	
FEATURE	SUBJECT		LE SALE NO. 1			SALE NO. 2	COMPARABLE S	
3720 Dorrington Drive	/ 00400 7000	3720 Plum Bloss		9083 Claretta		0.7007	9701 Leberger Avenu	
Address Las Vegas, N\ Proximity to Subject	7 89129-7038	Las Vegas, NV 8	9129-7051	Las Vegas, N		9-7007	Las Vegas, NV 89129	9-7904
Sale Price	\$	0.12 miles NW	\$ 525,000	0.15 miles SV	\$	500,000	\$	566,000
Sale Price/Gross Liv. Area	\$ 0.00 sq	ft. \$ 249.41 sq. ft.	\$ 020,000	\$ 296.38 s		000,000	\$ 276.10 sq. ft.	000,000
Data Source(s)	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Matrix/MLS #236	7346;DOM 7	Matrix/MLS #		4;DOM 5	Matrix/MLS #239003	3;DOM 3
Verification Source(s)		Doc#202203160	001175	Doc#2022040	0800022	221	Doc#202205230001484	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPT	ION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth	0	ArmLth		0	ArmLth	
Concessions		Conv;1000	-1,000	Cash;0		0	Conv;2500	-2,500
Date of Sale/Time		s03/22;c02/22	+38,500		22	+26,000	s05/22;c04/22	+15,000
Location	N;Res;Res	N;Res;Res		N;Res;Res			A;BsyRd;	+15,000
Leasehold/Fee Simple Site	Fee Simple 6447 sf	Fee Simple 6970 sf	0	Fee Simple 6098 sf		0	Fee Simple 8276 sf	-9,000
View	N;Res;Res	N:Res:Res	0	N;Res;Res		0	N;Res;Res	-9,000
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch			DT1;Ranch	
Quality of Construction	Q3	Q3		Q3			Q3	
Actual Age	26	25	0	27		0	26	
Condition	С3	C3	-40,000	C3			С3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Baths		Total Bdrms. Baths	
Room Count	8 4 2.0	8 3 2.0	0		2.0	0	7 4 2.0	0
Gross Living Area 85	2,106 sq		q. ft. 0		87 sq. ft.	36,000	2,050 sq. ft.	0
Basement & Finished	0sf	0sf		0sf			0sf	
Rooms Below Grade Functional Utility	Average	Average		Average			Average	
Heating/Cooling	FWA/C.Air	FWA/C.Air		FWA/C.Air			FWA/C.Air	
Energy Efficient Items	Insulated/ThrmlW		<i>V</i> .	Insulated/Thr	rmlW.		Owned SolarPanels	-25,000
Garage/Carport	2ga2dw	2ga2dw		2ga2dw			2ga2dw	,
Porch/Patio/Deck	Patio/Landscaping	Patio/Landscapin	g	Patio/Landsca	aping		Patio/Landscaping	
Inground Pool	Inground Pool	None	+40,000	Inground Poo	ol		Inground Pool	
Subdivision	Gowan Fort Apacl	·		Gowan Fort A	•		Cheyenne Ridge	0
Parcel Number	138-08-222-006	138-08-223-043	0 07.500	138-08-215-0		0	138-07-612-001	0
Net Adjustment (Total)		X +	\$ 37,500	X + 1	- \$ 2.4%	62,000	+ X- \$ Net Adj1.1%	6,500
Adjusted Sale Price of Comparables		Net Adj. 7.1% Gross Adj. 22.8%	\$ 562,500	,	2.4% \$	562,000	,	559,500
	earch the sale or trans	er history of the subject pr				002,000	- 0.0007 kg/. 111170 \$	000,000
		,	.,. 9					
My research X did		r sales or transfers of the s	subject property for the th	ree years prior to	the effect	ive date of this appr	aisal.	
Data source(s) Matrix/M	•				1.1		1.	
		r sales or transfers of the o	comparable sales for the	year prior to the d	date of sai	e of the comparable	sale.	
Data source(s) Matrix/M Report the results of the res			tory of the subject prope	rty and comparah	olo caloc (r	conort additional prio	r caloc on pago 3)	
ITEM	learen and analysis or t	SUBJECT	COMPARABLE SA	· ·		PARABLE SALE NO		E SALE NO. 3
Date of Prior Sale/Transfer	05/31/202		03/01/2021		4/04/199		07/02/2020	22 07.22 1101 0
Price of Prior Sale/Transfer	\$460,000		\$348,000	\$	144,000	1	\$345,000	
Data Source(s)	County As	sessors Records	County Assessors F	Records C	County A	ssessors Record	ls County Assess	ors Records
Effective Date of Data Source	, ,	I	06/06/2022		6/06/202		06/06/2022	
Analysis of prior sale or tran							reported in the last we	
05/31/2022 for \$460,00								
reported to be on 09/20 (Opendoor Property Tr		· ·						
						·		· ·
renovations/updates done prior to being put back on the market for a profit. None of the other comparable sales or listings used in this report are reported to have any prior sales/transfers within the previous 12 months of their last sale date or effective date of this appraisal.						•	and report dre it	.,
any prior sales/transfers within the previous 12 months of their last sale date or effective date of this appraisal. Summary of Sales Comparison Approach. All sales used are the most similar to be identified that would produce the most credible indication of the subjects market					e indication of the sub			
	•	ales used are the mos	value. Comparables 1 and 2 are located in the subjects subdivision. All comparables used are located within a one mile radius of the subjects site. All sales used					
Summary of Sales Compari	son Approach. All s						ius of the subjects site	. All sales used
Summary of Sales Compari value. Comparables 1 have closed in the last	son Approach. All s and 2 are located in 90 days. All ameni	the subjects subdivisies and physical chara	ion. All comparables acteristics of the subj	used are loca ect property ar	ited with	in a one mile rad eted by the comp	parables used with no	across the
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File No. 323C3720

