

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	3190 Canyon Terrace Drive, Laughlin, NV 89029	Order ID	8748684	Property ID	34200936
Inspection Date	05/20/2023	Date of Report	05/22/2023		
Loan Number	52799	APN	264-21-416-002		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	05.19.23 BPO Request	Tracking ID 1	05.19.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ROGER CASTILLO	Condition Comments	
R. E. Taxes	\$2,143	<p>The subject property appeared to be in average condition. The exterior paint and garage door looked like it had deferred maintenance. The front is all rock with a few palm trees. It appears to have a covered patio and a unfinished dirt backyard, as seen on Google maps. It didn't have any curb appeal and had no color in the yard. It has a mountain view but it also backs up to a busy road.</p>	
Assessed Value	\$70,467		
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	No		
Visible From Street	Not Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	<p>The subject property is located in a Non HOA community, so it does not have any amenities. REO's are not that common in this market as of yet, but seller concessions are common. Laughlin is a small community on the Arizona/Nevada border, on the Colorado River. It is mainly supported by the gaming industry in the casinos.</p>	
Sales Prices in this Neighborhood	Low: \$230600 High: \$512700		
Market for this type of property	Decreased 6 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3190 Canyon Terrace Drive	2771 Sunken Ship St	2748 Brinkley Manor St	2100 Hunt Woods Ct
City, State	Laughlin, NV	Laughlin, NV	Laughlin, NV	Laughlin, NV
Zip Code	89029	89029	89029	89029
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.63 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$414,990	\$394,900	\$399,999
List Price \$	--	\$414,990	\$394,900	\$399,999
Original List Date		05/02/2023	03/06/2023	03/21/2023
DOM · Cumulative DOM	-- · --	18 · 20	75 · 77	60 · 62
Age (# of years)	19	16	6	7
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Adverse ; City Street	Neutral ; Residential
Style/Design	2 Stories Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,744	1,751	1,906	1,834
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	4 · 3	4 · 2
Total Room #	7	7	8	7
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	.11 acres	0.15 acres	0.12 acres	0.16 acres
Other	--	--	--	--

* 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** Listing #1 It's similar in GLA, lot size and is located .56 miles away from the subject property. It has wood floors, but the rest of the interior appears to be builder grade finishes. The backyard has an outdoor kitchen, a firepit, and a mountain and River view. Overall I think this come is the most similar to the subject property.
- Listing 2** Listing #2 has Pavers and stacked stone in the front and Tile floors and granite counters on the interior. I used the comp because it's located .67 miles away from the subject property and there arn't any other comps in the area to use. It has an extra bedroom and is bigger in GLA. I think this property is superior to the subject.
- Listing 3** Listing #3 is located .57 miles away from the subject and has a similar size lot. It does have 1 more bedroom and a little bigger. On the exterior it has a paver driveway and a finished backyard with grass, rock and a large concrete pad. The interior has tile floors and granite counters. I think this property is superior to the subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3190 Canyon Terrace Drive	2345 Cookies Crossing Ct	2282 Wide Canyon Ct	3598 Cottage Wood St
City, State	Laughlin, NV	Laughlin, NV	Laughlin, NV	Laughlin, NV
Zip Code	89029	89029	89029	89029
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.12 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,900	\$299,000	\$425,000
List Price \$	--	\$399,900	\$299,000	\$374,000
Sale Price \$	--	\$399,900	\$265,000	\$370,000
Type of Financing	--	Cash	Cash	Va
Date of Sale	--	03/29/2023	04/10/2023	04/26/2023
DOM · Cumulative DOM	-- · --	80 · 80	114 · 114	127 · 127
Age (# of years)	19	8	34	21
Condition	Average	Average	Fair	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	Neutral ; Residential
Style/Design	2 Stories Other	1 Story Other	2 Stories Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,744	1,606	1,744	1,952
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2 · 1	3 · 2
Total Room #	7	6	7	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	.11 acres	0.12 acres	0.29 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$75,000	\$0
Adjusted Price	--	\$399,900	\$340,000	\$370,000

