

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	6532 Cape Petrel Street, North Las Vegas, NV 89084	Order ID	8557235	Property ID	33750575
Inspection Date	12/19/2022	Date of Report	12/21/2022		
Loan Number	51939	APN	12420810156		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	20221219_BPO	Tracking ID 1	20221219_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	ABJ PROPERTY LLC	Condition Comments The subject is a two story, single family detached home with framed stucco exterior construction that is adequately maintained. The subject shows in average condition with no visible signs of deterioration, per exterior inspection
R. E. Taxes	\$1,450	
Assessed Value	\$84,527	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Aliante Masters 702-942-2500	
Association Fees	\$47 / Month (Landscaping,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$310000 High: \$630000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6532 Cape Petrel Street	6460 Chatterer St	2436 Crane Ct	6126 Crystal Flower Way
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89084	89084	89084	89031
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.12 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$460,000	\$395,000	\$379,000
List Price \$	--	\$400,000	\$395,000	\$379,000
Original List Date		11/28/2022	11/01/2022	11/21/2022
DOM · Cumulative DOM	-- · --	22 · 23	49 · 50	29 · 30
Age (# of years)	19	18	17	23
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Historical	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,634	2,205	1,634	1,401
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	5	7	6	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	--	Pool - Yes	--	--
Lot Size	0.10 acres	0.10 acres	0.15 acres	0.15 acres
Other	none	inground	none	none

* 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.

Current Listings - Cont.

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

- Listing 1** Located in the charming community of Aliante, surrounded by walking paths, parks and in close proximity to shopping and dining, this 2-story home has an open floor plan with ample multi-purpose space, including a kitchen open to a great family room and loft upstairs. The backyard retreat features a pool, patio and easy to maintain turf. *MOTIVATED SELLERS* Home looking for its forever owner/s.
- Listing 2** Beautifully updated cul-de-sac home in the sought after Master Planned Community of Aliante. This 3 bedroom, 2 1/2 bath 2 story home has upgraded wood laminate floors throughout and lush carpet upstairs. The peninsula style kitchen comes with stainless steel appliances, white cabinets, subway tile backsplash and black granite countertops. The spacious backyard comes with plum, pear, and Chinese date fruit trees, a covered patio, patio pavers and easy maintenance synthetic grass. Energy Efficient Solar installed on home with a monthly payment of \$79!! **Seller willing to contribute 2% of purchase price towards buyers closing costs**
- Listing 3** Welcome home!! This 2 story, 3 bedroom, 3 bath with a loft home is located up against the greenway park just behind the home. It makes for a beautiful and peaceful outdoor life. With the large living room windows you can enjoy the view from inside too. The kitchen has plenty of counter and cabinet space with access to the 2 car garage. Upstairs you will find your own retreat master suite with a balcony to enjoy the view once more. Come see for yourself before its gone.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6532 Cape Petrel Street	6735 Sugarbird Ct	6453 Cape Petrel St	6508 Chatterer St
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89084	89084	89084	89084
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.07 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$429,900	\$399,513	\$460,000
List Price \$	--	\$349,999	\$379,000	\$430,000
Sale Price \$	--	\$350,000	\$390,000	\$395,000
Type of Financing	--	Fha	Conv	Cash
Date of Sale	--	12/09/2022	11/16/2022	10/12/2022
DOM · Cumulative DOM	-- · --	153 · 153	110 · 110	60 · 60
Age (# of years)	19	18	19	18
Condition	Average	Fair	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Historical	1 Story Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,634	1,746	1,634	2,205
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	4 · 3
Total Room #	5	7	7	8
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	0.10 acres	0.16 acres	0.10 acres	0.11 acres
Other	none	none	none	none
Net Adjustment	--	+\$10,000	-\$10,000	-\$38,550
Adjusted Price	--	\$360,000	\$380,000	\$356,450

