

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	1961 Kearny Street, Pahump, NV 89048	Order ID	8666830	Property ID	34038311
Inspection Date	03/23/2023	Date of Report	03/23/2023		
Loan Number	52955	APN	4002219		
Borrower Name	Catamount Properties 2018 LLC	County	Nye		

Tracking IDs

Order Tracking ID	03.22.23 BPO Request	Tracking ID 1	03.22.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	KAY HAPPENY	Condition Comments Property appears to be maintained lived in. Roof is dated but not in need of immediate repair.
R. E. Taxes	\$765	
Assessed Value	\$26,364	
Zoning Classification	Residential VR-8	
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	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments Residential area featuring medium sized lots (6000 sq ft to 1000 sq ft) ---- Primarily one stories
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$154100 High: \$502000	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1961 Kearny Street	1931 Jacaranda St	1991 Kearney St	2870 Mount Charleston Dr
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.03 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$235,000	\$299,900	\$195,000
List Price \$	--	\$240,000	\$279,900	\$195,000
Original List Date		01/12/2023	01/03/2023	03/03/2023
DOM · Cumulative DOM	-- · --	69 · 70	78 · 79	19 · 20
Age (# of years)	44	33	24	41
Condition	Average	Average	Good	Fair
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	1 Story Ranch	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,611	1,318	1,550	1,232
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	7	7	7	4
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.20 acres	0.20 acres	0.20 acres
Other	--	--	--	--

* Listing 2 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 Adjustment +\$2,000 for square footage difference. New exterior paint, a fully fenced backyard, front yard landscaping and a backyard storage shed!

Listing 2 This house features ANDERSON WINDOWS and has a den that could easily be a 4th bedroom or a formal living room. Newer vinyl floors

Listing 3 Adjustment +\$2,000 for square footage difference. Adjustment \$2,000 for condition. Ffixer-upper. The home is in need of some repairs and updates to make it more modern and functional.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1961 Kearny Street	1070 E Calvada Blvd	3810 Mount Charleston Dr	1241 E Mount Charleston Dr N
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	Public Records
Miles to Subj.	--	0.29 ¹	0.74 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$174,900	\$299,000	\$299,000
List Price \$	--	\$159,000	\$299,900	\$299,000
Sale Price \$	--	\$150,000	\$293,237	\$293,237
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	03/09/2023	02/01/2023	01/14/2023
DOM · Cumulative DOM	-- · --	120 · 120	131 · 131	1 · 0
Age (# of years)	44	42	29	29
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course
View	Neutral ; Residential	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Other	1 Story Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,611	1,206	1,899	1,899
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 3 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	0.20 acres	0.13 acres	0.20 acres	0.20 acres
Other	--	--	--	--
Net Adjustment	--	+\$6,500	-\$2,500	+\$2,500
Adjusted Price	--	\$156,500	\$290,737	\$295,737

* 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** Adjustment +\$2,000 condition; Adjustment +\$ 2,000 square footage; Adjustment +\$2,500 1 car garage Fully renovated 2 bedroom home with massive upgrades throughout! Improvements include new roof, new air conditioner, all new custom kitchen, fully updated bathroom, renovated landscape, all new flooring and carpet and so much more! The floor plan features 1 car attached garage, enclosed patio/storage area, open kitchen/living space, dining nook and two fully renovated bedrooms.
- Sold 2** Adjustment -\$2,500 3 Car garage with shelving and cabinetry.
- Sold 3** Adjustment -\$2,500 3 car garage

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				There is no listing for the property in the last three years but there was a recorded sale per the Recorders office. The property sold for \$135,000 on March 21,2023.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	03/21/2023	\$135,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,000	\$275,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$255,000	--
Comments Regarding Pricing Strategy		
Pricing reflects the increased interest rates which have made qualifying more difficult.		