Exterior-Only Inspection Residential Appraisal Report

COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 **FEATURE** COMPARABLE SALE NO. 6 9700 Orourke Avenue 9512 Ballindarry Avenue 3720 Dorrington Drive 3808 Terrace Grove Street Address Las Vegas, NV 89129-7038 Las Vegas, NV 89129-6976 Las Vegas, NV 89129-7912 Las Vegas, NV 89129-7828 Proximity to Subject 0.63 miles SW 0.75 miles NW 0.55 miles NW Sale Price 621,250 473,000 580,000 244.20 sq. ft. 265.45 sq.ft. Sale Price/Gross Liv. Area 0.00 sq. ft. 230.73 sq. ft. Data Source(s) Matrix/MLS #2371764;DOM 39 Matrix/MLS #2366832;DOM 6 Matrix/MLS #2399548;DOM 10 Doc#202204260001214 Active Listing Verification Source(s) Pending Sale VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION +(-) \$ Adjustment +(-) \$ Adjustment +(-) \$ Adjustment Sale or Financing ArmLth 0 Listing Listing 0 Conv;0 Concessions 0 :0 0 :0 0 s04/22;c03/22 Date of Sale/Time +28,500 c02/22 +31,000 Active 0 N;Res;Res Location N:Res:Res A:BsyRd: +15,000 N:Res:Res Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple Site 6447 sf 8276 sf -9,000 9583 sf -16,000 6098 sf 0 View N;Res;Res N;Res;Res N;Res;Res N;Res;Res Design (Style) DT1;Ranch DT1;Ranch DT1;Ranch DT1;Ranch Ω3 Quality of Construction 030303Actual Age 27 0 25 0 24 0 26 СЗ Condition C3 C3 C3 Above Grade Total Bdrms Total Bdrms Total Bdrms Total Room Count 4 4 -20,000 4 2.0 4 8 2.0 3.0 7 0 7 2.0 0 8 Gross Living Area **85** 2,106 sq. ft. 2,544 sq. ft. -37.000 2,050 sq. ft. 0 2,185 sq. ft. 0 Basement & Finished 0sf Rooms Below Grade **Functional Utility** Average Average Average Average FWA/C.Air FWA/C.Air FWA/C.Air FWA/C.Air Heating/Cooling Energy Efficient Items Insulated/ThrmIW. Insulated/ThrmIW. Insulated/ThrmIW. Insulated/ThrmIW. Garage/Carport 2ga2dw 3ga3dw -20.000 2ga2dw 3ga3dw -20.000 Porch/Patio/Deck Patio/Landscaping Patio/Landscaping Patio/Inferior +15,000 Patio/Landscaping Inground Pool Inground Pool Inground Pool None +40,000 Inground Pool Cheyenne Ridge Canyon Meadows Subdivision Gowan Fort Apache 0 0 Cheyenne Ridge 0 138-08-222-006 138-07-714-029 0 138-07-211-027 0 138-07-511-003 Parcel Number 0 X) -**X**]-]] + 57.500 $[x]_+$ 85.000 20.000 Net Adjustment (Total) | | | Adjusted Sale Price Net Adj. -9.3% Net Adj. 18.0% Net Adj. -3.4% of Comparables Gross Adj. 18.4% 563,750 Gross Adj. 24.7% \$ 558,000 Gross Adj. 3.4% \$ 560,000 ITFM SUBJECT COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 COMPARABLE SALE NO. 6 02/14/1997 09/30/1997 Date of Prior Sale/Transfer 05/31/2022 Price of Prior Sale/Transfer \$460,000 \$570,200 \$147,936 \$164,403 County Assessors Records County Assessors Records County Assessors Records County Assessors Records Data Source(s) Effective Date of Data Source(s) 06/06/2022 06/06/2022 06/06/2022 06/06/2022 Summary of Sales Comparison Approach

${\bf Exterior \hbox{-} Only \hbox{\it Inspection} \hbox{\it Residential Appraisal Report}}$

File No. 323C3720

for a home its age with no renovations needed or recently done which would alte	r the appraisers opinion of market value.
The State of Nevada has amended chapter 645C of NAC; section 13 of this ame	endment requires that an appraisal management company disclose the following
fees to the appraiser: The appraiser performing the appraisal assignment is req	, , , , , , , , , , , , , , , , , , , ,
Total compensation to appraiser: \$335, Total compensation to AMC \$325, Total	client fee: \$660, AMC License: AMC.0000143
Comments on cost approach: The cost approach is not applicable as the physic an exterior inspection only.	al depreciation of improvements/effective age are not able to be determined by
The average/median days on market for all sales/listings of detached single fam	illy homes within the subjects market range described on the front page of the
1004 is 21/8 and 14/7 within the subjects market range; therefore, a reasonable	
under current market conditions. The definition of exposure time used was taken	n from the definitions section of the 2021-2022 version of USPAP.
The appraised value of the subject property is approximately 19% higher than the due to the subject being a 1-story home in a market segment of mostly 2-story homes with similar amenities in its market area and the subject is not considered	omes that sold with an inground pool; however, there are several one story
The sketch included in this report is provided by the Clark county assessors offi	ce
The choich included in this report to provided by the claim county accessors cin	
	E (not required by Fannie Mae)
COST APPROACH TO VALU Provide adequate information for the lender/client to replicate the below cost figures and calculal Support for the opinion of site value (summary of comparable land sales or other methods for es	ions.
Provide adequate information for the lender/client to replicate the below cost figures and calcular	ions. imating site value) Land value was concluded using both the market extraction
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 a mortgage finance transaction.