* 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** Sold com #1 is used because it is located .48 miles away from the subject and has a similar size lot. It's smaller in GLA, but has the same amount of bedrooms. On the interior it has wood/tile floors but the rest of the home is builder grade finishes. The exterior has a front patio and in the rear it has a covered patio and a finished back yard with rock and concrete.
- Sold 2** I used sold comp #2 because it's a model match of the subject in the same neighborhood and it closed a little over a month ago. This property is in very bad condition and that's why it sold so low. I wanted to include it for the client's. In the event the subject property is in bad shape, which it very well could be. This is the value you can expect. I am not saying, the subject property is in bad condition, just an FYI. this home needs to be completely gutted and redone. I made an adjustment for the rehab.
- Sold 3** Sold comp #3 is here because its has a similar size lot and is located .48 miles away from the subject property. It's bigger in GLA, but has the same amount of bedrooms. On the exterior it has some decent curb appeal, with several flowering bushes in the front yard. The backyard has a covered patio and rock landscaping. The interior appears to be dated with much of the home in original condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property has never been listed on the MLS. The current owner purchased the property on 09/02/2004 for \$225,000			
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	\$360,000	\$360,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
In order to form my price opinion I looked at all of the comps. I looked at what the similar sizes homes are selling for in the area. I also looked at sold comp #2 and what it would sell for if it was in better condition. Sold comp #1 and #3 both sold for over what my price opinion at a similar GLA.		

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.
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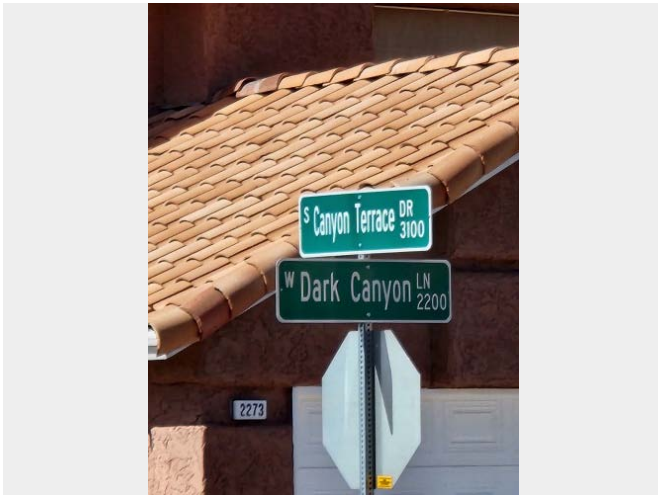
Subject Photos



