

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	5755 Ancient Agora Street, North Las Vegas, NV 89031	Order ID	8603874	Property ID	33871324
Inspection Date	02/02/2023	Date of Report	02/04/2023		
Loan Number	52419	APN	12430410030		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	02.02.23 BPO Request	Tracking ID 1	02.02.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	COLLEGIUM FUND L L C SERIES 24	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, per exterior construction.
R. E. Taxes	\$1,412	
Assessed Value	\$88,294	
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	Maravailla 702-942-2500	
Association Fees	\$115 / Month (Other: Management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	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: \$312500 High: \$456000	
Market for this type of property	Decreased 7 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5755 Ancient Agora Street	4331 Bassae Temple Ave	5723 Angelikis St	4447 Acropolis Ave
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89031	89031	89031	89031
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.07 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$360,000	\$365,000	\$394,000
List Price \$	--	\$355,000	\$359,000	\$394,000
Original List Date		12/19/2022	11/04/2022	12/01/2022
DOM · Cumulative DOM	-- · --	47 · 47	92 · 92	65 · 65
Age (# of years)	19	18	18	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 Historical	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,850	1,850	1,590	1,945
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	6	8	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	0.06 acres	0.06 acres	0.06 acres	0.06 acres
Other	none	none	none	none

* Listing 1 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** Great 4 bedroom/2.5 bath home that has been freshly painted and has new carpet!! Formal living room and separate family room make this the perfect home for a large family. Master bedroom is huge with walk in closet, bathroom with separate tub and shower and double sinks. Also upstairs you will find the laundry room, convenient to all bedrooms with washer and dryer included. Kitchen features breakfast bar, pantry and all appliances. The whole family will enjoy the amazing community amenities - a beautiful pool, park, playground and walking trails.
- Listing 2** What A Lovely 3 Bedroom 2.5 Bath Move-In Ready Home Located On Corner Lot! Home Is In A Great Community Featuring Playground, Park, Walking Paths And A Community Pool! Close To Popular Shopping, Entertainment And Restaurants. Large Windows Throughout This Home Bringing Lots Of Natural Light. Spacious Kitchen Has Breakfast Bar, Recessed Lighting, Solid Surface Counters And A Walk in Pantry. Large Living Room Located in Front Part Of This Home. Large Primary Bedroom Has A Walk-In Closet With An Extra Closet. Large Master Bath With A Separate Tub & Shower With Dual Sinks. New Carpet & Newer Vinyl Plank Flooring & Paint Throughout. Convenient Upstairs Large Laundry Room. Hurry This One Will Not Last! Easy To Show & Is Ready For Your Buyer! This One Is Home!
- Listing 3** IN MARAVILLA, COMMUNITY POOL, PARK PLAYGROUND NEARBY. ONLY \$115 MONTHLY HOA DUES. THIS TWO STORY HOME FEATURES - FORMAL LIVING ROOM - SEPARATE FAMILY ROOM - DINING ROOM - KITCHEN WITH BREAKFAST BAR - HALF BATH DOWNSTAIRS - COMPLETELY TILED DOWNSTAIRS - MASTER SUITE WITH CATHEDRAL CEILINGS - MASTER BATH HAS SEPARATE TUB & SHOWER - TWO SINKS - ALL BEDROOMS UPSTAIRS. SLIDING DOOR TO BE REPLACED (\$1800). PRICED LOW BECAUSE OF CARPET. CLEANING TO BE DONE. - WITH FULL BATH - LAUNDRY ROOM UPSTAIRS - TWO CAR GARAGE - PATIO - ALL APPLIANCES ARE INCLUDED. BALANCED POWER. PRICED LOW. ALARM OPTIONAL.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5755 Ancient Agora Street	4440 Oberlander Ave	4352 Altamira Cave Dr	4416 Nestos Valley Ave
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89031	89031	89031	89031
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.06 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$388,000	\$418,990
List Price \$	--	\$350,000	\$373,500	\$399,990
Sale Price \$	--	\$350,000	\$373,500	\$399,990
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	01/31/2023	02/03/2023	08/31/2022
DOM · Cumulative DOM	-- · --	103 · 103	70 · 99	47 · 47
Age (# of years)	19	18	18	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 Historical	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,850	1,590	2,006	1,850
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2	4 · 2 · 1
Total Room #	6	7	7	9
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	0.06 acres	0.06 acres	0.06 acres	0.06 acres
Other	none	none	none	none
Net Adjustment	--	-\$12,000	-\$7,800	-\$44,000
Adjusted Price	--	\$338,000	\$365,700	\$355,990