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

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. 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.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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Signature	Circultura
Nome the Other	Signature
Name John Stuhmer	Name
Company Name Stuhmer Appraisals	Company Name
Company Address 9833 Peseo Cresta Avenue	Company Address
Las Vegas, NV 89117	-
Telephone Number (702) 631-0871	
Email Address johnstuhmer7@gmail.com	Email Address
Date of Signature and Report 06/07/2022	Date of Signature
Effective Date of Appraisal 06/06/2022	State Certification #
State Certification # A.0208114-CR	or State License #
or State License #	State
or Other (describe) State #	State Expiration Date of Certification or License
State NV	-
Expiration Date of Certification or License 02/29/2024	_
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
3720 Dorrington Drive	Did not inspect exterior subject property
Las Vegas, NV 89129-7038	Did inspect exterior of subject property from street Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 560,000	-
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc.	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach BlvdSuite 100	Date of Inspection
Redondo Beach, CA 90278	-
Email Address	-

APPRAISER

Uniform Appraisal Dataset Definitions

Property ID: 32855870

File No. 323C3720

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

 $Significant\ finish\ and/or\ structural\ changes\ have\ been\ made\ that\ increase\ utility\ and\ appeal\ through\ complete\ replacement\ and/or\ expansion.$

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

Uniform Appraisal Dataset Definitions File No. 323C3720

Abbreviati	ons Used in Data Sta	ndardization Text			
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
Α	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
В	Beneficial	Location & View	ор	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
ср	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
С	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional Covered	Sale or Financing Concessions	Relo REO	Relocation Sale REO Sale	Sale or Financing Concessions
cv CrtOrd	Covered Court Ordered Sale	Garage/Carport	Res	Residential	Sale or Financing Concessions Location & View
DOM	Days On Market	Sale or Financing Concessions Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
e e	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	wo	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	W	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View
Othor Ann	raiser Defined Abbres	vietiene			
Other App Abbrev.	raiser-Defined Abbrev Full Name	viations Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
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ADDENDUM

Borrower: Catamount Properties 2018 LLC	File I	No.: 323C3720
Property Address: 3720 Dorrington Drive	Case	e No.: Property ID: 32855870
City: Las Vegas	State: NV	Zip: 89129-7038
Lender: Wedgewood Inc.		

Adjustments:

- -Sales Concessions: Sales concessions are adjusted based on a per dollar amount.
- -Gross Living Area: Differences of more than one hundred sf in size of gross living area was adjusted \$85.00 per sf, then rounded.
- -Site Size: Differences of more than one thousand sf in site size was adjusted \$5.00 per sf, then rounded.
- -Inground Pool: An inground pool required a \$40,000 adjustment.
- -Garage Count: Differences in a 3rd car garage required a \$20,000 adjustment.
- -Owned Solar Panels: Comparable 3 is superior in owned solar panels installed in 08/27/2020 that required a \$25,000 adjustment.
- -Patio/Landscaping: Comparable 5 is reported to have sold without any rear yard landscaping at all which is inferior to the site improvements noted in the satellite image of the subject property showing it to have a covered patio with full landscaping around its inground pool that warrant a \$15,000 adjustment against the subject.
- -Location: Comparable 3 is inferior in backing Gowan Road which is a 4-lane residential arterial roadway with a 35 mph speed limit and comparable 5 is inferior in backing the corner of Grand Canyon Drive/Gilmore Avenue which are 4-lane residential arterial roadways with 35-45 mph speed limits and traffic heard from the front of both of these homes during inspection that warrant a \$15,000 adjustment.
- -Condition: The condition of the subject is considered to be average/typical for a home its age with no renovations needed or recently done but periodically updated and repaired as needed for the purpose of this report. Comparables 2-6 are all reported/shown to be in average/typical condition for homes their age with no adjustments warranted. Comparable 1 has been renovated/updated in the last year with new flooring, paint, tiled wainscotting at master bath, custom hearth on fireplace, wood shutters, etc., prior to this the kitchen has been updated with white cabinetry/appliances and granite countertops. All baths have updated white cabinetry. This property also has many custom built-in features superior to what is considered typical for its market segment. The condition of this comparable is superior to what is considered average/typical for its market area with a noted impact on market value of approximately \$40,000, if information were to be provided that the subject has been renovated/updated to a similar standard/extent and quality as this or needed renovations to be considered average, this would alter the appraisers opinion of market value.
- -Date of Sale/Time: Property values are increasing due to a shortage of inventory and strong demand. The Las Vegas realtor reported the median sale price of a home in Las Vegas to have gone up 26.7% from May 2021 to May 2022. Statistical data contained in the 1004mc addendum of this report indicates an appreciation rate of 14.29% from 7-12 months ago to the last 90 days and an increase of 7.62% from 4-6 months ago to the last 90 days. All sales used in this report with a contract date over 30 days back were adjusted 14.29% measured within a distance of 228 days from the date of contract to the effective date of this report. Review of the most recent sales, pending sales and active listings also indicate this rate to be most appropriate to reflect current market conditions.