* Sold 1 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** This is a well kept 1700+ square foot, one story home, it sits on a 6,900+ sq foot parcel nestled at the top of a cul de sac, in the Aliante Master Community. THIRD BEDROOM HAS BEEN CONVERTED INTO A FULL CUSTOM HOME OFFICE, 2 BUILT IN WORK STATIONS, FILING CABINETS, CUSTOM SHELVING AND HARD WIRED WITH UPGRADED CAT 5 INTERNET. IDEAL IF YOU WORK FROM HOME... READY TO GO!!! The sizable kitchen space has stone countertops, lots of cabinet space with undermount lighting, prep island for serving or use the separate breakfast bar to enjoy family time while cooking or to serve food. The oversized owners suite is attached to a large owner's bath that has his and hers sinks, separate shower and a large bathing tub with a walk-in closet. The generous living space is just off the kitchen, with access to the backyard covered patio, perfect for entertaining or relaxing with the family. 18 inch tiles and freshly cleaned carpet flooring, and all appliances stay. Tax Record read 3 bedroom.
- Sold 2** Beautiful Home in Aliante!!!! It comes with all appliances inc/washer and dryer.Its near stores, schools, transportation, clinics and much more. This three bedroom , two-story home with a front living room, family room & large kitchen with two car garage is just waiting for you! This is definitely a MUST SEE! Huge price reduction.
- Sold 3** Simply immaculate and move-in ready 4-Bedroom, 2-story home in Aliante master-planned community. The first floor features an open plan with an inviting great room that flows in a dining area and bright kitchen with a downstairs bedroom and full bathroom. The kitchen features an array of modern appliances. The upstairs features a spacious primary bedroom suite with en suite bathroom and a walk-in closet, two additional bedrooms, a laundry room with washer & dryer, and a large loft for entertainment activities. New paint, engineered wood floors and carpeting throughout. The air conditioning units have been serviced and one replaced. The backyard has a covered patio with lush natural grass and trees; a perfect place for a home garden. This beautiful home is conveniently located just a short walk to schools, the Aliante Nature Discovery Park, the Aliante Plaza shopping center and the Aliante Casino Hotel & Spa. You must see to truly appreciate it!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None noted			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$372,000	\$372,000
Sales Price	\$362,000	\$362,000
30 Day Price	\$352,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for comps similar to the subject's style, age and GLA within the immediate neighborhood. Due to the lack of available comps, I went back 6 months, out in distance 5 blocks, and even with relaxing gla search criteria I was unable to find any comps which fit the style requirements. Within 5 blocks and back 6 months I found 8 comps of which I could only use 6 due to condition factors. The comps used are the best possible currently available comps within 5 blocks and adjustments are sufficient for this area to account for the differences in the subject and comparables.</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



Side



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 6460 Chatterer ST
North Las Vegas, NV 89084



