

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	5329 Corral Drive, Sun Valley, NV 89433	Order ID	8645802	Property ID	33977100
Inspection Date	03/08/2023	Date of Report	03/08/2023		
Loan Number	52783	APN	08512512		
Borrower Name	Catamount Properties 2018 LLC	County	Washoe		

Tracking IDs

Order Tracking ID	03.07.23 BPO Request	Tracking ID 1	03.07.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	PATRICIA L LANE	Condition Comments	
R. E. Taxes	\$637	The subject property appears to be in average condition for the area and has some deferred maintenance. The only repairs suggested are fence repairs, and paint due to peeling and being faded. The home is occupied and based on trash can at street, but is possibly being cleaned out or cleaned up. Similar quality, style, age, and condition to most homes on the street. Does not appear to have been updated since it was last listed in 2017.	
Assessed Value	\$50,101		
Zoning Classification	Residential MDS		
Property Type	Manuf. Home		
Occupancy	Occupied		
Ownership Type	Leasehold		
Property Condition	Average		
Estimated Exterior Repair Cost	\$6,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$6,000		
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 Eastern Sun Valley, comprised of mostly MFG homes, along a hill. Many homes have deferred maintenance and have little landscaping. There is easy access to major roads, schools, and shopping from this area. The immediate area is all residential.	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$519,000		
Market for this type of property	Decreased 15 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5329 Corral Drive	536 E 7th	410 E 4th	5185 Lupin
City, State	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV
Zip Code	89433	89433	89433	89433
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.60 ¹	0.64 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$350,000	\$389,900	\$295,000
List Price \$	--	\$315,000	\$389,900	\$255,000
Original List Date		11/14/2022	01/14/2023	12/08/2022
DOM · Cumulative DOM	-- · --	114 · 114	53 · 53	90 · 90
Age (# of years)	34	37	23	48
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 ; City Skyline	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story mfg	1 Story mfg	1 Story mfg	1 Story mfg
# Units	1	1	1	1
Living Sq. Feet	1,676	1,680	1,593	1,431
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	Carport 1 Car	Detached 1 Car	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.33 acres	0.34 acres	0.33 acres
Other	deck, shed, carport	patio	none, solar, 160 sqft storage container	enclosed patio, deck

* 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 Most comparable list comp available to the subject based on condition, appeal, age, style, and lot. Comp has a garage, which is only superior features. Inferior views. Similar location. Adjustments -3000 lot, -5000 views, -5000 garage, 3000 age

Listing 2 One of most comparable list comps based on condition and size. Superior only based on age and garage. Inferior views. Adjustments -11000 age, -4000 lot, -10000 garage, -5000 amenities 7200 sqft,

Listing 3 Inferior to the subject due to size and age. Comp is outdated but appears to be in similar condition overall. Equal location, views, and amenities. Adjustments -3000 lot 24500 sqft, 14000 age

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5329 Corral Drive	5101 Breimon	5556 Mark	535 Carnes
City, State	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV
Zip Code	89433	89433	89433	89433
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.20 ¹	0.73 ¹	0.84 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$395,900	\$345,000	\$299,900
List Price \$	--	\$349,900	\$325,000	\$285,000
Sale Price \$	--	\$360,000	\$315,000	\$280,000
Type of Financing	--	Fha	Conv	Misc
Date of Sale	--	11/14/2022	12/22/2022	02/07/2022
DOM · Cumulative DOM	-- · --	119 · 119	56 · 56	66 · --
Age (# of years)	34	32	24	51
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; City Skyline	Neutral ; Mountain	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story mfg	1 Story mfg	1 Story mfg	1 Story mfg
# Units	1	1	1	1
Living Sq. Feet	1,676	1,772	1,560	1,440
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 2	3 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	Carport 1 Car	None	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.21 acres	0.34 acres	0.35 acres
Other	deck, shed, carport	shed, patio	enclosed deck	cov patio
Net Adjustment	--	-\$56,600	-\$8,400	+\$25,600
Adjusted Price	--	\$303,400	\$306,600	\$305,600