Market reactions to differences in site size within 1,000 square feet, bedroom count between 3, 4 & 5 and gross living area within 100 square feet are not significant dollar amounts, and thus, adjustments for these elements of comparison within these parameters were not made. Adjustments are the appraisers attempt to represent the markets reaction to the differences in the subject property and the comparables used in a monetary manner through match paired analysis, market research, and the opinion of the appraiser. All amenities and physical characteristics of the subject property are bracketed by the comparables used with no across the board adjustments made for any amenity or lack of in this report. A Paired sales analysis was done to conclude all adjustments made in this report.

Market Conditions Addendum to the Appraisal Report File No. 323C3720

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and cor	nditio	ns prevalent ir	i tiic su	, ,		
addendum for all appraisal reports with an effective date on or af Property Address 3720 Dorrington Drive	ter April 1, 2009.	City Las V	enae			State	NIV 7in (Codo 80	129-7038
Borrower Catamount Properties 2018 LLC		City Las v	egas			State	i niv Zipi	coue os	129-7030
Instructions: The appraiser must use the information require	ed on this form as the	basis for his/her concl	usions, and must prov	ide s	support for thos	se conc	lusions, rea	arding ho	using trends and
overall market conditions as reported in the Neighborhood section							_	-	=
analysis as indicated below. If any required data is unavailable									
provide data for the shaded areas below; if it is available, however			-						-
median, the appraiser should report the available figure and ident	-	-			-		-		
that would be used by a prospective buyer of the subject proper				is se	<u>asonal market</u>				sures, etc.
Inventory Analysis Total # of Comparable Sales (Settled)	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	\Box	Increacing		Overall Tren Stable		Declining
Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	190 31.67	88 29.33	90 30.00	H	Increasing Increasing	_=	Stable		Declining
Total # of Comparable Active Listings	11	19	27	H	Declining	$\exists \overset{\cong}{\vdash}$	Stable	\(\textbf{X}\)	
Months of Housing Supply (Total Listings/Ab.Rate)	0.35	0.65	0.90	Ħ	Declining	Π	Stable	X X	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	_			Overall Tren	ıd	
Median Comparable Sale Price	420,000	446,000	480,000	X	Increasing		Stable		Declining
Median Comparable Sales Days on Market	7	8	6		Declining		Stable		Increasing
Median Comparable List Price	419,999	490,000	520,000	M	Increasing		Stable		Declining
Median Comparable Listings Days on Market	44	25	19	Ц	Declining		Stable	<u> </u>	Increasing
Median Sale Price as % of List Price	100.02%	100.00%	100.52%	닉	Increasing		Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler			204 : :	<u>ال</u>	Declining		Stable	L	Increasing
Explain in detail the seller concessions trends for the past 12 m	_			_	-		-		
Of the 368 sales found within the subjects market are									
total transactions. Typical sales paid are between 1%	-3%; however, the	number of sellers	paying sales conc	essi	ons and the	amou	ints being	paid are	e low due to
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Are foreclosure sales (REO sales) a factor in the market?	-		the trends in listings a						1 (1 40()
Of the 395 sales/listings used for this analysis, there				ınt d	of short sales	s/tored	closures is	mınıma	al (under 1%)
having no impact on market conditions or market valu	es within the subje	ects market area/ra	inge.						
