

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>	95 S Ada Street, Fallon, NV 89406	<b>Order ID</b>	8489124	<b>Property ID</b>	33490474
<b>Inspection Date</b>	11/02/2022	<b>Date of Report</b>	11/02/2022		
<b>Loan Number</b>	49653	<b>APN</b>	00153205		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Churchill		

**Tracking IDs**

<b>Order Tracking ID</b>	10.24.22 BPO Citi-CS Update	<b>Tracking ID 1</b>	10.24.22 BPO Citi-CS Update
<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 good condition and to have been recently remodeled. The exterior has been painted recently and the interior was mostly visible and also looks to be recently updated. No repairs are suggested. Minimal landscaping. Has a 1 car det. garage. Located near the downtown area and on a corner lot, with alley access.
<b>R. E. Taxes</b>	\$686	
<b>Assessed Value</b>	\$18,506	
<b>Zoning Classification</b>	Residential R2	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(lockbox on front door)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject is located in the downtown area of Fallon, near parks, schools, and close to 2 major highways. Most homes are older like the subject and have some minor deferred maintenance. This area is comprised of both SFD and commercial properties.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$97,000 High: \$562,500	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	95 S Ada Street	635 Churchill	588 Humboldt	565 E Virginia
City, State	Fallon, NV	Fallon, NV	Fallon, NV	Fallon, NV
Zip Code	89406	89406	89406	89406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 <sup>1</sup>	0.50 <sup>1</sup>	0.59 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,000	\$225,000	\$239,000
List Price \$	--	\$269,000	\$225,000	\$239,000
Original List Date		08/19/2022	10/28/2022	10/27/2022
DOM · Cumulative DOM	-- · --	75 · 75	5 · 5	6 · 6
Age (# of years)	82	85	85	79
Condition	Good	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,122	1,256	1,308	912
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	2 · 1	3 · 1
Total Room #	4	5	5	5
Garage (Style/Stalls)	Detached 1 Car	None	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	0.13 acres	0.13 acres	0.13 acres	0.10 acres
Other	none	none	cov patio	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** Superior to the subject due to bath count and size. Only inferior features is lack of garage. Equal location, views, appeal, and Quality. Comp has been updated and remodeled like the subject. Similar amenities. Most comparable list comp.

**Listing 2** Inferior to the subject based on condition, appeal, and quality from interior materials. Equal location, views, age, and style. Comp needs updating.

**Listing 3** Inferior to the subject only based on size and lot size. Comp is in good condition and has been updated in the past 5 years. Similar appeal, style, location, and quality. \$5000 seller credit is offered. Comp also has unpermitted 2nd bathroom.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	95 S Ada Street	350 S Allen	165 W D	775 W Richards
City, State	Fallon, NV	Fallon, NV	Fallon, NV	Fallon, NV
Zip Code	89406	89406	89406	89406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 <sup>1</sup>	0.40 <sup>1</sup>	0.37 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$237,000	\$280,000	\$275,000
List Price \$	--	\$234,000	\$280,000	\$275,000
Sale Price \$	--	\$234,000	\$270,000	\$267,500
Type of Financing	--	Va	Va	Conv
Date of Sale	--	06/17/2022	07/20/2022	09/15/2022
DOM · Cumulative DOM	-- · --	71 · 71	42 · 42	41 · 41
Age (# of years)	82	74	80	55
Condition	Good	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story bungalow	1 Story ranch	1 Story bungalow	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,122	1,030	1,116	1,180
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 2
Total Room #	4	4	5	5
Garage (Style/Stalls)	Detached 1 Car	Carport 1 Car	Detached 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	0.13 acres	0.21 acres	0.15 acres	0.14 acres
Other	none	enclosed porch	deck, patio, upgrades	breeseway, patio
Net Adjustment	--	+\$24,200	-\$1,400	+\$6,300
Adjusted Price	--	\$258,200	\$268,600	\$273,800

