

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	6448 Elwood Mead Avenue Unit 103, Las Vegas, NV 89156	Order ID	8860727	Property ID	34467538
Inspection Date	08/03/2023	Date of Report	08/03/2023		
Loan Number	50884	APN	140-22-618-069		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	BPO Request 08.02 Citi-CS	Tracking ID 1	BPO Request 08.02 Citi-CS		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	No damage or repair issues noted from exterior visual inspection on the date of this report. Doors, windows, roof, paint, landscaping appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a 2-story townhouse with 3 bedrooms and 2 1/2 baths. Roof is pitched concrete tile. It has no fireplace but has 2 car attached garage with entry into house. Last sold 08/29/2022 for \$265,000 by Trustee Deed. Tax records show that this property is not owner occupied. Subject property is located in the far northeastern area of Las Vegas in the Lake Mead Court subdivision. This tract is comprised of 132 townhomes which vary in living area from 1,218-1,685 square feet. Access to schools, shopping is within 1/2-1 mile and freeway entry is within 4-5 miles. Most likely buyer is first time home buyer with FHA/VA financing or investor/cash sale.
R. E. Taxes	\$1,070	
Assessed Value	\$79,939	
Zoning Classification	Residential	
Property Type	Townhouse	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Lake Mead Court 702-990-9707	
Association Fees	\$122 / Month (Pool,Greenbelt,Other: Gated entry)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	There is an oversupply of townhouse listings within a 3 mile radius of subject property. There are 15 currently listed homes in this area. All listings area fair market transactions. In the past 12 months, there have been 51 closed MLS sales in this area. This indicates a shortage of listings, assuming 90 days on market. Average days on market time was 34 days with range 0-194 days and average sale price was 99% of final list price. Currently only 4 listed townhome in Lake Mead Court. Radius expanded up to 1 mile to have townhomes similar in size, age, condition and appeal.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$130,000 High: \$296,250	
Market for this type of property	Decreased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6448 Elwood Mead Avenue Unit 103	6479 Elwood Mead Ave Unit 101	2072 Arivada Ferry Ct Unit 101	2050 Los Feliz St Unit 104
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89156	89156	89156	89156
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.08 ¹	0.83 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$259,900	\$275,000	\$289,500
List Price \$	--	\$259,900	\$275,000	\$289,500
Original List Date		03/13/2023	06/24/2023	06/13/2023
DOM · Cumulative DOM	-- · --	139 · 143	23 · 40	16 · 51
Age (# of years)	16	16	15	19
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 Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,685	1,218	1,218	1,626
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	2 · 2	3 · 2 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.02 acres	0.03 acres	0.03 acres	0.08 acres
Other	No Fireplace	No Fireplace	No Fireplace	No Fireplace

* Listing 2 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 Not under contract. Tenant occupied property, leased for \$1,300/month when listed. Identical in condition and age. It is inferior in square footage, baths, garage capacity but is slightly superior in lot size. This property is inferior to subject property.

Listing 2 Not under contract. Vacant property when listed. Identical in condition and age. It is inferior in square footage, baths, garage capacity but is slightly superior in lot size. This property is inferior to subject property.

Listing 3 Under contract, will be conventional financing. Tenant occupied property, leased for \$2,500/month when listed. Identical in bedrooms, baths, condition, garage capacity and nearly identical in age and square footage. It is superior in lot size and sold furnished. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6448 Elwood Mead Avenue Unit 103	2086 Arivada Ferry Ct Unit 101	2064 Scanlon Ferry Ct Unit 102	2086 Arivada Ferry Ct Unit 103
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89156	89156	89156	89156
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.03 ¹	0.08 ¹
Property Type	Other	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$299,000	\$300,000
List Price \$	--	\$265,000	\$299,000	\$265,000
Sale Price \$	--	\$250,000	\$296,250	\$274,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	06/06/2023	10/24/2022	05/09/2023
DOM · Cumulative DOM	-- · --	51 · 81	14 · 46	9 · 151
Age (# of years)	16	15	16	15
Condition	Average	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	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,685	1,218	1,468	1,685
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 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	0.02 acres	0.03 acres	0.02 acres	0.02 acres
Other	No Fireplace	No Fireplace	No Fireplace, Concessions	No Fireplace, Concessions
Net Adjustment	--	+\$52,600	-\$3,300	-\$14,000
Adjusted Price	--	\$302,600	\$292,950	\$260,000

* 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.

