

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>	1490 S Bridge Street, Winnemucca, NV 89445	<b>Order ID</b>	8682099	<b>Property ID</b>	34070790
<b>Inspection Date</b>	04/11/2023	<b>Date of Report</b>	04/12/2023		
<b>Loan Number</b>	49389	<b>APN</b>	000016013109		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Humboldt		

**Tracking IDs**

<b>Order Tracking ID</b>	04.03.23 BPO Citi-CS Update Request	<b>Tracking ID 1</b>	04.03.23 BPO Citi-CS Update Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> The subject appears to be in average to below average/C4 condition. The subject has some exterior deferred maintenance, as well as some minor unfinished features on the interior, based on MLS pics. There is some updating including appliances, flooring, interior paint, and some fixtures. The exterior could use paint on home and detached garage. The home is located on a corner lot with average views, and average quality. There is an enclosed patio on the back of the home, that could be converted to living space. It appears that most windows have been updating, and the roof still has useful life.
<b>R. E. Taxes</b>	\$950	
<b>Assessed Value</b>	\$26,548	
<b>Zoning Classification</b>	Residential R-1-6SFR/6000 SF LOT	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Lockbox on door)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$7,200	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$7,200	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject is located in a suburban type neighborhood, in Central Winnemucca. This area is comprised of mostly SFD ranch style homes, that were built between the early 1900's and 1970's. Most homes are maintained in a similar fashion to the subject, with some being in superior condition and some being in inferior condition. This area has close access to shopping, schools, and major roads.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$75,000 High: \$600,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1490 S Bridge Street	7 Bliss	1933 Case	206 Florence
City, State	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV
Zip Code	89445	89445	89445	89445
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	22.05 <sup>1</sup>	20.76 <sup>1</sup>	20.51 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,900	\$234,900	\$219,000
List Price \$	--	\$269,900	\$234,900	\$219,000
Original List Date		08/09/2022	04/04/2023	03/24/2023
DOM · Cumulative DOM	-- · --	246 · 246	8 · 8	19 · 19
Age (# of years)	56	44	41	51
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,296	1,260	1,008	1,004
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 1 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.22 acres	0.22 acres	0.26 acres
Other	enclosed patio,	none	shed, cov patio	cov patio

\* Listing 1 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.

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

**Listing 1** One of best comps based on size, age, style, and location. Comp has more updating and has been maintained superior. Updated roof, siding, some interior. Equal location. Most comparable overall due to lot, sqft, and garage.

**Listing 2** Inferior to the subject due to size, bath count, and garage. Comp is in average/C3 condition and is in slightly superior condition but average overall. Equal location, style, quality, views, and appeal.

**Listing 3** Most comparable list comp based on appeal, age, and condition. Minimal updating and similar exterior condition, and quality. Inferior size, bath count and garage. Equal location, style, and views.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1490 S Bridge Street	431 W Sixth	3155 Valley	334 W Fourth
<b>City, State</b>	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV
<b>Zip Code</b>	89445	89445	89445	89445
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.70 <sup>1</sup>	1.01 <sup>1</sup>	0.86 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$305,000	\$250,000	\$215,000
<b>List Price \$</b>	--	\$290,000	\$235,000	\$215,000
<b>Sale Price \$</b>	--	\$250,000	\$240,000	\$215,000
<b>Type of Financing</b>	--	Conv	Va	Cash
<b>Date of Sale</b>	--	11/10/2022	01/31/2023	02/15/2023
<b>DOM · Cumulative DOM</b>	-- · --	170 · 170	91 · 91	30 · 30
<b>Age (# of years)</b>	56	72	68	78
<b>Condition</b>	Average	Average	Average	Fair
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story ranch	1 Story bungalow	1 Story Ranch	1 Story bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,296	1,250	1,340	1,476
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	5	6	6	5
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	None
<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>	0.19 acres	0.11 acres	0.16 acres	0.14 acres
<b>Other</b>	enclosed patio,	enclosed patio	cov deck, shed	none
<b>Net Adjustment</b>	--	-\$7,400	-\$1,400	+\$12,000
<b>Adjusted Price</b>	--	\$242,600	\$238,600	\$227,000