\* 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** Inferior to the subject due to condition, appeal, and lack of garage. Comp has unpermitted 352 sqft enclosed porch. Comp needs updating. Adjustments -4000 lot, -5000 enc porch, -1000 carport 20000 condition, 5000 garage, 9200 sqft
- Sold 2** Most comparable comp available to the subject based on condition, size, age, lot size, location, and garage. Superior only due to landscaping and appeal. Comp is in well maintained, remodeled condition. Adjustments -2000, amenities, -1000 lot 600 sqft
- Sold 3** Similar overall value to the subject inferior condition. Similar appeal, age, lot size, and location. Superior bath count and att garage. Comp is most recent comp sale. Adjustments 20000 condition -2000 breezeway/patio, -500 lot, -5200 sqft, -6000 bath

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject has not been listed since 2016. Looks ready to be listed.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$269,000	\$269,000
<b>Sales Price</b>	\$265,000	\$265,000
<b>30 Day Price</b>	\$245,000	--
<b>Comments Regarding Pricing Strategy</b>		
The subject's suggested value is based heavily on the adjusted value of the sold comps, due to be being very comparable to the subject in terms of size, and also bracketing the subject's value. S2 and S3 are very comparable to the subject and were heavily weighted. L1, would be the subject's biggest competition, so this comp's value was also considered.		

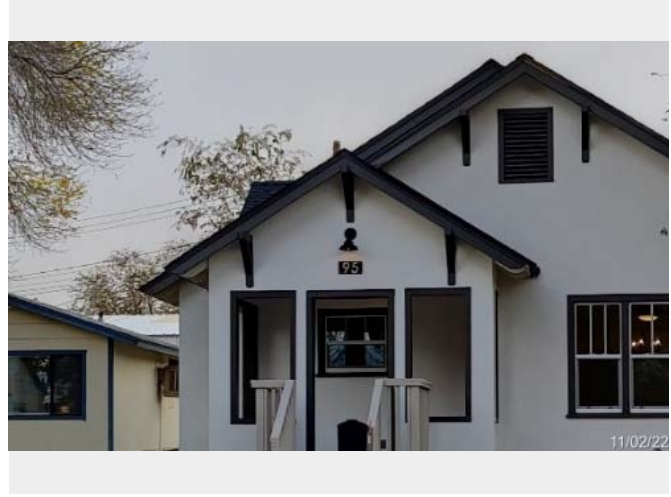
## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The subject appears to be recently renovated and to be in good condition. The broker is using comps within a mile that have sold in the past 6 months as well as one in the same condition as the subject. The broker brackets the conclusion by sold comps 1-3 as well as coming in line with the GOOD condition comp (sold comp 2). Therefor, this supports the duplicate variance. 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



