

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	10617 Gum Tree Court, Las Vegas, NV 89144	Order ID	8519198	Property ID	33553035
Inspection Date	11/16/2022	Date of Report	11/16/2022		
Loan Number	49803	APN	137-25-220-050		
Borrower Name	na	County	Clark		

Tracking IDs					
Order Tracking ID	11.15.22 CS_Citi Update	Tracking ID 1	11.15.22 CS_Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,963	Property is under renovation, workers on site. Exterior has been freshly painted with new lighting. Landscape is under rehab. Interior is under rehab (per a glance through the open front door).	
Assessed Value	\$110,979		
Zoning Classification	Single Family Res		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (workers on site.)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Summerlin North Master 702-838-5500		
Association Fees	\$50 / Month (Pool,Tennis,Greenbelt,Other: Master HOA, Parks & Rec)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Summerlin North one of the 3 sections of Summerlin master planned development. It is the first phase of Summerlin built in the 90's in the northwest sector. It is comprised of many subdivisions within "villages". 150 trails and pathways, parks, playgrounds, community centers, pools and tennis are available. Some subdivisions have an additional HOA and may be gated or community pool. Typical properties have been updated and many fully renovated. Rentals are about 20%. Commute to town is about 25 minutes on the freeway. Shopping, dining, recreation, public transportation and schools are nearby.	
Sales Prices in this Neighborhood	Low: \$525,000 High: \$575,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10617 Gum Tree Court	809 Royal Birch Ln	421 Madison Taylor Pl	420 Emerald Heights St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89144	89144	89144	89144
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.47 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$615,000	\$599,900	\$770,000
List Price \$	--	\$599,900	\$599,900	\$665,000
Original List Date		10/13/2022	11/11/2022	06/10/2022
DOM · Cumulative DOM	-- · --	34 · 34	5 · 5	159 · 159
Age (# of years)	23	24	23	22
Condition	Average	Average	Average	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	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	2,518	2,518	2,430	2,674
Bdrm · Bths · ½ Bths	5 · 3	3 · 3	5 · 3	3 · 3
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.12 acres	0.12 acres	0.13 acres
Other	--	--	--	--

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

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

Listing 1 Same subdivision/builder/model match to subject. Den and loft rather than beds 4 & 5 configuration. Interior is mostly original finishes, shuttered windows. Backyard is basic landscape. Most similar all around to subject. Seller (advertised) offering \$10K incentive for buyers rate buy down.

Listing 2 Same development. Similar size and style. Same interior buildout. Kitchen and baths have been updated with refurbished cabinets and quartz counters. Backyard is typical and similar to subject, no patio cover. Similar 2nd place to comp 1.

Listing 3 Same development. Similar size and model to subject. 2 fewer bedrooms, den and bed 1 retreat room instead. Interior is mostly upgraded original finishes. & shuttered windows and built in appliances (no refrigerator). Backyard is typical with an added on patio cover.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	10617 Gum Tree Court	11200 Plava Bonita Av	10445 Warwick Falls Ct	10233 Abano Ct
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89144	89138	89144	89134
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.51 ¹	1.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$624,999	\$575,000	\$570,000
List Price \$	--	\$574,999	\$555,000	\$530,000
Sale Price \$	--	\$574,999	\$555,000	\$525,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	08/24/2022	11/10/2022	08/22/2022
DOM · Cumulative DOM	-- · --	9 · 46	36 · 66	12 · 35
Age (# of years)	23	19	23	23
Condition	Average	Average	Average	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	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	2,518	2,424	2,409	2,276
Bdrm · Bths · ½ Bths	5 · 3	4 · 2 · 1	5 · 3	3 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.13 acres	0.12 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$8,000	-\$21,450	+\$27,200
Adjusted Price	--	\$582,999	\$533,550	\$552,200

