

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	1274 Saint Alberts Drive, Reno, NV 89503	Order ID	8559931	Property ID	33755250
Inspection Date	12/21/2022	Date of Report	12/21/2022		
Loan Number	49882	APN	001-292-14		
Borrower Name	Catamount Properties 2018 LLC	County	Washoe		

Tracking IDs					
Order Tracking ID	12.20.22 BPO	Tracking ID 1	12.20.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments
R. E. Taxes	\$812	The subject appeared to be maintained with no visible damaged noted upon inspection. Houses in this area are maintained.
Assessed Value	\$200,135	
Zoning Classification	SF8	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (door locked)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The subject is located about 3 miles from amenities. The values in this area have dropped about 11% over the last few months due to the rise in interest rates. Appropriately priced houses are selling within 90 days.
Sales Prices in this Neighborhood	Low: \$365,000 High: \$577,000	
Market for this type of property	Decreased 11 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1274 Saint Alberts Drive	2535 Van Buren Dr	1560 Boyer Ct	865 Pennsylvania Dr
City, State	Reno, NV	Reno, NV	Reno, NV	Reno, NV
Zip Code	89503	89503	89503	89503
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.24 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,850	\$509,000	\$575,000
List Price \$	--	\$439,850	\$478,000	\$560,000
Original List Date		11/11/2022	09/18/2022	09/05/2022
DOM · Cumulative DOM	-- · --	40 · 40	94 · 94	107 · 107
Age (# of years)	51	53	46	60
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 conventional	1 Story conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	1,432	1,354	1,650	1,828
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 2	3 · 2	4 · 2
Total Room #	10	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	100%	0%	0%	100%
Basement Sq. Ft.	1,432	--	--	224
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.15 acres	.17 acres	.23 acres
Other	--	--	--	--

* Listing 3 is the most comparable listing to the subject.

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

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

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

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

Listing 1 Adjustments would be: +2500 half bath, +28,640 BGLA = +31,140 for a total \$470,990

Listing 2 Adjustments would be: +10,000 condition, -8720 AGLA, +2500 half bath, +28,640 BGLA = +32,420 for a total \$510,420

Listing 3 Adjustments would be: +900 age, -15,840 AGLA, +2500 half bath, +24,160 BGLA = +11,720 for a total \$571,720

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1274 Saint Alberts Drive	845 Rhode Island Dr	2035 Royal Drive	2215 King Edward Dr
City, State	Reno, NV	Reno, NV	Reno, NV	Reno, NV
Zip Code	89503	89503	89503	89503
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.13 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$513,000	\$550,000	\$549,900
List Price \$	--	\$513,000	\$525,000	\$525,000
Sale Price \$	--	\$513,000	\$485,000	\$520,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	11/29/2022	09/16/2022	11/30/2022
DOM · Cumulative DOM	-- · --	48 · 48	36 · 36	76 · 76
Age (# of years)	51	60	58	45
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 conventional	1 Story conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	1,432	1,296	1,529	1,450
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 2	4 · 2	4 · 2
Total Room #	10	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	1432	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.22 acres	.18 acres	.22 acres
Other	--	--	--	--
Net Adjustment	--	+\$37,480	+\$41,840	+\$30,540
Adjusted Price	--	\$550,480	\$526,840	\$550,540

* Sold 3 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.

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

Sold 1 Adjustments: +900 age, +5440 AGLA, +2500 half bath, +28,640 BGLA = +37,480

Sold 2 Adjustments: +700 age, +10,000 condition, +2500 half bath, +28,640 BGLA = +41,840

Sold 3 Adjustments: -600 age, +2500 half bath, +28,640 BGLA = +30,540

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Hodges & Associates	House sold on 05/16/2022 for \$543,000 and is currently on the market for \$544,900.					
Listing Agent Name	Jessica						
Listing Agent Phone	775-813-7024						
# 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
--	--	--	--	Sold	05/16/2022	\$544,900	Tax Records
11/10/2022	\$549,900	12/01/2022	\$544,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$550,000	\$550,000
Sales Price	\$545,000	\$545,000
30 Day Price	\$501,400	--
Comments Regarding Pricing Strategy		
Initial search was .5 miles and 6 months with no sold comps that have a basement. Extended to 12 months and still no sold comps with basements within .5 miles so there is an across the board positive adjustment.		