Recent Sales - Cont.

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

- Sold 1** FHA sale, no concessions Owner occupied property when listed. Identical in condition, and nearly identical in age. It is inferior in square footage adjusted 2\$100/square ofot \$47,000, baths, \$2,500, and garage capacity 44,000 but is superior in lot size adjusted 2\$5/square foot (\$2,200).
- Sold 2** Sold with conventional financing, \$5,000 in seller paid concessions. Owner occupied property when listed. Identical in bedrooms, baths, garage capacity, lot size, no fireplace and age. It is inferior in square footage adjusted @\$100/square foot \$21,700, but is superior in condition with new paint, flooring, new dishwasher, disposal, lighting (\$20,000), and seller paid concessions (\$3,300).
- Sold 3** FHA sale, \$14,000 in seller paid concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, condition, garage capacity, lot size and nearly identical in age. Seller paid concessions (\$14,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold by Trustee Sale as non MLS transaction,			
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
--	--	--	--	Sold	08/29/2022	\$265,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$289,000	\$289,000
Sales Price	\$285,000	\$285,000
30 Day Price	\$280,000	--
Comments Regarding Pricing Strategy		
Subject property should be priced near mid low range of competing listings due to declining pending sales within the past 90-120 days and declining prices. It would be expected to sell near mid range of adjusted recently closed sales with 90 days on market. It is most like Sale #3 which sold for adjusted sales price or 4260. This property was under contract within 9 days from price 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



