

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>	2299 Risco Lane, Laughlin, NV 89029	<b>Order ID</b>	8492104	<b>Property ID</b>	33496219
<b>Inspection Date</b>	10/29/2022	<b>Date of Report</b>	10/29/2022		
<b>Loan Number</b>	51631	<b>APN</b>	26421310005		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	10.26.22 BPO	<b>Tracking ID 1</b>	10.26.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	BARNEY G WARD	The subject property appears to have average exterior maintenance with easy-care desert landscaping. No exterior damages and/or deferred maintenance was identified.
<b>R. E. Taxes</b>	\$2,457	
<b>Assessed Value</b>	\$67,518	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Locked)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	Terrace 6 HOA 702-298-5592	
<b>Association Fees</b>	\$33 / Month (Landscaping,Other: Management)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject property is a conforming, one-story property located in a non-gated community of 40 properties in the City of Laughlin, NV. The community has a Master Assn. HOA and a sub-Assn. HOA, both with fees. The community appears to have average to good property maintenance. Close to schools, shopping and major surface streets. Freeway access is limited.
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$241370 High: \$536122	
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2299 Risco Lane	3111 Canyon Terrace Drive	2282 Carved Canyon Lane	3711 Westcliff Avenue
City, State	Laughlin, NV	Laughlin, NV	Laughlin, NV	Laughlin, NV
Zip Code	89029	89029	89029	89029
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.21 <sup>1</sup>	0.16 <sup>1</sup>	1.04 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,000	\$319,900	\$314,900
List Price \$	--	\$265,000	\$319,900	\$314,900
Original List Date		09/13/2022	08/29/2022	09/23/2022
DOM · Cumulative DOM	-- · --	46 · 46	61 · 61	18 · 36
Age (# of years)	33	33	34	34
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	Beneficial ; Mountain	Neutral ; Residential	Beneficial ; Mountain	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,522	1,244	1,244	1,788
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	0.13 acres	0.14 acres	0.16 acres	0.18 acres
Other	None	None	None	None

\* Listing 1 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.

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

**Listing 1** Comp has less GLA, same bed/bath count, similiar condition. Adjust +\$10K for view, +\$13K for GLA. ADJUSTED LIST PRICE: \$288,000.

**Listing 2** Comp has less GLA, same bed/bath count, similiar condition. Adjust +\$13K for GLA, -\$2K for lot. ADJUSTED LIST PRICE: \$330,900.

**Listing 3** Comp has more GLA, same bed/bath count, similar condition, +\$10K for view, -\$3300 for lot, -\$13K for GLA. ADJUSTED LIST PRICE: \$314,600.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2299 Risco Lane	3301 Ocotillo Drive	3050 Paseo Canyon Lane	3214 Cactus Springs Drive
City, State	Laughlin, NV	Laughlin, NV	Laughlin, NV	Laughlin, NV
Zip Code	89029	89029	89029	89029
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.49 <sup>1</sup>	0.10 <sup>1</sup>	0.44 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$290,000	\$298,500	\$324,900
List Price \$	--	\$290,000	\$302,500	\$324,900
Sale Price \$	--	\$275,000	\$299,500	\$305,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	06/15/2022	03/28/2022	10/14/2022
DOM · Cumulative DOM	-- · --	7 · 48	8 · 88	37 · 64
Age (# of years)	33	34	34	35
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	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,522	1,506	1,511	1,577
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.13 acres	0.16 acres	0.15 acres	0.16 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$275,000	\$299,500	\$305,000

\* 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.

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

**Sold 1** Comp has similar GLA, same bed/bath count, similar condition. Adjust -\$2K for lot, +\$10K for view. ADJUSTED SALE PRICE: \$283,000.

**Sold 2** Comp has similar GLA, same bed/bath count, similar condition. Adjust -\$1300 for lot, +\$10K for view. ADJUSTED SALE PRICE: \$308,200.

**Sold 3** Comp has similar GLA, same bed/bath count, similar condition. Adjust -\$2K for lot. ADJUSTED SALE PRICE: \$303,000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	RE/Max Five Star Realty	The subject property was just listed on the MLS on 10/28/2022 for \$299,900. It is NOT listed either as a pre-foreclosure or foreclosure. It had a previous listing that was withdrawn from the market on 10/7/2022 for \$319,999 after one price reduction and falling out of Escrow once.					
<b>Listing Agent Name</b>	Gina M Mackey						
<b>Listing Agent Phone</b>	818-307-5665						
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
05/26/2022	\$329,999	10/28/2022	\$299,900	Withdrawn	10/07/2022	\$319,999	MLS
10/28/2022	\$299,900	--	--	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$292,000	\$292,000
<b>Sales Price</b>	\$286,000	\$286,000
<b>30 Day Price</b>	\$263,120	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested sale price for the subject property is \$286,000 at \$187.91 per SqFt. The suggested sale price is bracketed by the Adjusted Comparables		