\* 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** Similar overall to the subject, but more appealing style and superior quality. Equal views, location, style, and size. Comp has minimal updating. Similar quality, enclosed patio, det garage. Subject is very similar overall, but sold price shows this home is much more appealing than the subject, despite being very similar. Adjustments 4600 sqft, 8000 lot -10000 quality, -10000 style.
- Sold 2** Most comparable sold comp overall based on size, lot size, location, style, and appeal. Comp has minimal updating, equal style, and has det garage. Slightly superior due to size and amenities. Adjustments 3000 lot -4400 sqft,
- Sold 3** Inferior to the subject due age, lot, and condition. Equal style, appeal, location, and views. Most recent sold comp in the area. Has det garage. Adjustments 20000 condition, 5000 age, 5000 lot -18000 sqft

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Nexthome Gold Rush	Currently listed and under contract.					
<b>Listing Agent Name</b>	Janey Jacaway						
<b>Listing Agent Phone</b>	775-625-7803						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<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>
01/13/2023	\$424,900	03/30/2023	\$225,000	Pending/Contract	04/04/2023	\$225,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$245,000	\$259,000
<b>Sales Price</b>	\$238,000	\$252,000
<b>30 Day Price</b>	\$225,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject's suggested value is based heavily on the adjusted value of the sold comps, due to being a similar size, bath count, and have garages, and bracket the subject's size. The subject's listing history also played a huge factor with 3 price reductions and only recently had an accepted offer. The repaired value is based on getting a 2:1 roi on the value of the repairs. More repairs are most likely needed on the interior</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



