

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>	11466 Steponia Bay Street, Las Vegas, NV 89141	<b>Order ID</b>	8419251	<b>Property ID</b>	33275313
<b>Inspection Date</b>	09/09/2022	<b>Date of Report</b>	09/09/2022		
<b>Loan Number</b>	51157	<b>APN</b>	19105113056		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	09.08.22 BPO	<b>Tracking ID 1</b>	09.08.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	SENIORJOHNSON TUTANKHAMUN	<b>Condition Comments</b> Unable to access past gated/patrolling security, however, most homes in the sub-division and immediate area appear to be in average to good exterior condition.
<b>R. E. Taxes</b>	\$5,656	
<b>Assessed Value</b>	\$110,933	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	san niccolo 702-361-6640	
<b>Association Fees</b>	\$37 / Month (Other: gated security)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> There has been a 30 year inventory supply shortage over the last 2 years. With such an inventory supply shortage, recommended list/sale prices have quickly increased due to high property demand. However, property listings have been on the rise, but still not in line with recent Sold properties for a more stable market. Property values have risen from 30-50% (depending on the area) over the last 1-2 years per GLVAR MLS source. Mostly conventional loans are being used for financing. Subject is located near schools, shopping, casino and parks. If gated or patrolling security, I ALWAYS m...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$402800 High: \$609500	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Neighborhood Comments

There has been a 30 year inventory supply shortage over the last 2 years. With such an inventory supply shortage, recommended list/sale prices have quickly increased due to high property demand. However, property listings have been on the rise, but still not in line with recent Sold properties for a more stable market. Property values have risen from 30-50% (depending on the area) over the last 1-2 years per GLVAR MLS source. Mostly conventional loans are being used for financing. Subject is located near schools, shopping, casino and parks. If gated or patrolling security, I ALWAYS make every attempt and effort to gain entry past security, which I normally do.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	11466 Steponia Bay Street	3015 Costa Miole Dr	11662 Raveno Bianco Place	11206 Tuscolana St
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89141	89141	89141	89141
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.32 <sup>1</sup>	0.28 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$545,000	\$559,000	\$529,900
<b>List Price \$</b>	--	\$527,000	\$519,000	\$495,000
<b>Original List Date</b>		08/11/2022	08/06/2022	06/15/2022
<b>DOM · Cumulative DOM</b>	-- · --	29 · 29	34 · 34	86 · 86
<b>Age (# of years)</b>	17	17	18	19
<b>Condition</b>	Average	Average	Average	Average
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories modern	2 Stories modern	2 Stories modern	2 Stories modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,300	2,301	2,301	2,528
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 3	4 · 3	4 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
<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>	0.15 acres	0.24 acres	0.15 acres	0.11 acres
<b>Other</b>	0	0	0	0

\* Listing 2 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.

## Current Listings - Cont.

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

- Listing 1** Spacious 3 bedroom, 3 bathroom, 3 car garage home situated at the end of a cul-de-sac on PREMIUM LOT in a gated community. Upon entering you are welcomed into a large formal living/dining room with vaulted ceilings. Primary bedroom includes large walk-in closet & en-suite bath with soaking tub & walk-in shower. Plantation shutters on all windows. Updated kitchen stainless steel appliances. Granite countertops and Kohler under-mount sink in kitchen and wet bar. Separate family room & full bath on first floor. Upstairs loft features luxury executive desk. Extensive storage throughout. New A/C 2021; new water heater 2019. Easy access to the airport and Las Vegas Strip.
- Listing 2** Beautiful Southern Highlands gated upscale neighborhood. Large Lot, rear yard fully fenced and room for a pool, large area for a dog run. 3 car garage. Master bedroom has fireplace, balcony and walk in closet. Fantastic Price!!
- Listing 3** Don't miss this spacious Southern Highlands home. Neutral and move in ready, this home features formal living and dining areas plus a separate downstairs family room. This opens up to the kitchen which has a stainless steel stove, breakfast bar, nook, pantry, quartz countertops and plenty of cabinet space. This home has tons of upgrades such as rich, laminate wood flooring and ceiling fans. Upstairs the big loft area is perfect for a home office or family room. The primary bedroom has en-suite bath and huge walk in closet. The back has a large patio area. The Master planned community of Southern Highlands boasts tree lined streets, several community parks, miles of walking trails, and a warm sense of community. Don't wait to make this gorgeous home yours!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	11466 Steponia Bay Street	3370 Famiglia Dr	11266 Alga Ct	11023 Carberry Hill St
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89141	89141	89141	89141
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.25 <sup>1</sup>	0.70 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$550,000	\$495,000	\$560,000
<b>List Price \$</b>	--	\$550,000	\$490,000	\$528,500
<b>Sale Price \$</b>	--	\$510,000	\$480,000	\$528,500
<b>Type of Financing</b>	--	Cash	Conv.	Conv.
<b>Date of Sale</b>	--	07/12/2022	06/30/2022	05/26/2022
<b>DOM · Cumulative DOM</b>	-- · --	16 · 52	19 · 41	48 · 91
<b>Age (# of years)</b>	17	19	20	18
<b>Condition</b>	Average	Average	Average	Average
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories modern	2 Stories modern	2 Stories modern	2 Stories modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,300	2,528	2,490	2,350
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	5 · 3	4 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
<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>	0.15 acres	0.10 acres	0.10 acres	0.09 acres
<b>Other</b>	0	0	0	0+
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$510,000	\$480,000	\$528,500