Cite data sources for above information. Matrix/MLS was the	e data source use	d to complete the	Market Conditions	Add	lendum The	sear	ch include	d detacl	hed single
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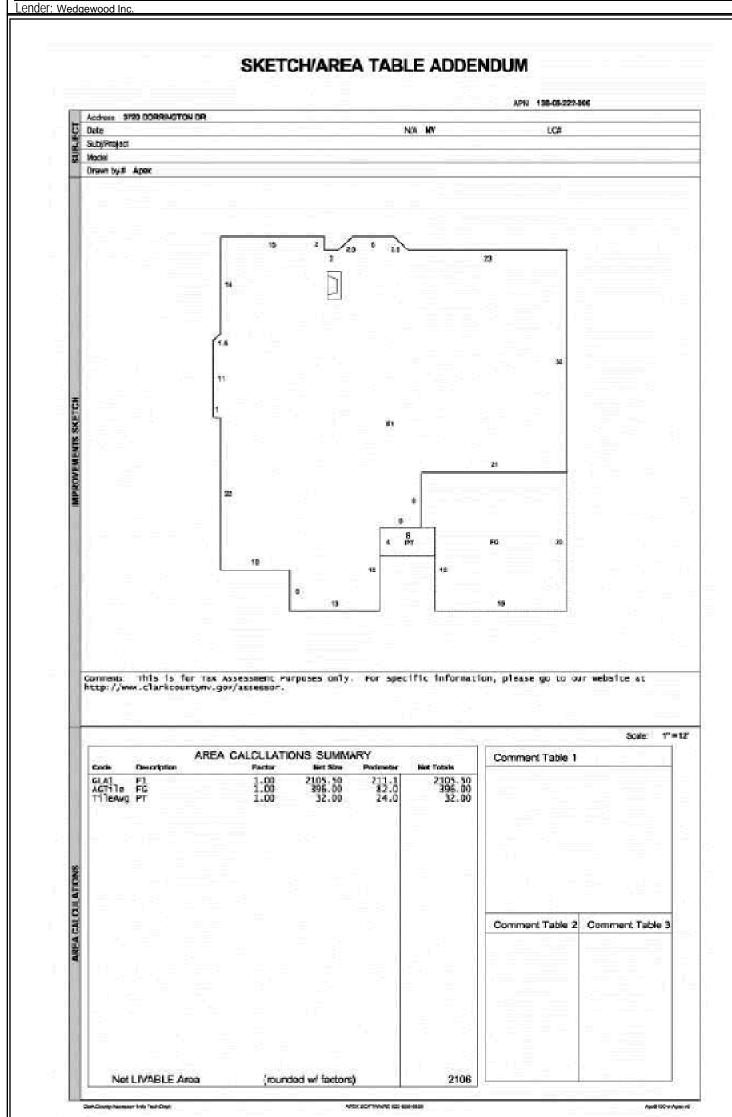
		USPAP /	ADDENDUM	File No. 323C3720
Borrowe	r: Catamount Properties 2018 LLC			
	Address: 3720 Dorrington Drive			
City:	Las Vegas	County: Clark	State: NV	Zip Code: <u>89129-7038</u>
Lender:	Wedgewood Inc.			
V DDD V	ISAL AND REPORT IDEN	TIEICATION		
		ie following USPAP reportii	ng ontion:	
	opraisal Report	A written report prepared under S	Standards Rule 2-2(a).	
□ R	estricted Appraisal Report	A written report prepared under S	Standards Rule 2-2(b).	
	onable Exposure Time			
My opin	ion of a reasonable exposure time	or the subject property at the mark	et value stated in this report is: <u>5-35 d</u>	ays
is 21/8 ar	nd 14/7 within the subjects market r	ange; therefore, a reasonable expo	•	range described on the front page of the 1004 stimated to be between 3-90 days under 22 version of USPAP.
Additi	onalCertifications			
	eve performed NO services, as an iod immediately preceding accepta		regarding the property that is the subj	ect of this report within the three-year
			arding the property that is the subject or vices are described in the comments be	
- The rep unbiased - Unless parties in - I have r - My eng - My com cause of use of th - My ana	professional analyses, opinions, a otherwise indicated, I have no presided. In the property agement in this assignment was no opensation for completing this assignance, the client, the amount of the value of appraisal.	lusions are limited only by the report and conclusions. ent or prospective interest in the protect that is the subject of this report or the contingent upon developing or represent is not contingent upon the depopinion, the attainment of a stipulate are developed, and this report has been developed.	ne parties involved with this assignment porting predetermined results. evelopment or reporting of a predetermed result, or the occurrence of a subse	and no personal interest with respect to the
- Unless - Unless name of Intended transaction Clear Ca The appr Recovery	otherwise indicated, no one provide each individual providing significant Users: The intended user is the clion, subject to the stated scope of we pital is acting as the AMC for the leaser certifies and agrees that this a	ent/lender.The intended use is to evork, purpose of the appraisal, repornder/client: Wedgewood Inc No oappraisal report was prepared in ac	all assistance to the person(s) signing the is stated elsewhere in this report). It is stated elsewhere in this report). It is the subject thing requirements of this appraisal report ther users are identified or authorized. It is coordance with the requirements of Title.	of this appraisal for a mortgage finance out form, and the Definition of Market Value. e XI of the Financial Institutions, Reform, menting regulations in effect at the time the
APPR	AISER:		SUPERVISORY APPRAISER (c	only if required):
	ure:	<u> </u>		
Signat	ure:			
	John Stuhmer			
Date S	Signed: 06/07/2022		Date Signed:	
or Stat	e license #:		or State License #:	
or Oth	er (describe):	State #:	State:	
State:	Nevada		Expiration Date of Certification o	r License:
Expira	tion Date of Certification or License ve Date of Appraisal: 06/06/2022	2 02/29/2024	Supervisory Appraiser inspection	of Subject Property:
£ttecti	ve Date of Appraisal: <u>06/06/2022</u>		שוט ש Exterior-onl	ly from street Interior and Exterior