* 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** Comp was used to bracket the subject sqft, and lot size. Superior overall due to condition and appeal. Comp has been updated. Equal location, age, and quality. Adjustments -20000 bath, -40000 condition, -2000 age, -9600 sqft 9000 lot, 5000 views
- Sold 2** Most comparable sold comp. Superior age, appeal, and has new flooring. Similar condition overall. Inferior size, appeal, and views. Similar amenities. Adjustments -10000 age, -4000 lot, -10000 flooring and carpet 10600 sqft, 5000 views
- Sold 3** Similar overall value to the subject. Equal condition, appeal, location and views. Comp has a det garage and minor updating. Inferior size and age. Adjustments -5000 lot, -10000 garage 17000 age, 23600 sqft

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No history since 2017.					
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	\$309,000	\$318,000
Sales Price	\$304,000	\$313,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
<p>The subject's suggested value is based on both the adjusted and unadjusted value of the comps, due to comps in this area having inconsistent \$/sqft values. Out of the list comps, the subject is most comparable, but inferior to L1. This comp is currently not under contract, and only list under contract is L3. S1, is representative of the subject's value, if fully remodeled. S2, is the most comparable list comp overall based on appeal, but is slightly superior. S3, is inferior but most comparable based on views and location. The repaired value is based on getting a 1.5 ROI on repairs, as we are in a declining market, and longer the home takes to get listed or sits on the market, will diminish the ROI on repair costs.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