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

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

- Sold 1** Same development, similar size and style. Loft living area rather than 5th bedroom buildout and half bath rather than full. Full length balcony in rear. Updated interior, not renovated. Backyard is fully landscaped with Koi pond and full length covered patio. Backyard is typical to neighborhood. Adjust +\$5K bedroom, -\$5K balcony/covered patio, \$+3K bath size, +\$5K garage size. Most similar due to GLA and interior finishes.
- Sold 2** Same development, similar size and model layout. Same bed/bath configuration. Interior is mostly original with some updated laminate flooring. Typical backyard landscape with full length patio cover from balcony. Adjust +\$900 GLA, -\$5K balcony, -\$17,350 seller concessions. Seller concessions are above typical for the neighborhood.
- Sold 3** Same development. Similar size and model style. 3BR and loft buildout. Half bath rather than full for 3rd bathroom. Mostly original interior finishes with some updated flooring. Backyard is typical with an added on patio cover. Adjust +\$14,200 GLA, +\$10K beds, +\$3K bath size. Considered as a comp based on comparison to other properties with much fewer similarities and further distance in last 4 months of closing.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last recorded sale 5/20/22 \$535,550, cash MLS 2391312 No other MLS or internet activity found.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/28/2022	\$525,000	--	--	Sold	05/21/2022	\$535,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$590,000	\$590,000
Sales Price	\$575,000	\$575,000
30 Day Price	\$574,000	--
Comments Regarding Pricing Strategy		
Most weight on same development of similar size and style. Subject is under rehab and considered typical to updated interiors in the neighborhood when complete. No full renovated properties were considered as comps. Median DOM is about the same for listings as closed sales at 41. Mostly conventional, some cash. I have no existing or contemplated interest in the property.		