FLOORPLAN SKETCH

 Borrower: Catamount Properties 2018 LLC
 File No.: 323C3720

 Property Address: 3720 Dorrington Drive
 Case No.: Property ID: 32855870

 City: Las Vegas
 State: NV
 Zip: 89129-7038



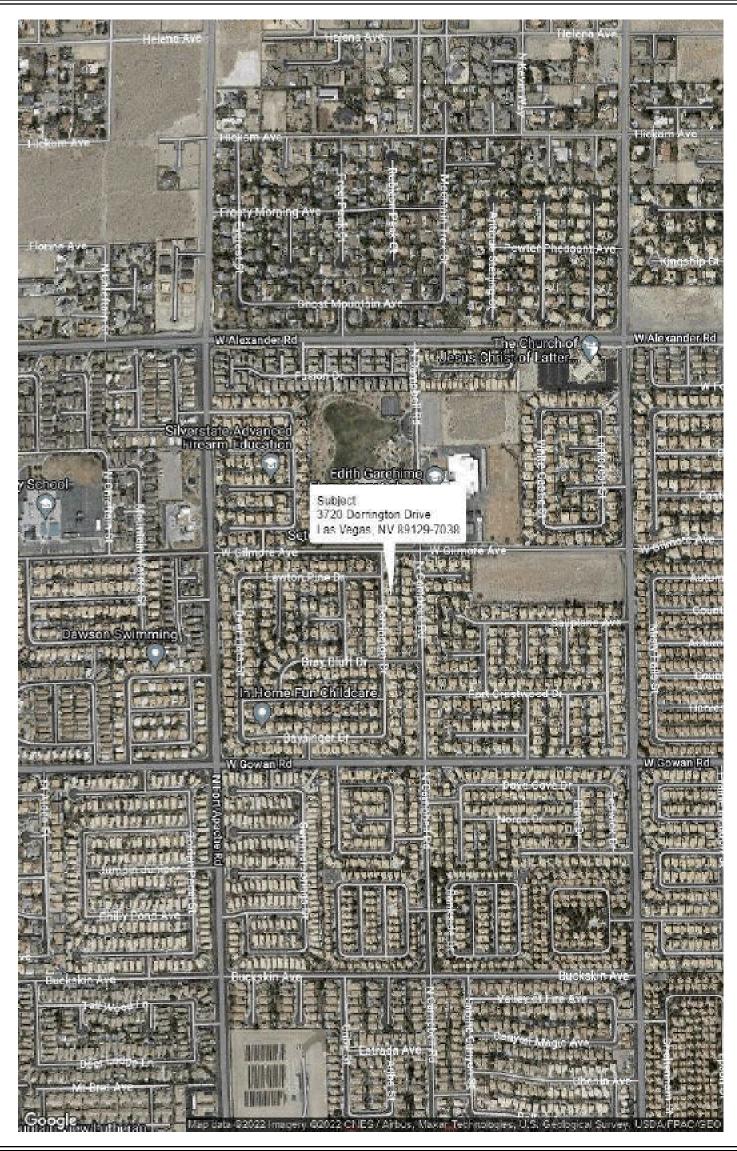
AERIAL MAP

 Borrower: Catamount Properties 2018 LLC
 File No.: 323C3720

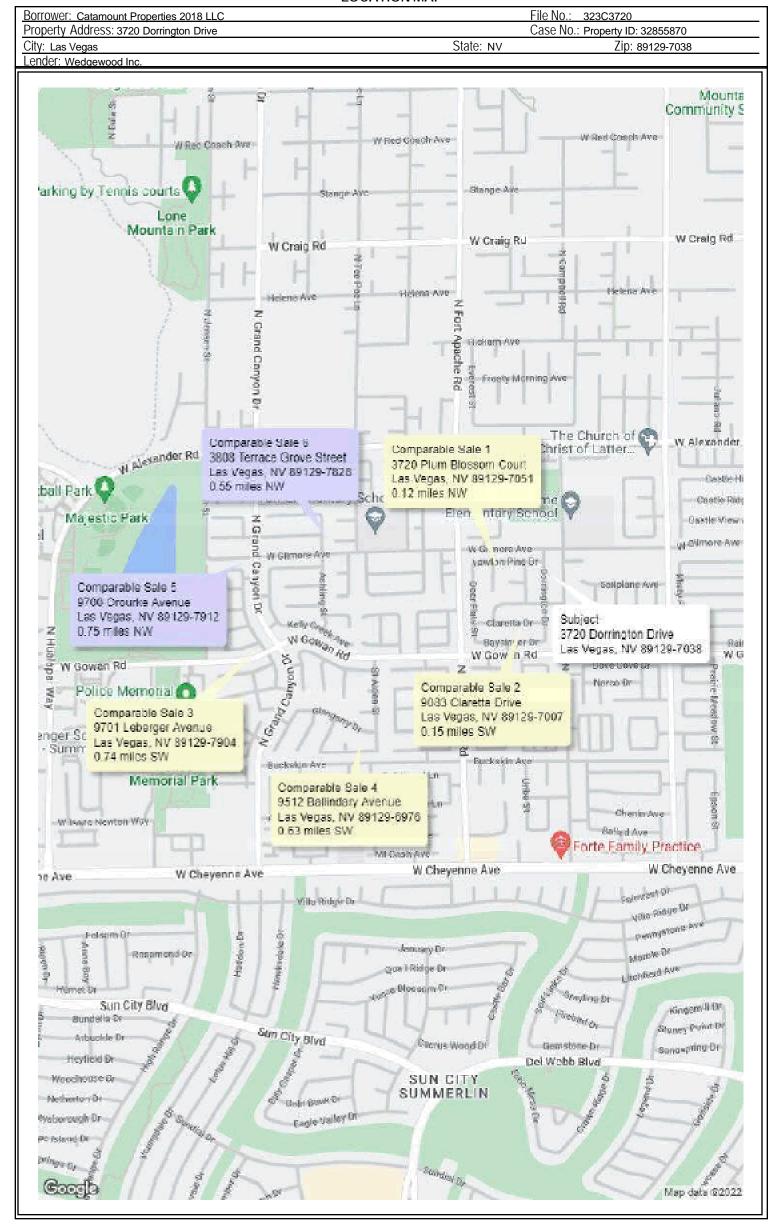
 Property Address: 3720 Dorrington Drive
 Case No.: Property ID: 32855870