\* Sold 1 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** Backyard boasts patio & new sod. Kitchen w/ ample cabinetry & breakfast bar open up the family room. Master suite with large walk in closet, dual sinks, separate tub and shower. Fridge, washer/ dryer included. Mountain/strip views from the upstairs master bedroom. Close to shopping, schools, park, golf course, fwy access.
- Sold 2** Great opportunity in Southern Highlands. Property features 4 ample size bedrooms, plus a den/office downstairs, large backyard and kitchen with island and breakfast bar. Family room, formal living and formal dining room. Needs new paint and carpet.
- Sold 3** Fantastic 2 story 3 bedroom, 2.5 baths move in ready home in the guard gated community of Royal Highlands. Property is located near the end of a cul-de-sac with a paver driveway in the front yard. Great floor plan with sunken living room and a large upstairs family room. fresh painting New carpet. New granites counter top, Island. Iron railings, blinds, ceiling fans and a wood deck in the backyard with desert landscape.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		not listed - last sold on 12/18/2022 for \$363,000					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$515,000	\$519,000
<b>Sales Price</b>	\$515,000	\$519,000
<b>30 Day Price</b>	\$499,999	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Property values were rising rapidly and appears to of leveled off at record high values. There is still a low inventory supply – 30 year low which lead to a high demand. The Sold and List COMPS used in this report are most similar in condition to subject based on the information I have been provided and information I have obtained from the MLS and other various resources. Any external influences or different financing does not have an impact on marketability or value unless otherwise stated in this report. Attempted to use Sold and List COMPS in subject sub-division first, if not available, then I went out up to a 1 mile radius per MLS map and up to 6 months in time. In addition, Low days on market for most of the Sold and List COMPS contributed toward the recommended list price. All COMPS used in this report are most similar in GLA, style, year built, lot size, bedroom count and location that I could locate per MLS/Tax Star and other resources. Average Days on market were calculated using the most recent sold and list COMPS within subject sub-division/area and going back 6 months in time. Any items out of criteria tolerance (used the best and only available COMPS) may or may not be due to subject similarity, type of financing used or the inventory supply shortage which has no effect on the value unless otherwise noted in BPO report. As a result, some of the information provided is estimated. As a result of this report being my subjective opinion and I am NOT a licensed appraiser there will also be no price adjustments due to many unknowns such as condition and upgrades that I cannot completely confirm. Also, if no adjustments are made then there is no possibility that it will affect overall value. For a more accurate recommended list/sale price I would suggest an interior BPO and/or full appraisal. If unable to bracket per customary procedures it's most likely a result of subject uniqueness and/or the inventory supply shortage.</p>		