* 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** STUNNING, FRESHLY PAINTED THROUGHOUT with a warm & creamy grey-ish beige paint, carpet, fairly new vinyl flooring & BLINDS too!!! SPACIOUS 2 story home with a great floorplan, LARGE rooms, GREAT SIZED kitchen pantry, & VAULTED ceilings in the primary bedroom! HUGE backyard! Community pool, spa & parks! Near Crossroads Towne Center & Shadow Mountain Marketplace!! WELCOME HOME
- Sold 2** Great 4 bedroom 3 bath home with plenty of room for your family! Interior has just been freshly painted! Formal living & dining rooms are perfect for entertaining. Kitchen offers an island with breakfast bar seating. Family room has a door that leads to the patio for relaxing outdoors. All 4 bedrooms are upstairs & all have ceiling fans. Spacious master bedroom has walk-in closet & bath with dual sinks, walk-in shower & separate tub. Bedroom 2 offers a walk-in closet as well. All secondary bedrooms are good sized. Laundry room is conveniently located upstairs. All appliances are included! The whole family will enjoy the amazing amenities this community offers - a beautiful pool, park, playground plus walking trails!
- Sold 3** This beautiful home is an amazing value with brand-new paint and a community pool! The kitchen features granite counter tops and a breakfast nook. The stainless-steel refrigerator is also included! Floors are tile throughout the home with carpeted bedrooms. Window treatments are included. Home has a great master bath with Jack and Jill vanities to maximize the space. Spacious laundry room, with washer and dryer included. The backyard is complete with artificial turf. This home includes amazing community amenities with pool, recreation areas, and extensive green space. Ring doorbell and security equipment will also be included.

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	\$355,000	\$355,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$340,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for comps similar to the subject's style 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 date of sale guideline 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. I considered the current market conditions and days on market. According to Las Vegas Realtors, property prices fell for the second month in a row in July. The average price of a property was \$465,000, a 3.1% decrease from June, but still higher than at this point in 2021. It's also down from the all-time high of \$482,00 established in May. Fewer houses are selling and more sellers are decreasing their asking prices. There is currently a 3.5-month supply of houses available in Southern Nevada.</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