 City: Las Vegas
 State: NV
 Zip: 89129-7038

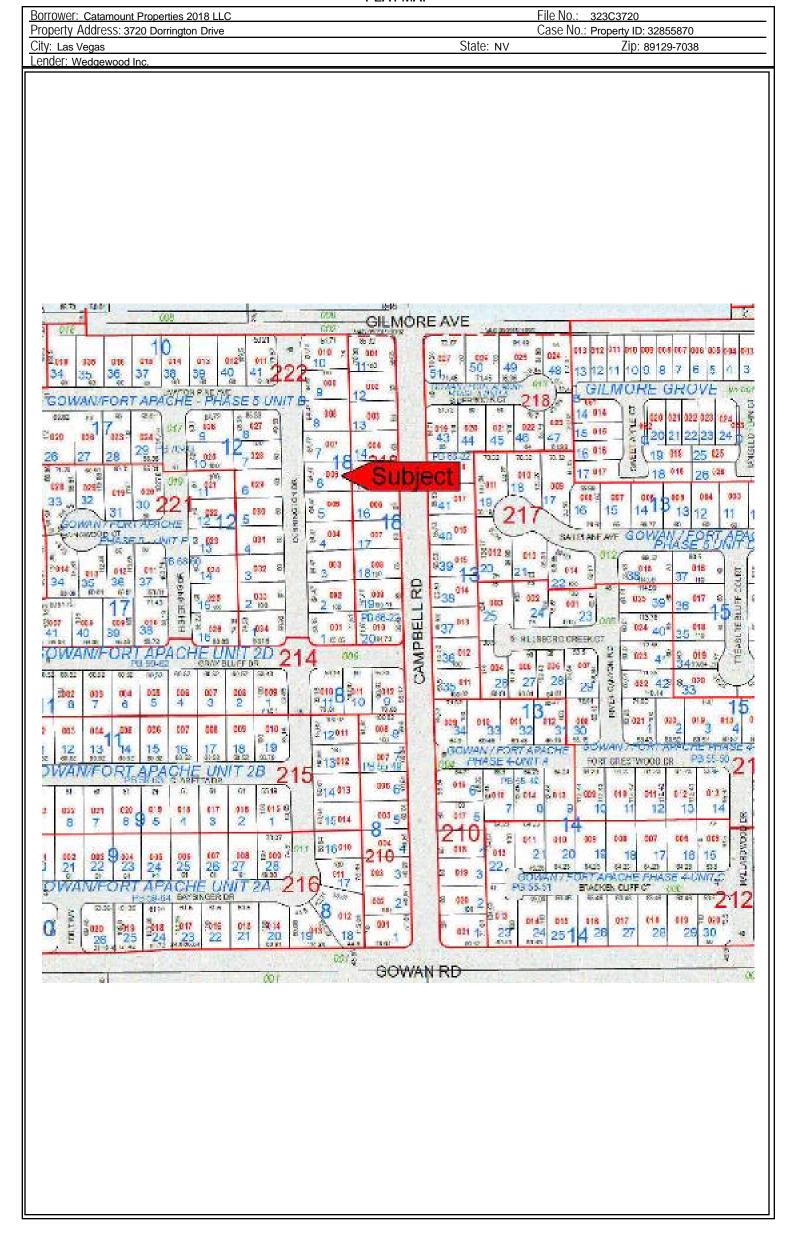
Lender: Wedgewood Inc.



LOCATION MAP



PLAT MAP



FLOOD MAP

 Borrower: Catamount Properties 2018 LLC
 File No.: 323C3720

 Property Address: 3720 Dorrington Drive
 Case No.: Property ID: 32855870

 City: Las Vegas
 State: NV
 Zip: 89129-7038

W Lama Mountain (C) Mountain Crest Park (

Bigs Solf Source Mountain Wilder Chief Chie WINOS CONCENSION wayde Parking by Tenchacourts 🔾 BOOK SAN Range Acc West Chaig Road Bapter, Chaigh W. Croning 1947 N COUNTRY W.Craig.Pd Homesch. reduce. and Gargon Dr. W. F. Heinky Minning, No. Angdom Hot of Q Subject LONE MOUNTAIN WARREND Rd 3720 DORRINGTON DR LAS VEGAS, NV 89129 tajestic Sottoall Pary 🔾 Junior High Charle Dr. THE PERSON OF S in Generalist W.Con Police Memo is Skalepari Police conset Park Charles and W.Choyson w.Asir W Cheyeone Ave Wichigannes/Ann M. Ohen N Cheymon Avo M. Chappenne Ave. 586 whor. Armeny, De Conditioner Dr. K. Bart W. Legarette Stander. REPORT F $g(p,k) \in \mathcal{M} \otimes \mathcal{M}^2$ Article in De Cell Webbillies SUMMERCIN DESERT 5-01 superior (12) Cough

FLOOD INFORMATION

Community: CITY OF LAS VEGAS

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 32003C2135F

Panel: 32003C2135

Zone: X

Lender: Wedgewood Inc

Map Date: 11-16-2011

FIP5: 32003

Source: FEMA DFIRM

LEGEND



Road View:



Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC		File No.: 323C3720
Property Address: 3720 Dorrington Drive		Case No.: Property ID: 32855870
City: Las Vegas	State: NV	Zip: 89129-7038
Lender: Wedgewood Inc.	<u> </u>	•



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 6, 2022 Appraised Value: \$ 560,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC		File No.: 323C3720
Property Address: 3720 Dorrington Drive		Case No.: Property ID: 32855870
City: Las Vegas	State: NV	Zip: 89129-7038
Lender: Wedgewood Inc.		•