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Street



Street



Other



Other



Other



Other

Listing Photos

L1 2535 Van Buren Dr
Reno, NV 89503



Front

L2 1560 Boyer Ct
Reno, NV 89503



Front

L3 865 Pennsylvania Dr
Reno, NV 89503



Front

Sales Photos

S1 845 Rhode Island Dr
Reno, NV 89503



Front

S2 2035 Royal Drive
Reno, NV 89503



Front

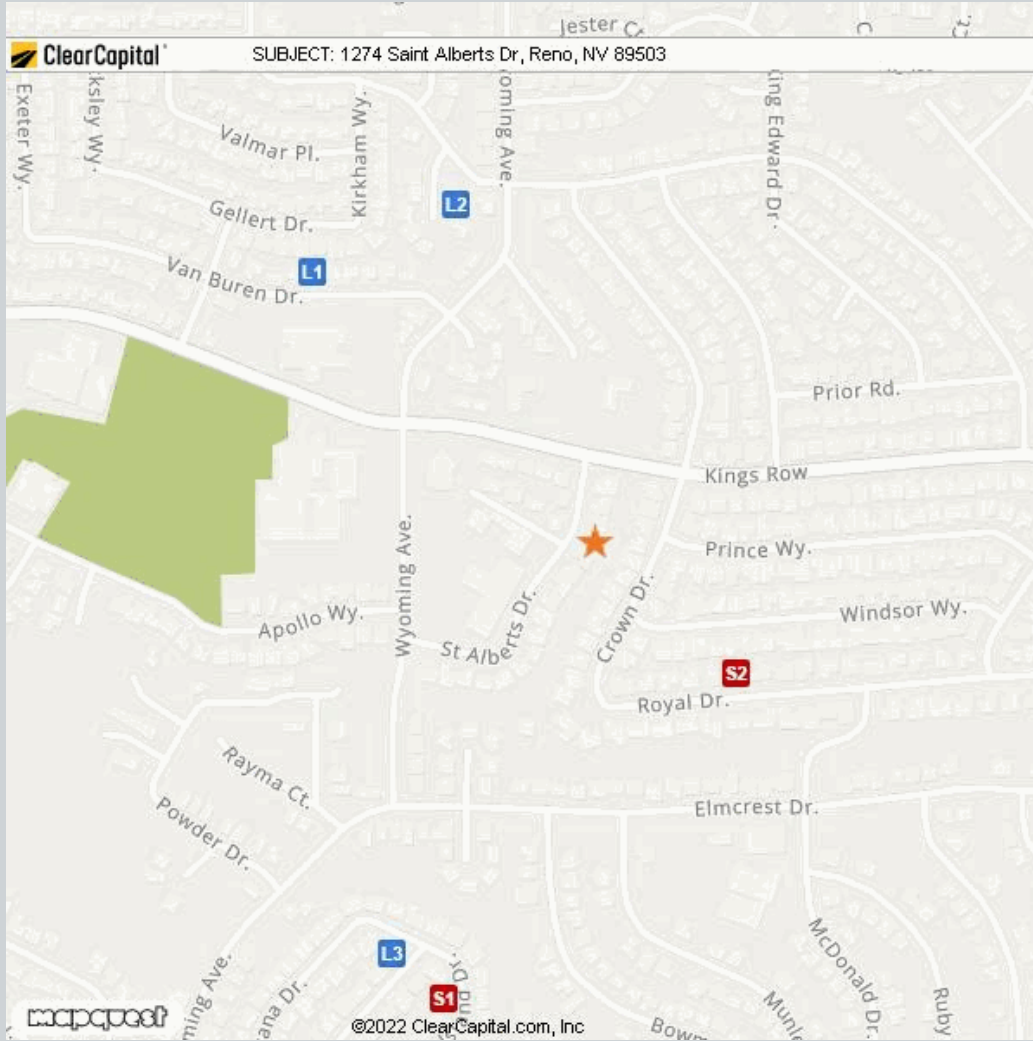
S3 2215 King Edward Dr
Reno, NV 89503



Front

ClearMaps Addendum

Address ★ 1274 Saint Alberts Drive, Reno, NV 89503
Loan Number 49882 **Suggested List** \$550,000 **Suggested Repaired** \$550,000 **Sale** \$545,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1274 Saint Alberts Drive, Reno, NV 89503	--	Parcel Match
L1 Listing 1	2535 Van Buren Dr, Reno, NV 89503	0.26 Miles ¹	Parcel Match
L2 Listing 2	1560 Boyer Ct, Reno, NV 89503	0.24 Miles ¹	Parcel Match
L3 Listing 3	865 Pennsylvania Dr, Reno, NV 89503	0.30 Miles ¹	Parcel Match
S1 Sold 1	845 Rhode Island Dr, Reno, NV 89503	0.32 Miles ¹	Parcel Match
S2 Sold 2	2035 Royal Drive, Reno, NV 89503	0.13 Miles ¹	Parcel Match
S3 Sold 3	2215 King Edward Dr, Reno, NV 89503	0.32 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	Kathleen Bray	Company/Brokerage	CalNeva Realty
License No	S.0174694	Address	3730 St Andrews Dr Reno NV 89502
License Expiration	04/30/2024	License State	NV
Phone	7752031054	Email	kathleen.bray@calnevearealty.com
Broker Distance to Subject	7.38 miles	Date Signed	12/21/2022

/Kathleen Bray/

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: **Kathleen Bray** ("Licensee"), **S.0174694** (License #) who is an active licensee in good standing.

Licensee is affiliated with **CalNeva Realty** (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: **1274 Saint Alberts Drive, Reno, NV 89503**
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: **December 21, 2022**

Licensee signature: **/Kathleen Bray/**

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.