

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	2657 Heritage Drive, Las Vegas, NEVADA 89121	Order ID	8670599	Property ID	34047613
Inspection Date	03/24/2023	Date of Report	03/25/2023		
Loan Number	52767	APN	162-12-510-025		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

Order Tracking ID	03.24.23 BPO Request	Tracking ID 1	03.24.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Ortiz Claudia	Condition Comments	
R. E. Taxes	\$585	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$43,462		
Zoning Classification	Residential		
Property Type	Townhouse		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	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.	
Sales Prices in this Neighborhood	Low: \$120,000 High: \$320,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2657 Heritage Drive	2609 Ruthe Duarte Avenue	122 Greenbriar Townhouse Way Way	3716 Garden South Drive
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.87 ¹	1.19 ¹
Property Type	Other	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$250,000	\$270,000
List Price \$	--	\$239,900	\$197,700	\$270,000
Original List Date		03/08/2023	07/21/2022	03/01/2023
DOM · Cumulative DOM	-- · --	16 · 17	202 · 247	14 · 24
Age (# of years)	52	40	54	51
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	Other Townhouse	Other Townhouse	Other Townhouse	Other Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,610	1,304	1,320	1,702
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 1 · 1	2 · 2 · 1	3 · 1 · 1
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.03 acres	0.04 acres	0.04 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.

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

Listing 1 2 Bedroom, 1.5 Bath Unit with 2 Car , Attached Garage and Entry into the House! **No Carpet. **Security Gated Entry. **Front Living Room with Ceiling Fan, Gas Brick Fireplace and Mirrored Wall. **Spacious Kitchen has Pass-Thru Opening to the Living Room, Stainless Gas Stove and Dishwasher .

Listing 2 this is a probate-type property / transaction /. probate court final approval required.

Listing 3 with laminate floor , kitchen cabinets, appliances.2 STORY TWNHOME IN A NICE COMMUNITY, WITH 3BED+2BATH,2CAR GARAGE, OVER 1,700sq ft

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2657 Heritage Drive	2431 Old Forge Lane #107	518 Greenbriar Townhouse Way	3161 Espanol Drive Way
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.63 ¹	1.44 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$175,000	\$180,000	\$280,000
List Price \$	--	\$175,000	\$180,000	\$265,000
Sale Price \$	--	\$165,000	\$200,000	\$225,315
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/06/2022	02/14/2023	01/11/2023
DOM · Cumulative DOM	-- · --	4 · 25	4 · 55	38 · 71
Age (# of years)	52	36	54	46
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	Other Townhouse	Other Townhouse	Other Townhouse	Other Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,610	1,250	1,320	1,735
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	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	0.07 acres	0.02 acres	0.04 acres	0.06 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,550	+\$3,200	-\$2,675
Adjusted Price	--	\$167,550	\$203,200	\$222,640

* Sold 2 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** Townhouse in a Central Location of Las Vegas. This Townhouse has a 2 car garage 5400/gla, 250/lot, -1600/age,-1500/garage.
- Sold 2** Buyer could not perform. This townhouse has a ton of potential It's 2 large bedrooms 2.5 bathrooms, full size washer and dryer , 2 car garage, a fully enclosed back patio and the jacuzzi stays. All of this for well under \$200,000. This home is priced to sell! 4350/gla, 150/lot, 200/age,-1500/garage.
- Sold 3** This 3 bedroom 2 bath townhome is nestled in a quiet gated community off the Main Street. This community is currently being modified to zero scape. Common areas provide 24 hour hot tubs and pools along with a tennis court. This corner unit allows plenty of natural light in the home. 1250/bath, -1875/gla, 50/lot, -600/age,-1500/garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No additional sales or listing history available for the subject from the past 12 months.			
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	\$205,000	\$205,000
Sales Price	\$195,000	\$195,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. Value best supported by sold comp 2 and list comp 1, being the most comparable to the subject. Due to the lack of more suitable comparisons, it was necessary to exceed over 2 miles and over 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. All the necessary adjustments are made. Proximity to the highway and commercial would not affect subject's marketability and both sides of the highway and commercial are similar market areas. Subject appears to be currently occupied verified from the tax record. There is lack of similar comps available within a mile so it was necessary to extend the search for comps. There is lack of similar GLA comps available within a mile so the comps chosen were the best available and closest to the similar size as the subject.</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