COMPARABLE SALE #1

3720 Plum Blossom Court Las Vegas, NV 89129-7051 Sale Date: s03/22;c02/22 Sale Price: \$ 525,000



COMPARABLE SALE #2

9083 Claretta Drive Las Vegas, NV 89129-7007 Sale Date: s04/22;c03/22 Sale Price: \$ 500,000



COMPARABLE SALE #3

9701 Leberger Avenue Las Vegas, NV 89129-7904 Sale Date: s05/22;c04/22 Sale Price: \$ 566,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC		File No.: 323C3720
Property Address: 3720 Dorrington Drive		Case No.: Property ID: 32855870
City: Las Vegas	State: NV	Zip: 89129-7038
Lender: Wedgewood Inc.		•



COMPARABLE SALE #4

9512 Ballindarry Avenue Las Vegas, NV 89129-6976 Sale Date: s04/22;c03/22 Sale Price: \$ 621,250



COMPARABLE SALE #5

9700 Orourke Avenue Las Vegas, NV 89129-7912 Sale Date: c02/22 Sale Price: \$ 473,000



COMPARABLE SALE #6

3808 Terrace Grove Street Las Vegas, NV 89129-7828 Sale Date: Active Sale Price: \$ 580,000

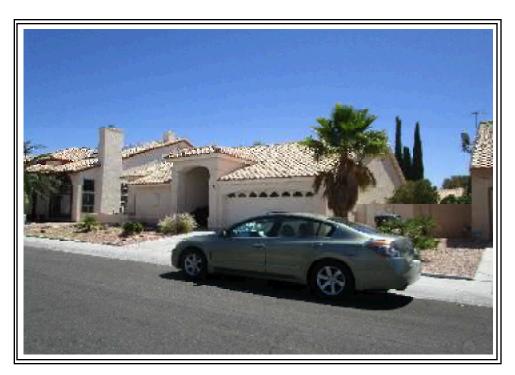
Borrower: Catamount Properties 2018 LLC		File No.: 323C3720
Property Address: 3720 Dorrington Drive		Case No.: Property ID: 32855870
City: Las Vegas	State: NV	Zip: 89129-7038
Lender: Wedgewood Inc.		•



additional street view from opposing direction



front side view



front side view

Copy of License

Borrower: Catamount Properties 2018 LLC		File No.: 323C3720		
Property Address: 3720 Dorrington Drive		Case No.: Property ID: 32855870		
City: Las Vegas	State: NV	Zip: 89129-7038		
Lender: Wedgewood Inc				

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

Certificate Number: A.0208114-CR

Expire Dute: February 29, 2024

Issue Date: January 20, 2022

myulidated.

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority voted in it by Chapter 645C of the Novada Revised Statues, has caused this Certificate to be listed with its Scal printed thereon. This certificate must be complemently displayed in place of business.

REAL ESTATE DIVISION

SHARATH CHANDRA

is duly authorized to act us a CERTIFIED RESIDENTIAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or REAL ESTATE DIVISION This is to Certify That: JOHN G STUHMER NOT TRANSFERABLE

FOR: STUTIMER APPRAISALS SEG PESEO CRESTA AVENUE LAS VEGAS, NV 89117

Borrower: Catamount Properties 2018 LLC		File No.: 323C3720		
Property Address: 3720 Dorrington Drive		Case No.: Property ID: 32855870		
City: Las Vegas	State: NV	Zip: 89129-7038		
London III				

<u> Lender: Wedgewood Inc.</u>



GENERAL STAR NATIONAL INSURANCE COMPANY
P D. Box 10080 (Atm: GSN)
STAMPORD, CONNECTICUT 06902:

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully

Policy Number: NJA360394B Renewal of Policy Number: NJA360394A

John Stuhmer

1. NAMED INSURED STREET ADDRESS 9535 Peseo Cresta Avenue NV 88117 Las Veges 2. POLICY PERIOD: 12/11/2021 Indeption Date: Expiration Date: 12/11/2022 Effective 12:01 a.m. Standard Time at the street address of the Named Insured.

3. LIMIT OF LIABILITY:

Each Claim: Aggregate: \$1,000,000 \$1,000,000 CLAIMS EXPENSES:

Each Claim:

\$1,000,000 Aggregate: \$1,000,000

4. DEDUCTIBLE Each Claim: 50 Aggregate:

RETROACTIVE DATE:

INE DATE: 12/11/2019
If a date is indicated, this Policy will not provide coverage for any Claim arising out of any act, error, emission or Personal Injury which occurred before such date

6. ANNUAL PREMIUM:

7. ENDORSEMENTS:

CADDINGEMENTS:
This Policy is made and eccepted subject to the printed conditions in the Policy logaliter with the following form(s) or endorsement(s)

AP 27 0006 10 16

AP 20 0001 08 11

AP 08 0034NV 10 20

AP 10 0001 08 11

SGN 80 0001 0710

AP 08 0004 0710

AP 00 0001 06 11 AP 04 0001 06 11 AP 04 0003 10 20

AP 04 0004 07 14 AP 04 0006 10 20 AP 04 0006 10 20 AP 04 0007 10 20 AP 06 0002 10 20 AP 21 0002 06 11 AP 27 0004 06 11 AP 01 0024NV 06 11

PRODUCER NAME: Norman-Spencer Agency LLC
 STREET ADDRESS: 9076 Washington Village Drive Dayton, OH 45459

Authorized Signature

Producer Code: 26480 Class Code: /3123 11/22/2021

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