Address Verification



Street

Listing Photos

L1 6479 Elwood Mead Ave Unit 101
Las Vegas, NV 89156



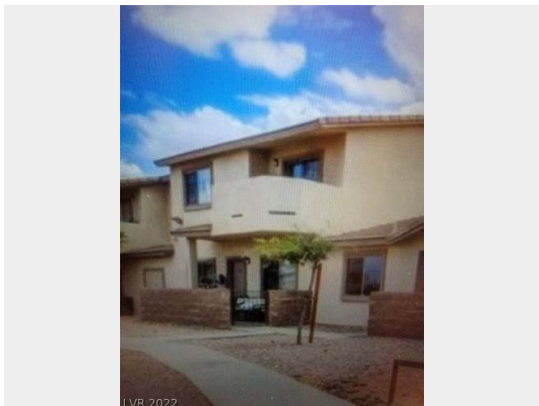
Front

L2 2072 Arivada Ferry Ct Unit 101
Las Vegas, NV 89156



Front

L3 2050 Los Feliz St Unit 104
Las Vegas, NV 89156



Front

Sales Photos

S1 2086 Arivada ferry Ct Unit 101
Las Vegas, NV 89156



Front

S2 2064 Scanlon Ferry Ct Unit 102
Las Vegas, NV 89156



Front

S3 2086 Arivada Ferry Ct Unit 103
Las Vegas, NV 89156



Front

ClearMaps Addendum

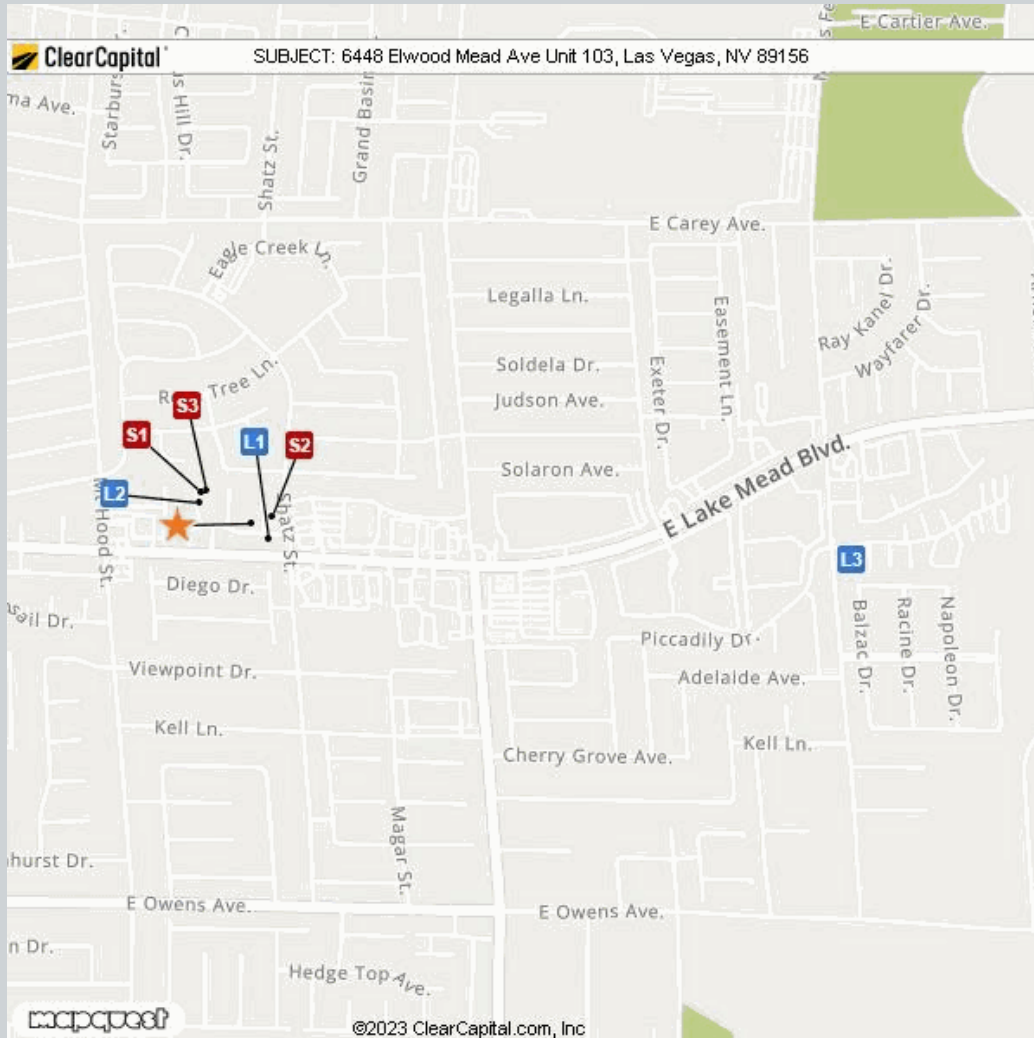
Address ★ 6448 Elwood Mead Avenue Unit 103, Las Vegas, NV 89156

Loan Number 50884

Suggested List \$289,000

Suggested Repaired \$289,000

Sale \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6448 Elwood Mead Avenue Unit 103, Las Vegas, NV 89156	--	Parcel Match
L1 Listing 1	6479 Elwood Mead Ave Unit 101, Las Vegas, NV 89156	0.03 Miles ¹	Parcel Match
L2 Listing 2	2072 Arivada Ferry Ct Unit 101, Las Vegas, NV 89156	0.08 Miles ¹	Parcel Match
L3 Listing 3	2050 Los Feliz St Unit 104, Las Vegas, NV 89156	0.83 Miles ¹	Parcel Match
S1 Sold 1	2086 Arivada Ferry Ct Unit 101, Las Vegas, NV 89156	0.08 Miles ¹	Parcel Match
S2 Sold 2	2064 Scanlon Ferry Ct Unit 102, Las Vegas, NV 89156	0.03 Miles ¹	Parcel Match
S3 Sold 3	2086 Arivada Ferry Ct Unit 103, Las Vegas, NV 89156	0.08 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	Linda Bothof	Company/Brokerage	Linda Bothof
License No	B.0056344.INDV	Address	8565 S Eastern Ave Las Vegas NV 89123
License Expiration	05/31/2024	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	12.25 miles	Date Signed	08/03/2023

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof** (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: **6448 Elwood Mead Avenue Unit 103, Las Vegas, NV 89156**
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: **August 3, 2023**

Licensee signature: **/Linda Bothof/**

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.