Front

L2 2436 Crane Ct
North Las Vegas, NV 89084



Front

L3 6126 Crystal Flower Way
North Las Vegas, NV 89031



Front

Sales Photos

S1 6735 Sugarbird Ct
North Las Vegas, NV 89084



Front

S2 6453 Cape Petrel St
North Las Vegas, NV 89084



Front

S3 6508 Chatterer St
North Las Vegas, NV 89084



Front

ClearMaps Addendum

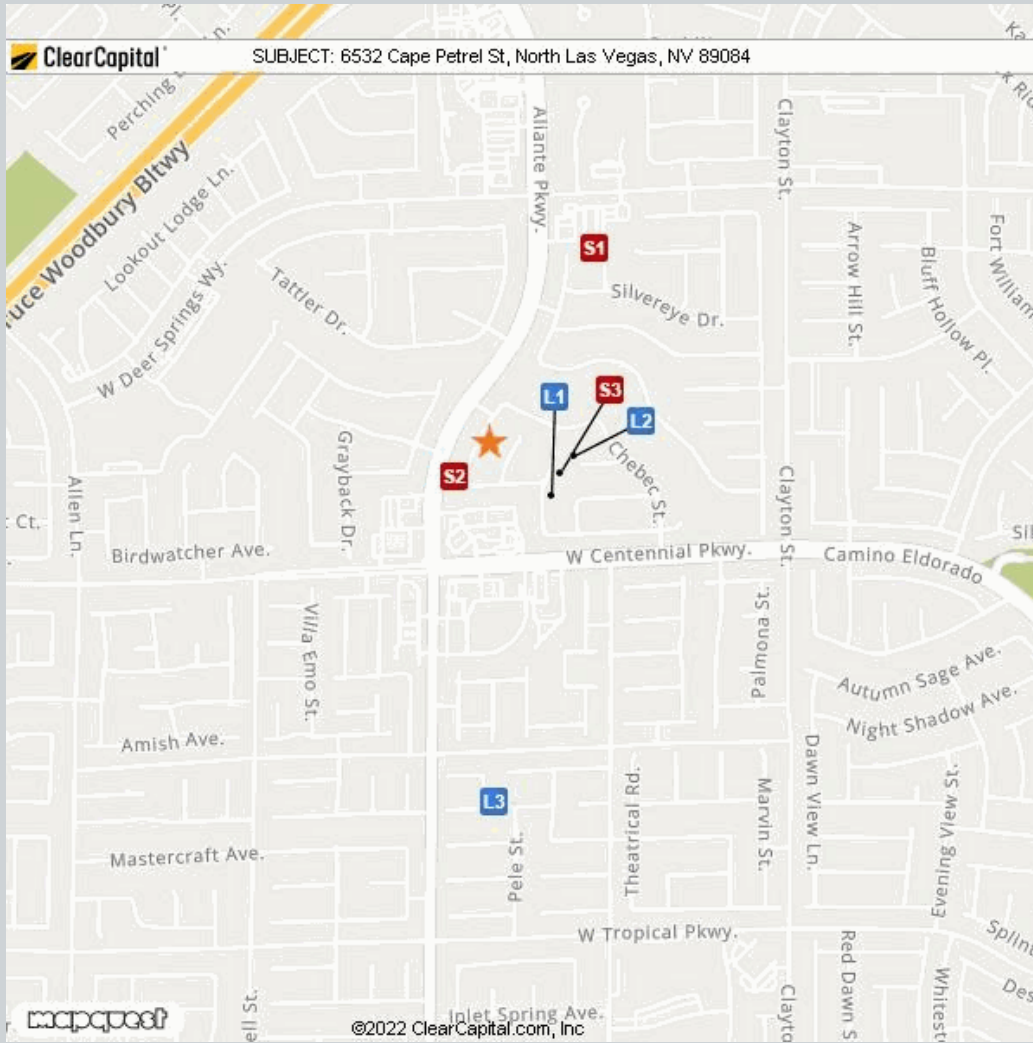
Address ★ 6532 Cape Petrel Street, North Las Vegas, NV 89084

Loan Number 51939

Suggested List \$372,000

Suggested Repaired \$372,000

Sale \$362,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6532 Cape Petrel Street, North Las Vegas, NV 89084	--	Parcel Match
L1 Listing 1	6460 Chatterer St, North Las Vegas, NV 89084	0.11 Miles ¹	Parcel Match
L2 Listing 2	2436 Crane Ct, North Las Vegas, NV 89084	0.12 Miles ¹	Parcel Match
L3 Listing 3	6126 Crystal Flower Way, North Las Vegas, NV 89031	0.50 Miles ¹	Parcel Match
S1 Sold 1	6735 Sugarbird Ct, North Las Vegas, NV 89084	0.31 Miles ¹	Parcel Match
S2 Sold 2	6453 Cape Petrel St, North Las Vegas, NV 89084	0.07 Miles ¹	Parcel Match
S3 Sold 3	6508 Chatterer St, North Las Vegas, NV 89084	0.11 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	Reginald Broaden	Company/Brokerage	WEST COAST REALTY LLC
License No	B.0043579.LLC	Address	6135 THEATRICAL RD LAS VEGAS NV 89031
License Expiration	01/31/2024	License State	NV
Phone	7022184665	Email	westcoastrealty1@gmail.com
Broker Distance to Subject	0.49 miles	Date Signed	12/20/2022

/Reginald Broaden/

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: **Reginald Broaden** ("Licensee"), **B.0043579.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **WEST COAST REALTY LLC** (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: **6532 Cape Petrel Street, North Las Vegas, NV 89084**
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: **/Reginald Broaden/**

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.