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



Front



Front



Front



Address Verification



Address Verification

Subject Photos



Side



Side



Side



Street



Other



Other

Listing Photos

L1 809 Royal Birch LN
Las Vegas, NV 89144



Front

L2 421 Madison Taylor PL
Las Vegas, NV 89144



Front

L3 420 Emerald Heights ST
Las Vegas, NV 89144



Front

Sales Photos

S1 11200 Plava Bonita AV
Las Vegas, NV 89138



Front

S2 10445 Warwick Falls CT
Las Vegas, NV 89144



Front

S3 10233 Abano CT
Las Vegas, NV 89134



Front

ClearMaps Addendum

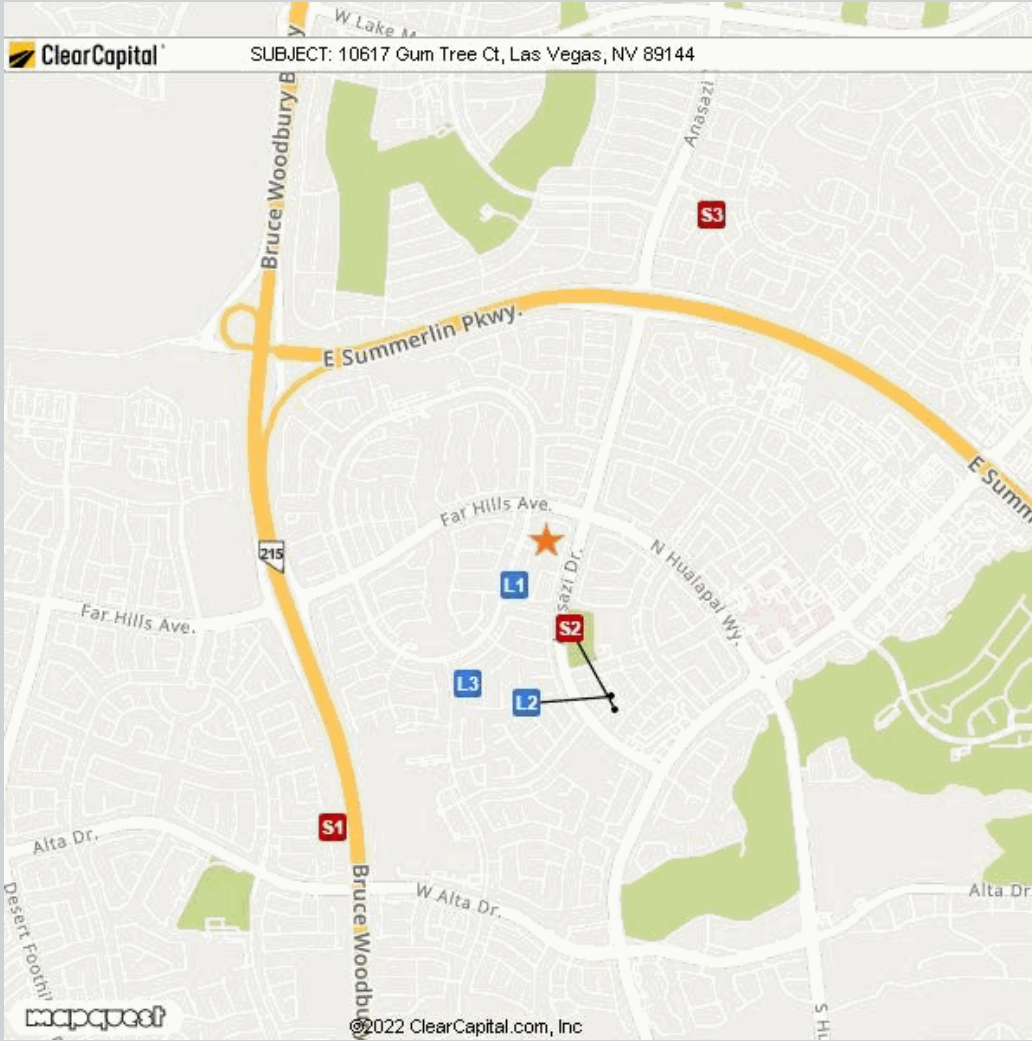
Address ★ 10617 Gum Tree Court, Las Vegas, NV 89144

Loan Number 49803

Suggested List \$590,000

Suggested Repaired \$590,000

Sale \$575,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10617 Gum Tree Court, Las Vegas, NV 89144	--	Parcel Match
L1 Listing 1	809 Royal Birch Ln, Las Vegas, NV 89144	0.15 Miles ¹	Parcel Match
L2 Listing 2	421 Madison Taylor Pl, Las Vegas, NV 89144	0.47 Miles ¹	Parcel Match
L3 Listing 3	420 Emerald Heights St, Las Vegas, NV 89144	0.45 Miles ¹	Parcel Match
S1 Sold 1	11200 Plava Bonita Av, Las Vegas, NV 89138	0.99 Miles ¹	Parcel Match
S2 Sold 2	10445 Warwick Falls Ct, Las Vegas, NV 89144	0.51 Miles ¹	Parcel Match
S3 Sold 3	10233 Abano Ct, Las Vegas, NV 89134	1.01 Miles ¹	Parcel Match

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

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

Addendum: Report Purpose

Market Approach and Market Time

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

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

Definitions:

Fair Market Price

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

Distressed Price

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

Marketing Time

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

Typical for Local Market

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

Addendum: Report Purpose - cont.

Report Instructions

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

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

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

Form Help:

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

Comparable Requirements:

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

Standard Instructions:

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

Report Instructions - cont.

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

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

Broker Information

Broker Name	Kristina Pearson	Company/Brokerage	Signature Real Estate Group
License No	S.0066424.LLC	Address	10714 Sky Meadows DR Las Vegas NV 89134
License Expiration	07/31/2024	License State	NV
Phone	7025245336	Email	go2lvh@gmail.com
Broker Distance to Subject	1.34 miles	Date Signed	11/16/2022

/Kristina Pearson/

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: **Kristina Pearson** ("Licensee"), **S.0066424.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Signature Real Estate 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: **10617 Gum Tree Court, Las Vegas, NV 89144**
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 16, 2022**

Licensee signature: /**Kristina Pearson**/

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.