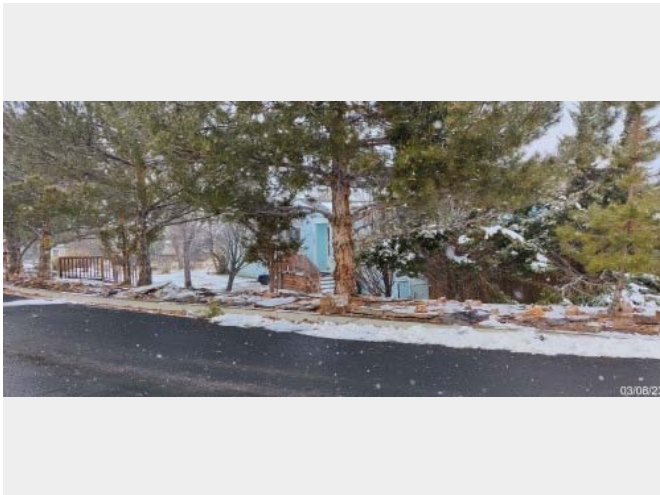
Subject Photos



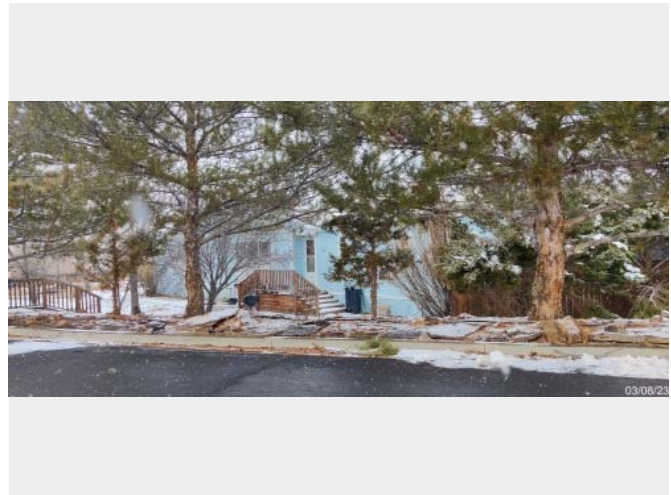
Front



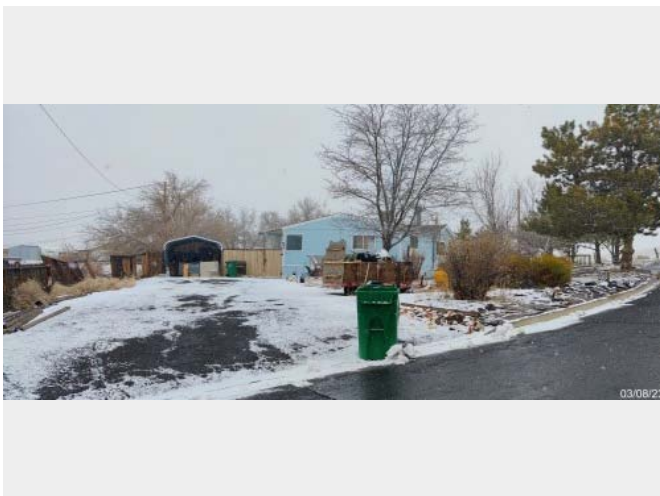
Address Verification



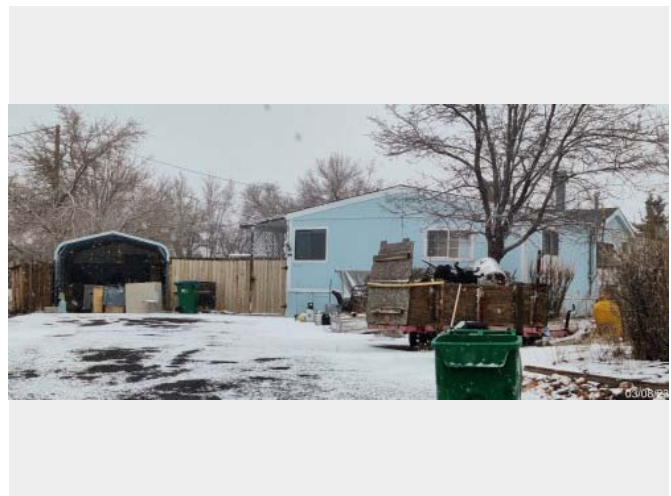
Side



Side

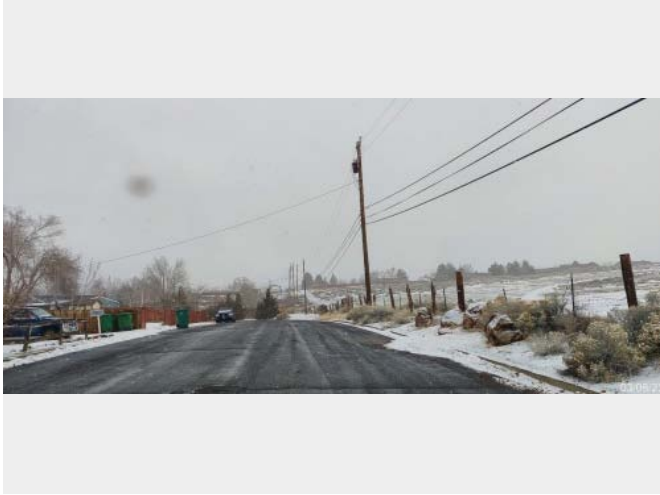


Side



Side

Subject Photos



Street



Other

Listing Photos

L1 536 e 7th
Sun Valley, NV 89433



Front

L2 410 e 4th
Sun Valley, NV 89433



Front

L3 5185 Lupin
Sun Valley, NV 89433



Front

Sales Photos

S1 5101 Breimon
Sun Valley, NV 89433



Front

S2 5556 Mark
Sun Valley, NV 89433



Front

S3 535 Carnes
Sun Valley, NV 89433



Front

ClearMaps Addendum

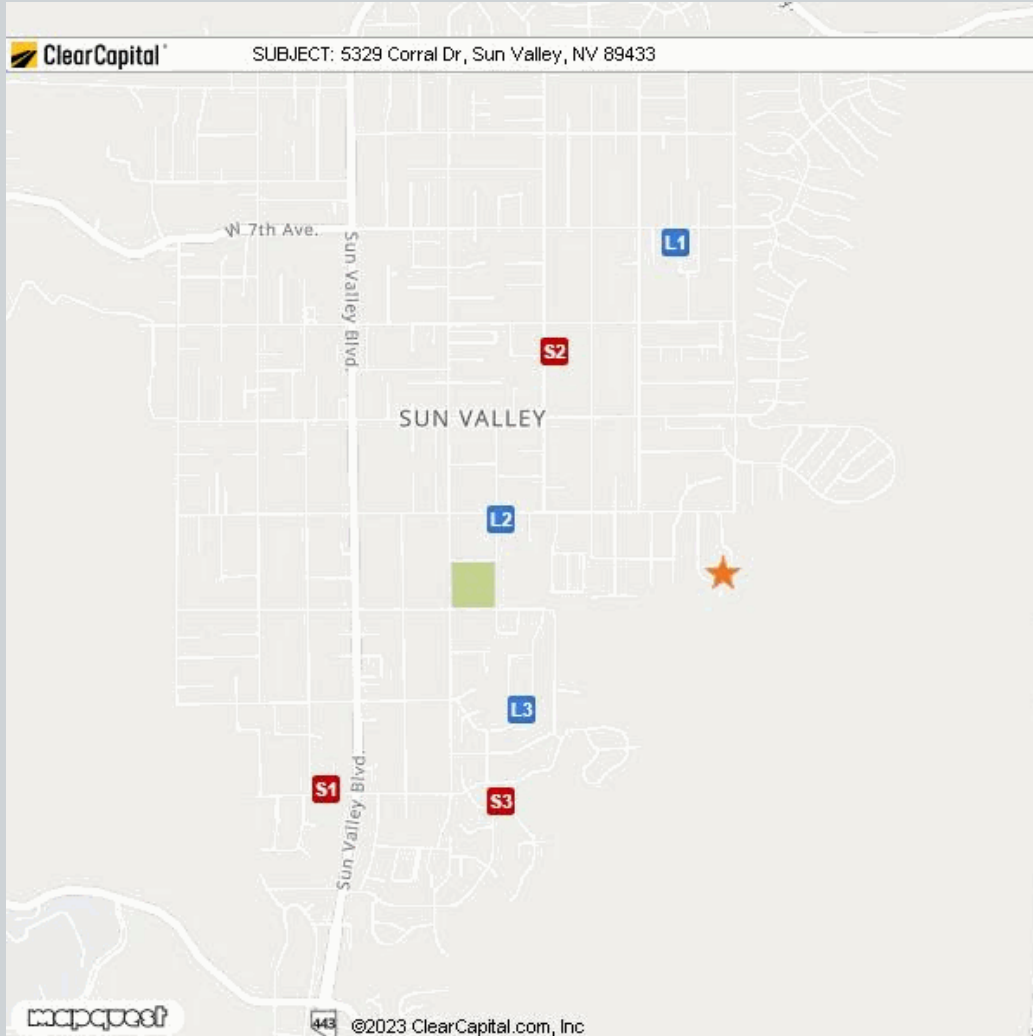
Address ★ 5329 Corral Drive, Sun Valley, NV 89433

Loan Number 52783

Suggested List \$309,000

Suggested Repaired \$318,000

Sale \$304,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5329 Corral Drive, Sun Valley, NV 89433	--	Parcel Match
L1 Listing 1	536 E 7th, Sun Valley, NV 89433	0.88 Miles ¹	Parcel Match
L2 Listing 2	410 E 4th, Sun Valley, NV 89433	0.60 Miles ¹	Parcel Match
L3 Listing 3	5185 Lupin, Sun Valley, NV 89433	0.64 Miles ¹	Parcel Match
S1 Sold 1	5101 Breimon, Sun Valley, NV 89433	1.20 Miles ¹	Parcel Match
S2 Sold 2	5556 Mark, Sun Valley, NV 89433	0.73 Miles ¹	Parcel Match
S3 Sold 3	535 Carnes, Sun Valley, NV 89433	0.84 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Howard Zink	Company/Brokerage	Reno Tahoe Realty Group
License No	s.0191906	Address	4855 Warren Reno NV 89509
License Expiration	12/31/2023	License State	NV
Phone	7757413995	Email	h.zink@hotmail.com
Broker Distance to Subject	7.78 miles	Date Signed	03/08/2023

/Howard Zink/

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: **Howard Zink** ("Licensee"), **s.0191906** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Reno Tahoe Realty Group** (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: **5329 Corral Drive, Sun Valley, NV 89433**
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: **March 8, 2023**

Licensee signature: **/Howard Zink/**

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.