## 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



Side



Street

## Listing Photos

**L1** 3015 costa miele dr  
Las Vegas, NV 89141



Front

**L2** 11662 raveno bianco place  
Las Vegas, NV 89141



Front

**L3** 11206 tuscolana st  
Las Vegas, NV 89141



Front

## Sales Photos

**S1** 3370 famiglia dr  
Las Vegas, NV 89141



Front

**S2** 11266 alga ct  
Las Vegas, NV 89141



Front

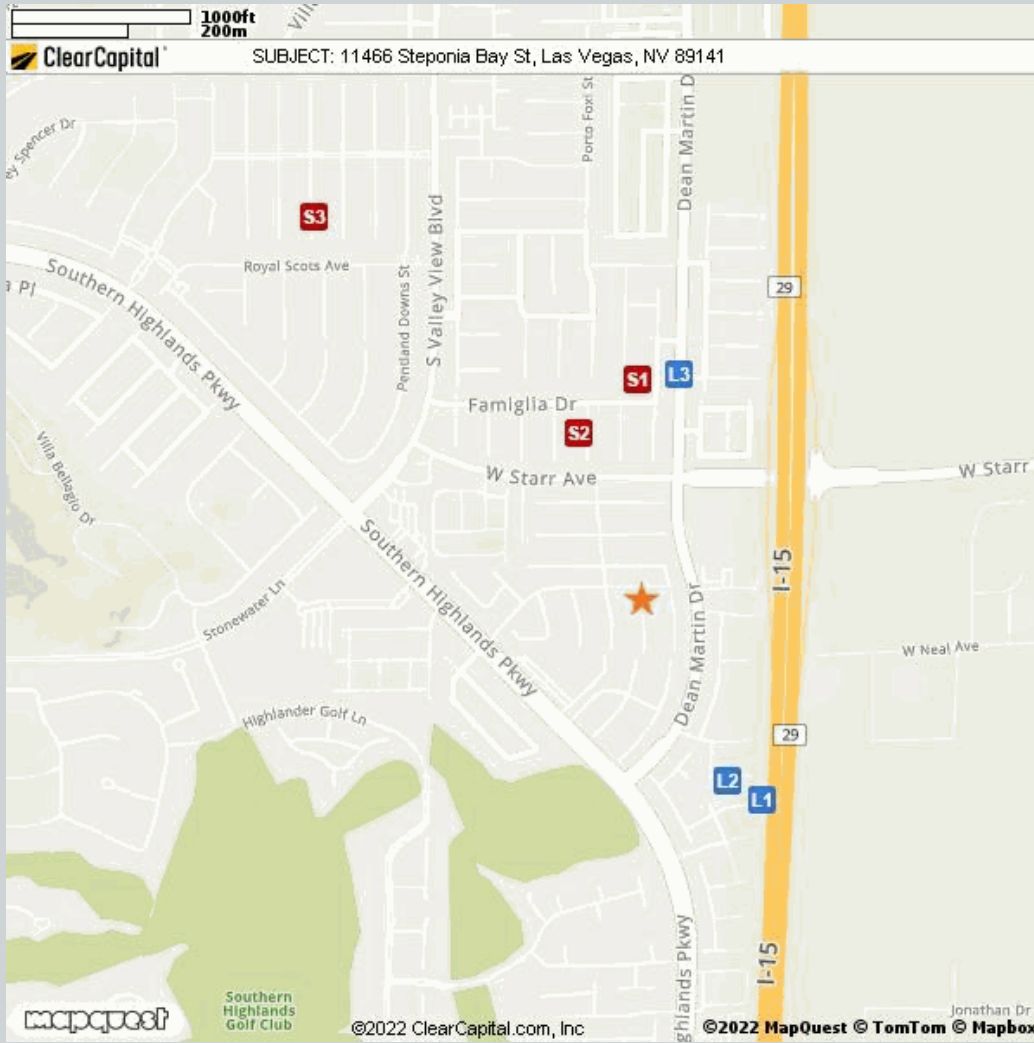
**S3** 11023 carberry hill st  
Las Vegas, NV 89141



Front

## ClearMaps Addendum

**Address** ★ 11466 Steponia Bay Street, Las Vegas, NV 89141  
**Loan Number** 51157      **Suggested List** \$515,000      **Suggested Repaired** \$519,000      **Sale** \$515,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11466 Steponia Bay Street, Las Vegas, NV 89141	--	Parcel Match
L1 Listing 1	3015 Costa Miole Dr, Las Vegas, NV 89141	0.32 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11662 Raveno Bianco Place, Las Vegas, NV 89141	0.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11206 Tuscolana St, Las Vegas, NV 89141	0.33 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3370 Famiglia Dr, Las Vegas, NV 89141	0.31 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	11266 Alga Ct, Las Vegas, NV 89141	0.25 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11023 Carberry Hill St, Las Vegas, NV 89141	0.70 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>	Todd Carlson	<b>Company/Brokerage</b>	Anchor Realty Group
<b>License No</b>	S.0068760	<b>Address</b>	275 Comfort Dr Henderson NV 89074
<b>License Expiration</b>	12/31/2022	<b>License State</b>	NV
<b>Phone</b>	7022104728	<b>Email</b>	toddcarlson@cox.net
<b>Broker Distance to Subject</b>	7.74 miles	<b>Date Signed</b>	09/09/2022

/Todd Carlson/

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: **Todd Carlson** ("Licensee"), **S.0068760** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Anchor 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: **11466 Steponia Bay Street, Las Vegas, NV 89141**
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: **September 9, 2022**

Licensee signature: **/Todd Carlson/**

**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.