

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>	3733 Westcliff Avenue, Laughlin, NV 89029	<b>Order ID</b>	8547380	<b>Property ID</b>	33722103
<b>Inspection Date</b>	12/11/2022	<b>Date of Report</b>	12/11/2022		
<b>Loan Number</b>	51573	<b>APN</b>	26428310004		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	12.09.22 Missing Assets	<b>Tracking ID 1</b>	12.09.22 Missing Assets		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC,	Subject property typical for the neighborhood. No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in good condition for age and area. Neighborhood is free and clear of damage. No effect on the subject's value and marketability.
<b>R. E. Taxes</b>	\$2,669	
<b>Assessed Value</b>	\$101,392	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	In the subject's subdivision there are 3 homes for sale, 0 under contract, 2 homes sold in the last 90 days. Average days on Market 92 days. No REO or short sale properties in subdivision.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$203981 High: \$507600	
<b>Market for this type of property</b>	Increased 20 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	3733 Westcliff Avenue	2345 Cottage View Ct	3708 Cottage Canyon St	3519 Cottage Canyon St
<b>City, State</b>	Laughlin, NV	Laughlin, NV	Laughlin, NV	Laughlin, NV
<b>Zip Code</b>	89029	89029	89029	89029
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.10 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$505,000	\$575,000	\$498,500
<b>List Price \$</b>	--	\$499,999	\$529,990	\$485,000
<b>Original List Date</b>		09/30/2022	08/02/2022	05/22/2022
<b>DOM · Cumulative DOM</b>	-- · --	71 · 72	130 · 131	202 · 203
<b>Age (# of years)</b>	29	20	19	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>	1 Story Other	1 Story Other	1 Story Other	1 Story Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,217	1,952	2,444	1,942
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	5	3	3	3
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 4 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>	Pool - Yes Spa - Yes	--	--	--
<b>Lot Size</b>	0.18 acres	0.25 acres	0.19 acres	0.17 acres
<b>Other</b>	--	--	--	--

\* 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** Superior in lot size, age. Inferior in square footage, pool, spa. Identical in bedrooms, bathrooms, garage stalls. Move in ready!!!! This beautiful home sits on a quarter acre. It features an open and split floor plan, casual dining area, formal dining area, breakfast bar, kitchen island, large utility room with sink and storage. Master bedroom with sliding glass door to the back yard, master bath features a sky light, dual vanity, garden tub, walk in shower and walk in closet. Low maintenance and fully fenced back yard, covered patio with fans and enough room for a pool. This amazing property also has an RV garage in addition to a 2 car garage. Located in a cul de sac with great curb appeal
- Listing 2** Superior in age, square footage, bedrooms. Inferior pool, spa. Identical in bathrooms, garage stalls. Similar in lot size. Moments from the banks of the Colorado and reopening marina, the Cottage Hill community offers the finest location, neighborhood and homes Laughlin has to offer. Built with a semi custom feel this great room centered floor plan has the must have RV parking off a very approachable corner lot, nearly 2500 sq ft of single level, four bedrooms, two full baths and a massive expanded master that allows for any lifestyle use. Countless upgrades from the original owner, seller has improved every corner of this larger and hard to find home in Laughlin. With a full stucco covered patio and ornate covered entry this home has that river luxury that Laughlin pricing still makes obtainable. Concerts, gaming, dining and Colorado water sports less than three miles away. Welcome to Laughlin; feel free to stay on vacation.
- Listing 3** Superior in age, garage stalls. Inferior in pool, spa, square footage. Identical in bedrooms, bathrooms. Similar in lot size. Beautiful 3 bedroom 2 bath home with private backyard abutting BLM land. Nonsmoking home, 2-car garage and pull through RV garage with storage loft above. Open floor plan with custom shelves and surround sound system in the living/dining area included. Two guest bedrooms and bath are entirely separate from the Master suite. Master bath has two separate sinks w/vanities, soaking tub, oversized shower and a walk-in closet with ample storage including built-in shelving and drawers. The property is being sold semi-furnished or non-furnished, at Buyer's sole discretion and includes the washer/dryer, fridge and other appliances, extensive security system with cameras, Nest thermostat, MYQ garage door app for 2-car garage only and LED fixtures and bulbs throughout the home and irrigation system.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3733 Westcliff Avenue	3587 Cottage Wood St	3441 Cottage Thistle Dr	3711 Westcliff Ave
<b>City, State</b>	Laughlin, NV	Laughlin, NV	Laughlin, NV	Laughlin, NV
<b>Zip Code</b>	89029	89029	89029	89029
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.26 <sup>1</sup>	0.46 <sup>1</sup>	0.03 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$519,000	\$385,000	\$314,900
<b>List Price \$</b>	--	\$519,000	\$385,000	\$314,900
<b>Sale Price \$</b>	--	\$519,000	\$370,000	\$300,000
<b>Type of Financing</b>	--	Cash	Cash	Cash
<b>Date of Sale</b>	--	09/26/2022	11/10/2022	11/28/2022
<b>DOM · Cumulative DOM</b>	-- · --	84 · 84	62 · 62	66 · 66
<b>Age (# of years)</b>	29	20	16	34
<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>	1 Story Other	1 Story Other	1 Story Other	1 Story Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,217	2,200	1,942	1,788
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	5	7	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 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>	Pool - Yes Spa - Yes	Pool - Yes	--	--
<b>Lot Size</b>	0.18 acres	.20 acres	0.21 acres	0.18 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$12	+\$73,525	+\$93,072
<b>Adjusted Price</b>	--	\$519,012	\$443,525	\$393,072