## 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



Side



Side



Side

## Subject Photos



Street



Street



Other



Other

## Listing Photos

**L1** 3111 Canyon Terrace Drive  
Laughlin, NV 89029



Front

**L2** 2282 Carved Canyon Lane  
Laughlin, NV 89029



Front

**L3** 3711 Westcliff Avenue  
Laughlin, NV 89029



Front

## Sales Photos

**S1** 3301 Ocotillo Drive  
Laughlin, NV 89029



Front

**S2** 3050 Paseo Canyon Lane  
Laughlin, NV 89029



Front

**S3** 3214 Cactus Springs Drive  
Laughlin, NV 89029



Front



### ClearMaps Addendum

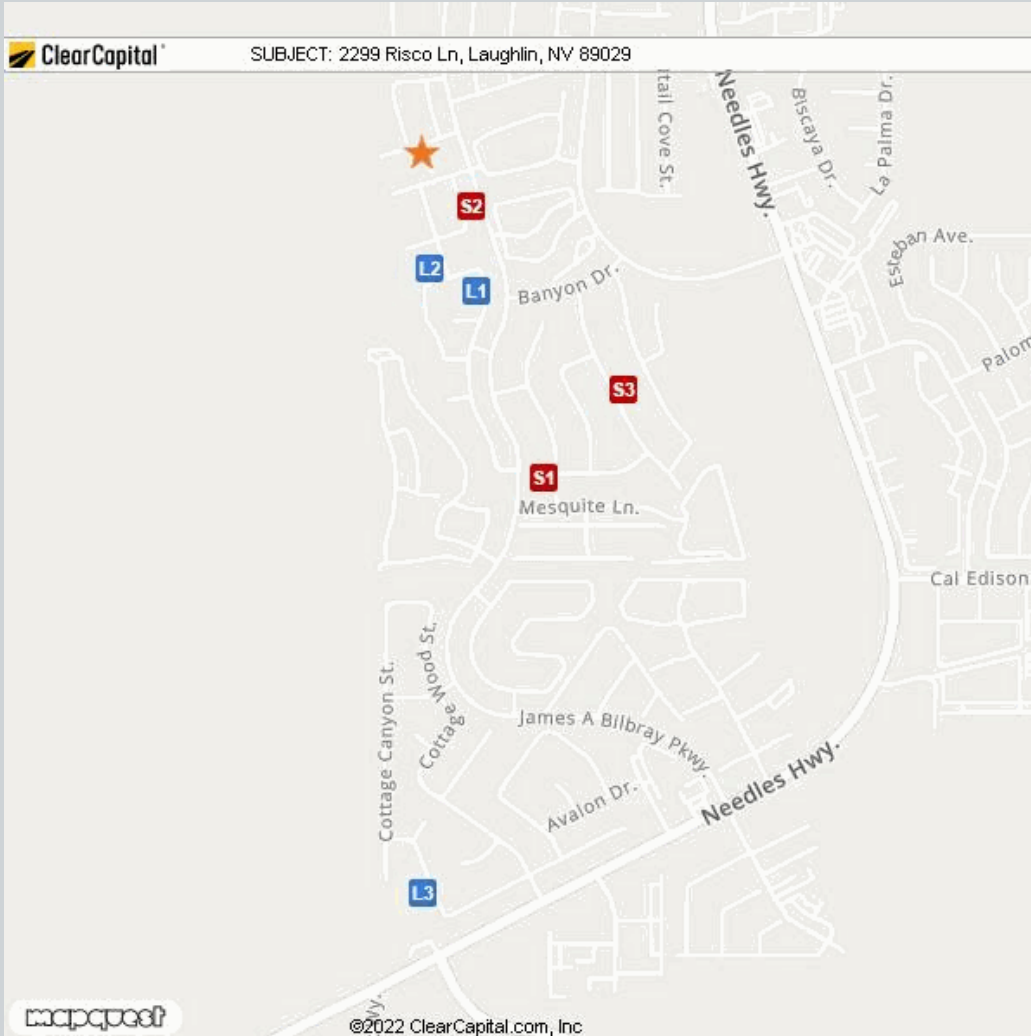
**Address** ★ 2299 Risco Lane, Laughlin, NV 89029

**Loan Number** 51631

**Suggested List** \$292,000

**Suggested Repaired** \$292,000

**Sale** \$286,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2299 Risco Lane, Laughlin, NV 89029	--	Parcel Match
L1 Listing 1	3111 Canyon Terrace Drive, Laughlin, NV 89029	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2282 Carved Canyon Lane, Laughlin, NV 89029	0.16 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3711 Westcliff Avenue, Laughlin, NV 89029	1.04 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3301 Ocotillo Drive, Laughlin, NV 89029	0.49 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3050 Paseo Canyon Lane, Laughlin, NV 89029	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3214 Cactus Springs Drive, Laughlin, NV 89029	0.44 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>	MARGERY BAIRD	<b>Company/Brokerage</b>	The Nitro Group-REALTY ONE
<b>License No</b>	S.0059003	<b>Address</b>	4124 Autumn Dale Av North Las Vegas NV 89031
<b>License Expiration</b>	12/31/2022	<b>License State</b>	NV
<b>Phone</b>	7024319001	<b>Email</b>	info@MargisTrademarkSvc.com
<b>Broker Distance to Subject</b>	83.26 miles	<b>Date Signed</b>	10/29/2022

/MARGERY BAIRD/

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: **MARGERY BAIRD** ("Licensee"), **S.0059003** (License #) who is an active licensee in good standing.

Licensee is affiliated with **The Nitro Group-REALTY ONE** (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: **2299 Risco Lane, 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: **October 29, 2022**

Licensee signature: **/MARGERY BAIRD/**

**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.