Back



Street

## Subject Photos



Street



## Listing Photos

**L1** 635 Churchill  
Fallon, NV 89406



Front

**L2** 588 Humboldt  
Fallon, NV 89406



Front

**L3** 565 E Virginia  
Fallon, NV 89406



Front

## Sales Photos

**S1** 350 S Allen  
Fallon, NV 89406



Front

**S2** 165 W D  
Fallon, NV 89406



Front

**S3** 775 W Richards  
Fallon, NV 89406



Front

### ClearMaps Addendum

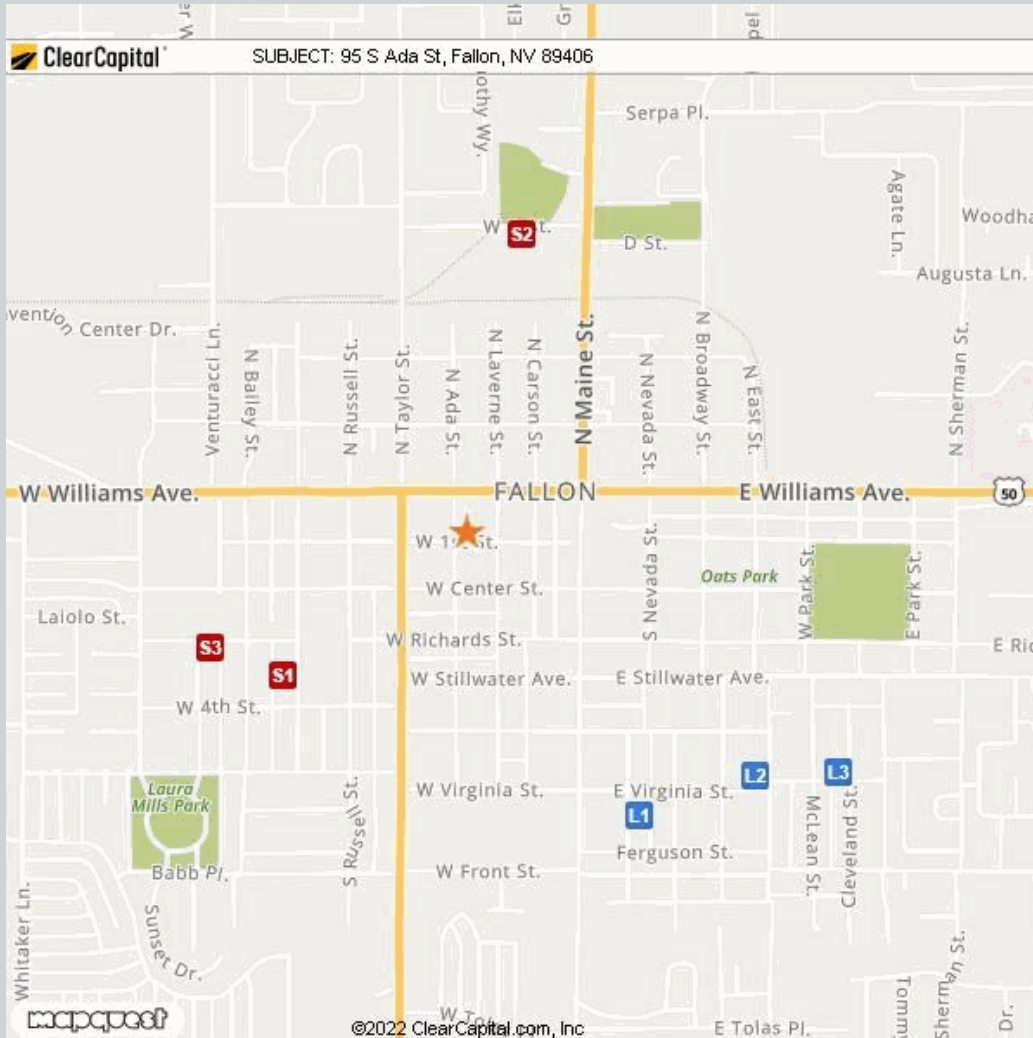
**Address** ★ 95 S Ada Street, Fallon, NV 89406

**Loan Number** 49653

**Suggested List** \$269,000

**Suggested Repaired** \$269,000

**Sale** \$265,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	95 S Ada Street, Fallon, NV 89406	--	Parcel Match
L1	635 Churchill, Fallon, NV 89406	0.44 Miles <sup>1</sup>	Parcel Match
L2	588 Humboldt, Fallon, NV 89406	0.50 Miles <sup>1</sup>	Parcel Match
L3	565 E Virginia, Fallon, NV 89406	0.59 Miles <sup>1</sup>	Parcel Match
S1	350 S Allen, Fallon, NV 89406	0.31 Miles <sup>1</sup>	Parcel Match
S2	165 W D, Fallon, NV 89406	0.40 Miles <sup>1</sup>	Parcel Match
S3	775 W Richards, Fallon, NV 89406	0.37 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

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

Form Help:

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

Comparable Requirements:

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

Standard Instructions:

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

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	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>	54.63 miles	<b>Date Signed</b>	11/02/2022

/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: **95 S Ada Street, Fallon, NV 89406**
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: **November 2, 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.