\* 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** Superior in lot size, bathrooms, garage stalls, age. Inferior in spa, square footage. Identical in bedrooms. SC1 adj. \$4,012 inferior sq ft. (\$236 sq ft), - \$4,000 superior garage stalls, \$5,000 inferior spa, -\$5,000 superior bathrooms Inground Pool with cool decking, coved back patio and built-in bbq for your family enjoyment!! Single story Cottage Hill Home, NO HOA, 3 car garage, single side 30ft. deep. 2200 sqft 3 bedrooms 2.5 baths, family room and living room. Kitchen with solid surface counter tops, island, breakfast bar, gas stove, recessed lighting and stainless steel appliances. Tile flooring, carpet in living room and bedrooms, ceiling fans throughout. Master bathroom with dual sinks, large walk in closet, separate tub and shower. Easy to care desert landscaping. AC/Heater and water heater replaced first part of 2021. Exterior and perimeter repainted two years ago. Solar panels installed and paid, monthly electric bill \$13.20 summer or winter. Furniture is negotiable.
- Sold 2** Superior in lot size, age, garage stalls. Inferior in pool, spa, square footage. Identical in bedrooms, bathrooms. SC2 adj. \$52,525 inferior sq ft. (\$191 sq ft), - \$4,000 superior garage stalls, \$25,000 inferior pool/spa No HOA, Located in Cottage Hill! Ready to Move INTO. New carpet, freshly repainted. Single story, Open floorplan, 3 bedrooms, 2 baths good size living room. Kitchen with solid surface Corian style countertops, island, brand new stainless steel appliances, breakfast bar and pantry. Master suite with mirror walk-in closet, double sinks, separate tub and shower.
- Sold 3** Inferior in pool, spa, age, square footage. Identical in bedrooms, bathrooms, lot size. Superior in garage stalls. SC3 adj. \$72,072 inferior sq ft. (\$168 sq ft), - \$4,000 superior garage stalls, \$25,000 inferior pool/spa Need a great garage with tons of room for toys or hobbies? Check out this garage, and the attached single level 3 bedroom 2 bath home with boat-deep 3 car garage in prestigious Laughlin Estates! Terrific open floorplan with large kitchen and dining rooms overlooking the spacious living room and rock fireplace. Private owner's suite with separate tub and shower. Two additional large bedrooms and full second bath round out the living spaces. Step out back and relax in the shade or enjoy the spacious deck. The generous garage space has a bonus - a pull-through single garage door with plenty of room in back to store all your toys! Quiet small town living, just minutes from the fun and excitement of the Laughlin casinos and the Colorado River!

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No Listing History Comments			
<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>	\$450,000	\$450,000
<b>Sales Price</b>	\$440,000	\$440,000
<b>30 Day Price</b>	\$405,000	--
<b>Comments Regarding Pricing Strategy</b>		
Suggest pricing low to below range of competing listings. Subject property would likely sell near mid-range of comps.		

### Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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### Subject Photos