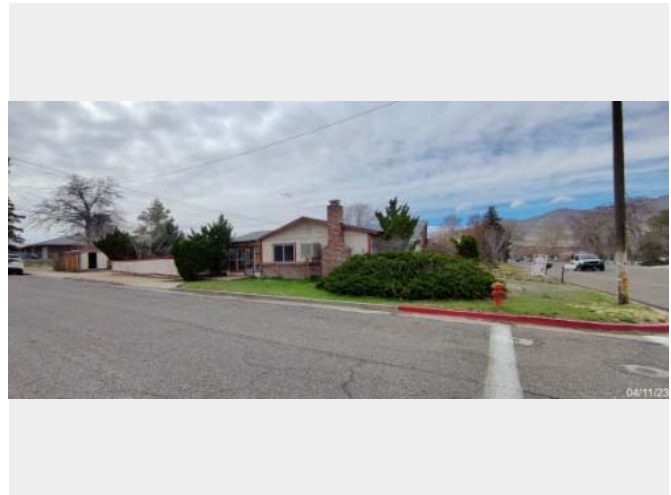
Front



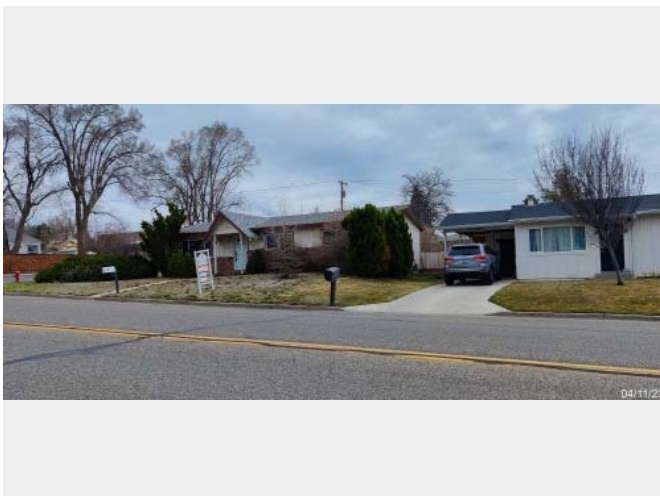
Address Verification



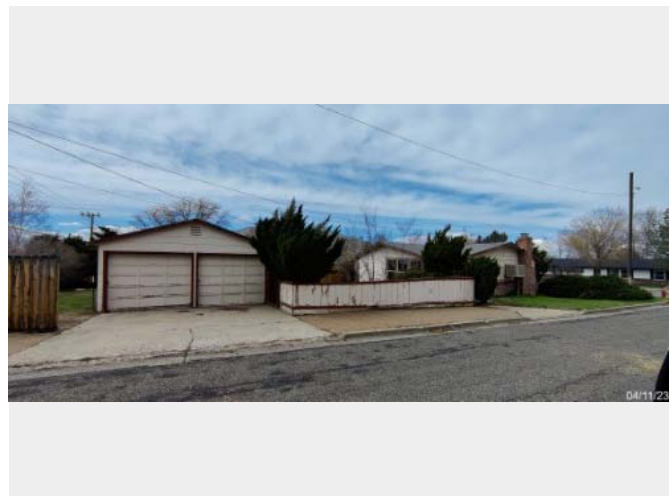
Side



Side

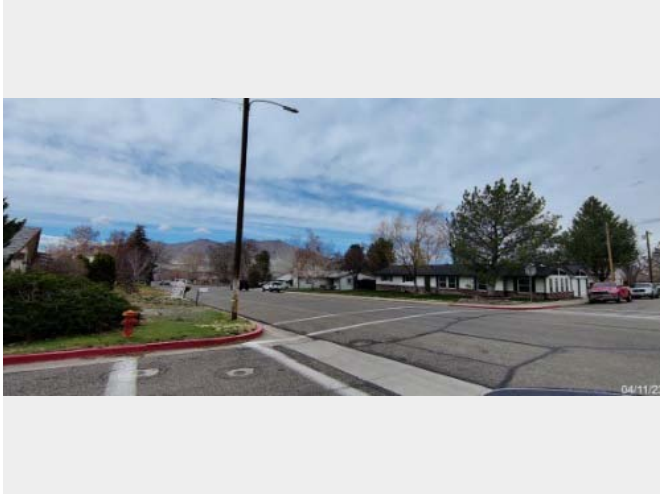


Side

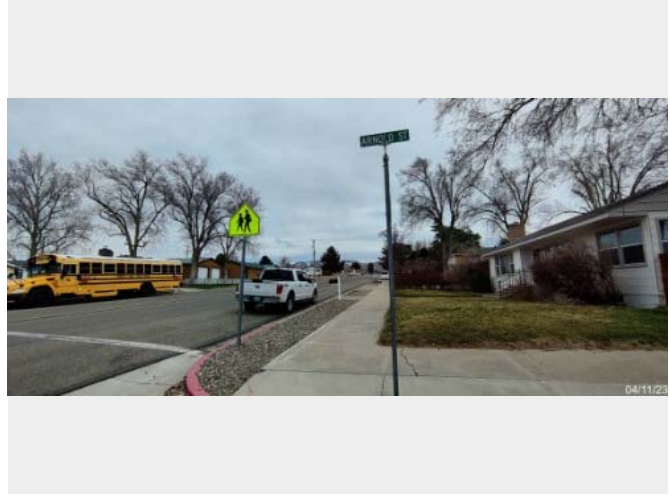


Back

## Subject Photos



Street



Street



## Listing Photos

**L1** 7 Bliss  
Winnemucca, NV 89445



Front

**L2** 1933 Case  
Winnemucca, NV 89445



Front

**L3** 206 Florence  
Winnemucca, NV 89445



Front

## Sales Photos

**S1** 431 W sixth  
Winnemucca, NV 89445



Front

**S2** 3155 Valley  
Winnemucca, NV 89445



Front

**S3** 334 W Fourth  
Winnemucca, NV 89445



Other

### ClearMaps Addendum

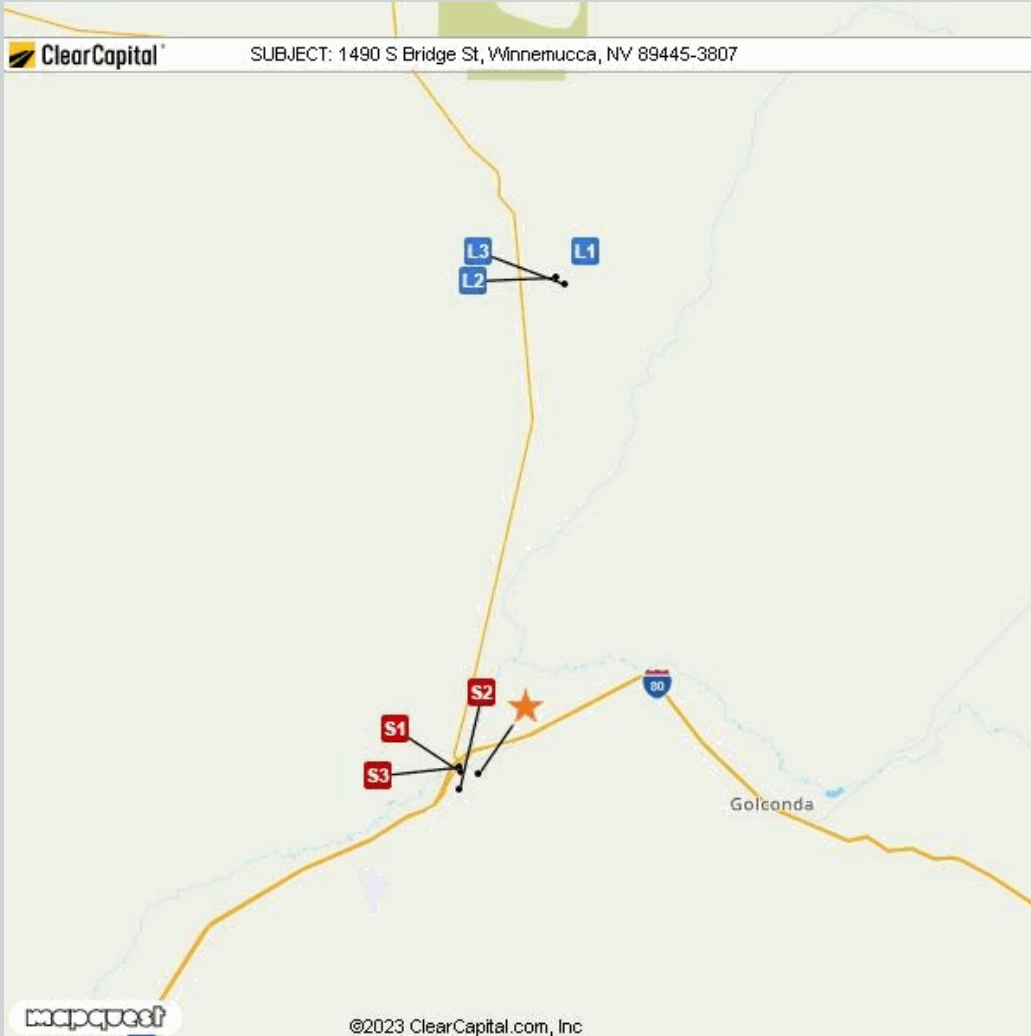
**Address** ★ 1490 S Bridge Street, Winnemucca, NV 89445

**Loan Number** 49389

**Suggested List** \$245,000

**Suggested Repaired** \$259,000

**Sale** \$238,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1490 S Bridge Street, Winnemucca, NV 89445	--	Parcel Match
L1 Listing 1	7 Bliss, Winnemucca, NV 89445	22.05 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1933 Case, Winnemucca, NV 89445	20.76 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	206 Florence, Winnemucca, NV 89445	20.51 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	431 W Sixth, Winnemucca, NV 89445	0.70 Miles <sup>1</sup>	Street Centerline Match
S2 Sold 2	3155 Valley, Winnemucca, NV 89445	1.01 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	334 W Fourth, Winnemucca, NV 89445	0.86 Miles <sup>1</sup>	Street Centerline 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.

## Report Instructions - cont.

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.

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>	Howard Zink	<b>Company/Brokerage</b>	Reno Tahoe Realty Group
<b>License No</b>	s.0191906	<b>Address</b>	4855 Warren Reno NV 89509
<b>License Expiration</b>	12/31/2023	<b>License State</b>	NV
<b>Phone</b>	7757413995	<b>Email</b>	h.zink@hotmail.com
<b>Broker Distance to Subject</b>	151.36 miles	<b>Date Signed</b>	04/12/2023

/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: **1490 S Bridge Street, Winnemucca, NV 89445**
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: **April 12, 2023**

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.