Other

Subject Photos



Other

Listing Photos

L1 2609 Ruthe Duarte Avenue
Las Vegas, NV 89121



Front

L2 122 Greenbriar Townhouse way Way
Las Vegas, NV 89121



Front

L3 3716 Garden South Drive
Las Vegas, NV 89121



Front

Sales Photos

S1 2431 Old Forge Lane #107
Las Vegas, NV 89121



Front

S2 518 Greenbriar Townhouse Way
Las Vegas, NV 89121



Front

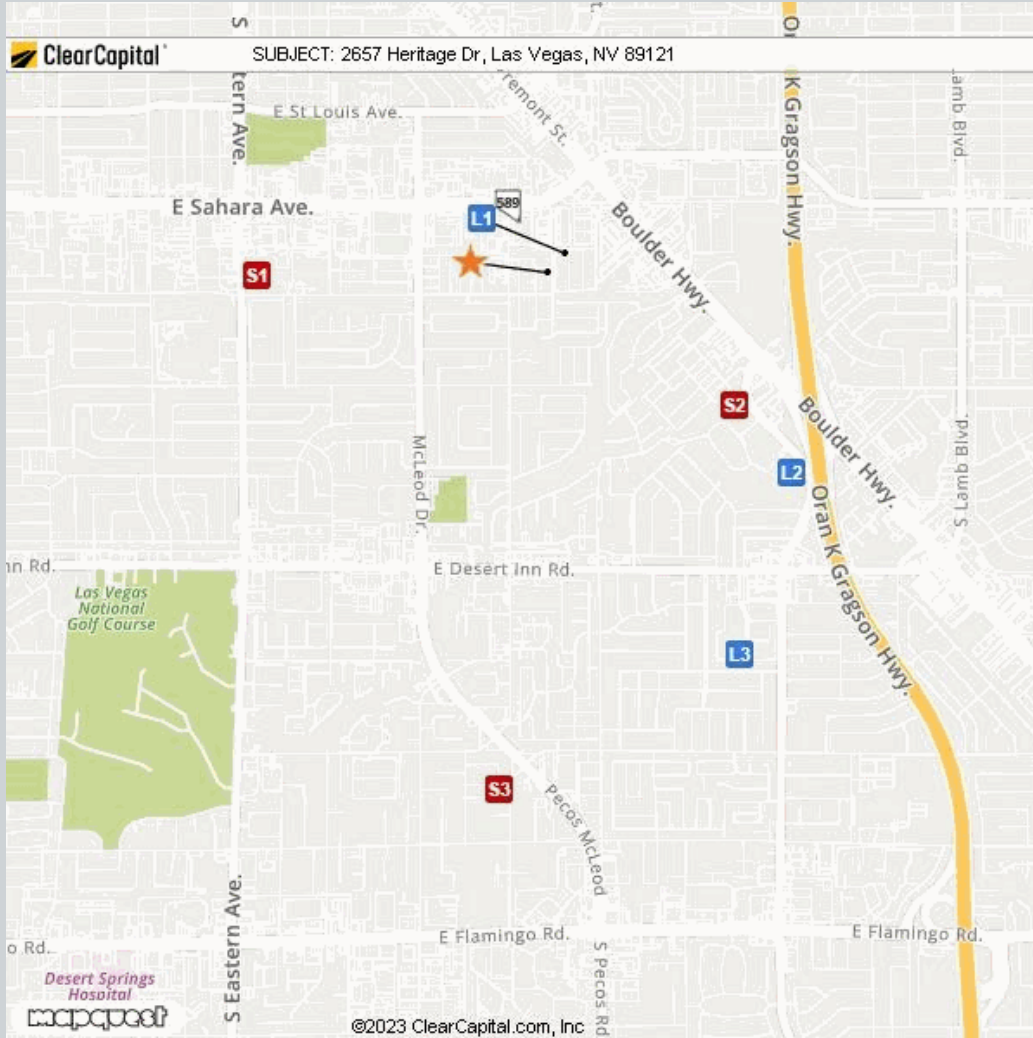
S3 3161 Espanol Drive
Las Vegas, NV 89121



Front

ClearMaps Addendum

Address ★ 2657 Heritage Drive, Las Vegas, NEVADA 89121
Loan Number 52767 **Suggested List** \$205,000 **Suggested Repaired** \$205,000 **Sale** \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2657 Heritage Drive, Las Vegas, Nevada 89121	--	Parcel Match
L1 Listing 1	2609 Ruthe Duarte Avenue, Las Vegas, NV 89121	0.07 Miles ¹	Parcel Match
L2 Listing 2	122 Greenbriar Townhouse Way Way, Las Vegas, NV 89121	0.87 Miles ¹	Parcel Match
L3 Listing 3	3716 Garden South Drive, Las Vegas, NV 89121	1.19 Miles ¹	Parcel Match
S1 Sold 1	2431 Old Forge Lane #107, Las Vegas, NV 89121	0.81 Miles ¹	Parcel Match
S2 Sold 2	518 Greenbriar Townhouse Way, Las Vegas, NV 89121	0.63 Miles ¹	Parcel Match
S3 Sold 3	3161 Espanol Drive, Las Vegas, NV 89121	1.44 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	Judy Mason	Company/Brokerage	Blue Dot Real Estate Las Vegas, LLC
License No	BS.0143659	Address	2850 W Horizon Ridge Pkwy Suite 200 Henderson NV 89052
License Expiration	08/31/2023	License State	NV
Phone	7022976321	Email	jmasonbpo@bluedotrealestate.com
Broker Distance to Subject	9.83 miles	Date Signed	03/25/2023

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.

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.