Front



Front



Address Verification



Address Verification



Address Verification



Side

### Subject Photos



Side



Street



Street



Other



## Listing Photos

**L1** 2345 Cottage View Ct  
Laughlin, NV 89029



Front

**L2** 3708 Cottage Canyon St  
Laughlin, NV 89029



Front

**L3** 3519 Cottage Canyon St  
Laughlin, NV 89029



Front

## Sales Photos

**S1** 3587 Cottage Wood St  
Laughlin, NV 89029



Front

**S2** 3441 Cottage Thistle Dr  
Laughlin, NV 89029



Front

**S3** 3711 Westcliff Ave  
Laughlin, NV 89029



Front

### ClearMaps Addendum

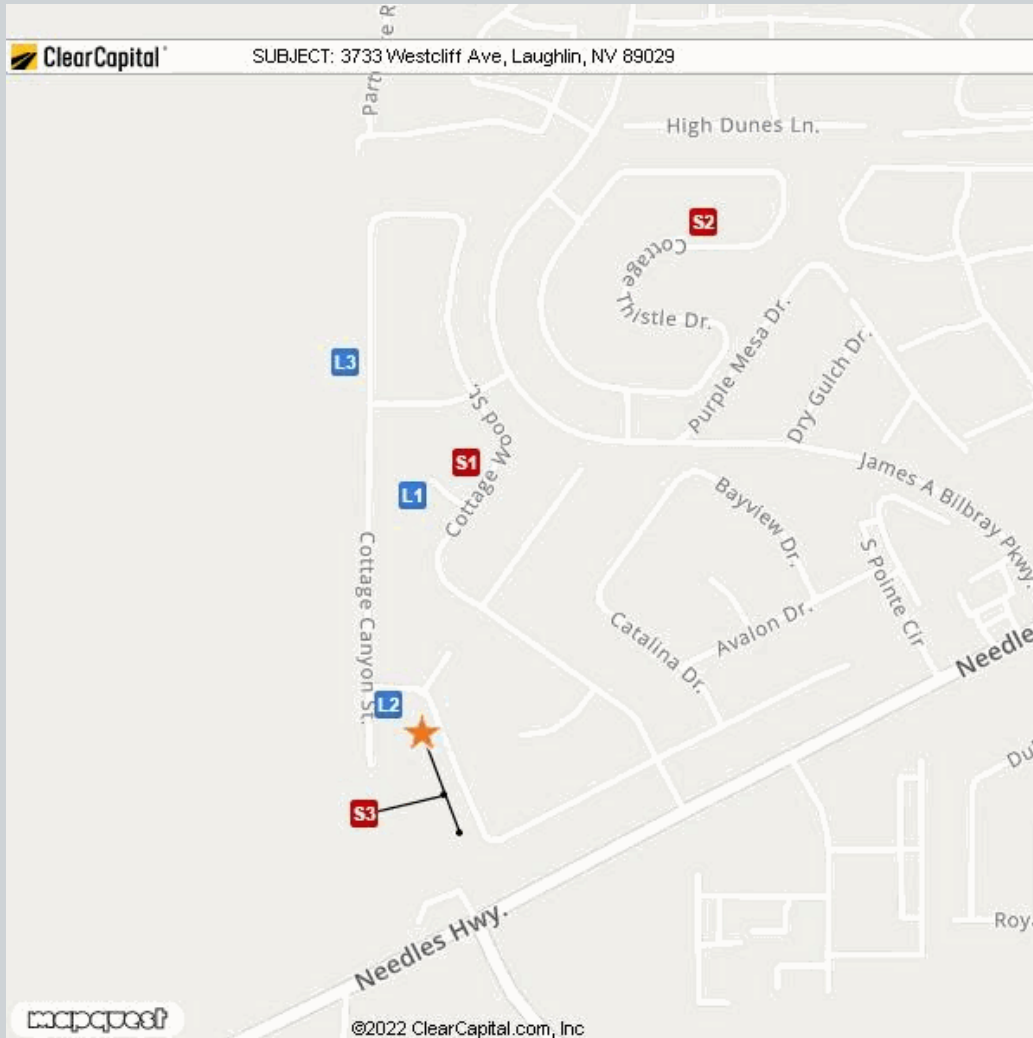
**Address** ★ 3733 Westcliff Avenue, Laughlin, NV 89029

**Loan Number** 51573

**Suggested List** \$450,000

**Suggested Repaired** \$450,000

**Sale** \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3733 Westcliff Avenue, Laughlin, NV 89029	--	Parcel Match
L1 Listing 1	2345 Cottage View Ct, Laughlin, NV 89029	0.24 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3708 Cottage Canyon St, Laughlin, NV 89029	0.10 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3519 Cottage Canyon St, Laughlin, NV 89029	0.34 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3587 Cottage Wood St, Laughlin, NV 89029	0.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3441 Cottage Thistle Dr, Laughlin, NV 89029	0.46 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3711 Westcliff Ave, Laughlin, NV 89029	0.03 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>	Ivory Harp	<b>Company/Brokerage</b>	Prestige Properties
<b>License No</b>	S.0172462	<b>Address</b>	1139 Paradise Vista Henderson NV 89002
<b>License Expiration</b>	12/31/2022	<b>License State</b>	NV
<b>Phone</b>	7025812609	<b>Email</b>	info@ivoryharp.realtor
<b>Broker Distance to Subject</b>	61.76 miles	<b>Date Signed</b>	12/11/2022

/Ivory Harp/

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: **Ivory Harp** ("Licensee"), **S.0172462** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Prestige Properties** (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: **3733 Westcliff Avenue, Laughlin, NV 89029**
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 11, 2022**

Licensee signature: **/Ivory Harp/**

**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.