Listing Photos

L1 4331 Bassae Temple Ave
North Las Vegas, NV 89031



Front

L2 5723 Angelikis St
North Las Vegas, NV 89031



Front

L3 4447 Acropolis Ave
North Las Vegas, NV 89031



Front

Sales Photos

S1 4440 Oberlander Ave
North Las Vegas, NV 89031



Front

S2 4352 Altamira Cave DR
North Las Vegas, NV 89031



Front

S3 4416 Nestos Valley Ave
North Las Vegas, NV 89031



Front

ClearMaps Addendum

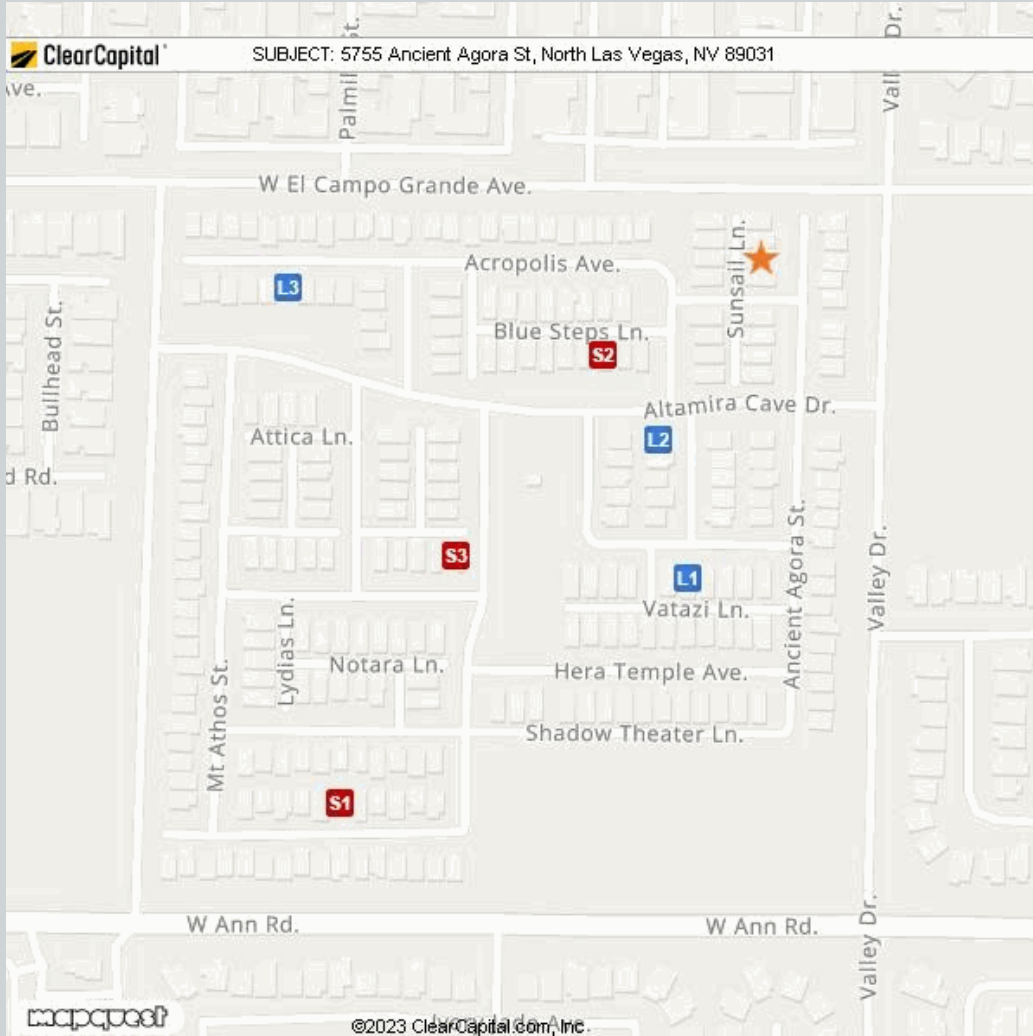
Address ★ 5755 Ancient Agora Street, North Las Vegas, NV 89031

Loan Number 52419

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5755 Ancient Agora Street, North Las Vegas, NV 89031	--	Parcel Match
L1 Listing 1	4331 Bassae Temple Ave, North Las Vegas, NV 89031	0.11 Miles ¹	Parcel Match
L2 Listing 2	5723 Angelikis St, North Las Vegas, NV 89031	0.07 Miles ¹	Parcel Match
L3 Listing 3	4447 Acropolis Ave, North Las Vegas, NV 89031	0.16 Miles ¹	Parcel Match
S1 Sold 1	4440 Oberlander Ave, North Las Vegas, NV 89031	0.24 Miles ¹	Parcel Match
S2 Sold 2	4352 Altamira Cave Dr, North Las Vegas, NV 89031	0.06 Miles ¹	Parcel Match
S3 Sold 3	4416 Nestos Valley Ave, North Las Vegas, NV 89031	0.15 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	1.43 miles	Date Signed	02/04/2023

/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: **5755 Ancient Agora Street, North Las Vegas, NV 89031**
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: **February 4, 2023**

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.