Front



Address Verification



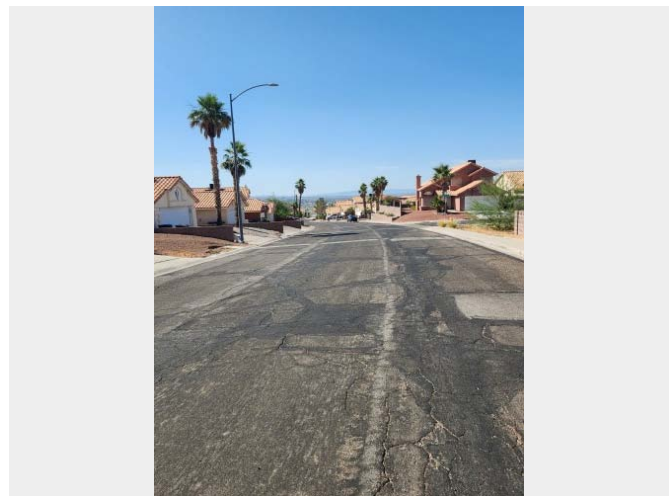
Address Verification



Side



Side



Street

Subject Photos



Street



Street



Other

Listing Photos

L1 2771 Sunken Ship St
Laughlin, NV 89029



Front

L2 2748 Brinkley Manor St
Laughlin, NV 89029



Front

L3 2100 Hunt Woods Ct
Laughlin, NV 89029



Front

Sales Photos

S1 2345 Cookies Crossing Ct
Laughlin, NV 89029



Front

S2 2282 Wide Canyon Ct
Laughlin, NV 89029



Front

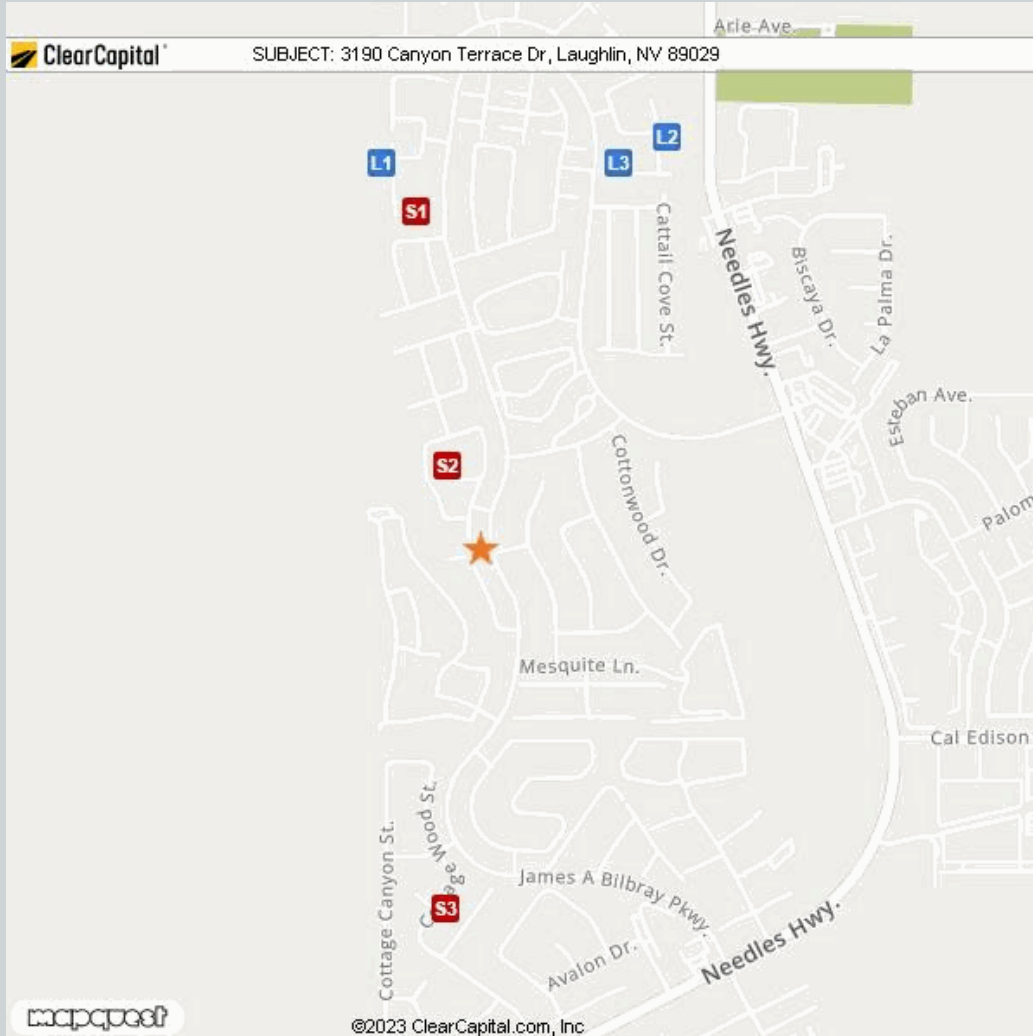
S3 3598 Cottage Wood St
Laughlin, NV 89029



Front

ClearMaps Addendum

Address ★ 3190 Canyon Terrace Drive, Laughlin, NV 89029
Loan Number 52799 **Suggested List** \$360,000 **Suggested Repaired** \$360,000 **Sale** \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3190 Canyon Terrace Drive, Laughlin, NV 89029	--	Parcel Match
L1 Listing 1	2771 Sunken Ship St, Laughlin, NV 89029	0.56 Miles ¹	Parcel Match
L2 Listing 2	2748 Brinkley Manor St, Laughlin, NV 89029	0.63 Miles ¹	Parcel Match
L3 Listing 3	2100 Hunt Woods Ct, Laughlin, NV 89029	0.57 Miles ¹	Parcel Match
S1 Sold 1	2345 Cookies Crossing Ct, Laughlin, NV 89029	0.48 Miles ¹	Parcel Match
S2 Sold 2	2282 Wide Canyon Ct, Laughlin, NV 89029	0.12 Miles ¹	Parcel Match
S3 Sold 3	3598 Cottage Wood St, Laughlin, NV 89029	0.51 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	Alex Kursman	Company/Brokerage	Innovative Real Estate Strategies
License No	S.0066265.LLC	Address	2975 S. Rainbow Blvd #J Las Vegas NV 89146
License Expiration	06/30/2024	License State	NV
Phone	7028826623	Email	akursman@hotmail.com
Broker Distance to Subject	76.89 miles	Date Signed	05/22/2023

/Alex Kursman/

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: **Alex Kursman** ("Licensee"), **S.0066265.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovative Real Estate Strategies** (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: **3190 Canyon Terrace Drive, 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: **May 22, 2023**Licensee signature: **/Alex Kursman/**

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.