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



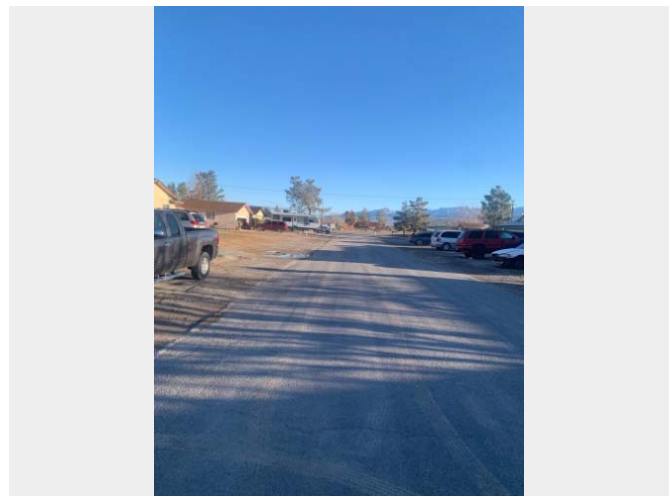
Address Verification



Side



Side




Street

Subject Photos



Street

Listing Photos

 1931 Jacaranda St
Pahrump, NV 89048



Front



Back



Back



Back



Kitchen



Bedroom

Listing Photos

L1 1931 Jacaranda St
Pahrump, NV 89048



Bedroom



Bathroom



Living Room



Living Room

L2 1991 Kearney St
Pahrump, NV 89048



Front



Back

Listing Photos

L2 1991 Kearney St
Pahrump, NV 89048



LVR 2023

Kitchen



LVR 2023

Kitchen



LVR 2023

Bathroom



LVR 2023

Living Room

L3 2870 Mount Charleston Dr
Pahrump, NV 89048



LVR 2023


Front



LVR 2023

Kitchen

Listing Photos

 2870 Mount Charleston Dr
Pahrump, NV 89048



Living Room

Sales Photos

S1 1070 E Calvada Blvd
Pahrump, NV 89048



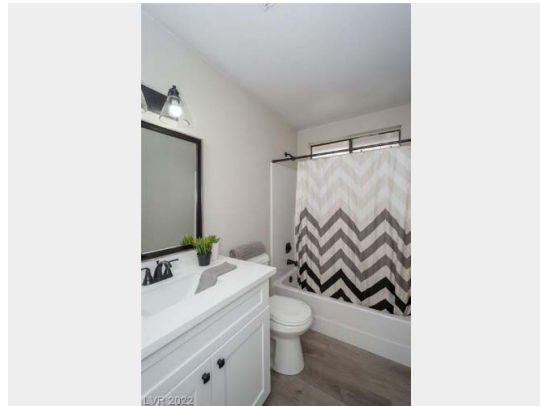
Front



Kitchen



Bedroom



Bathroom



Living Room

Sales Photos

S2 3810 Mount Charleston Dr
Pahrump, NV 89048



Front



Side



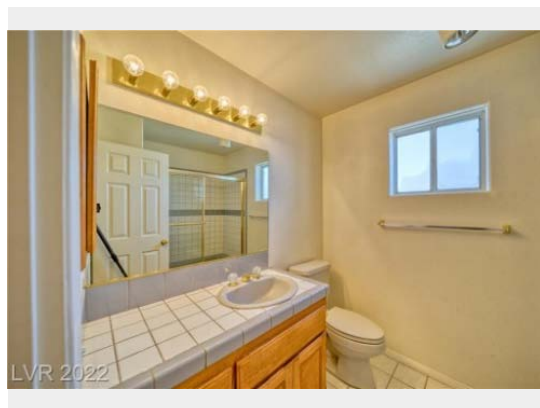
Back



Kitchen



Kitchen



Bathroom

Sales Photos

S2 3810 Mount Charleston Dr
Pahrump, NV 89048



Living Room

S3 1241 E Mount Charleston Dr N
Pahrump, NV 89048



Front



Back



Kitchen



Living Room

ClearMaps Addendum

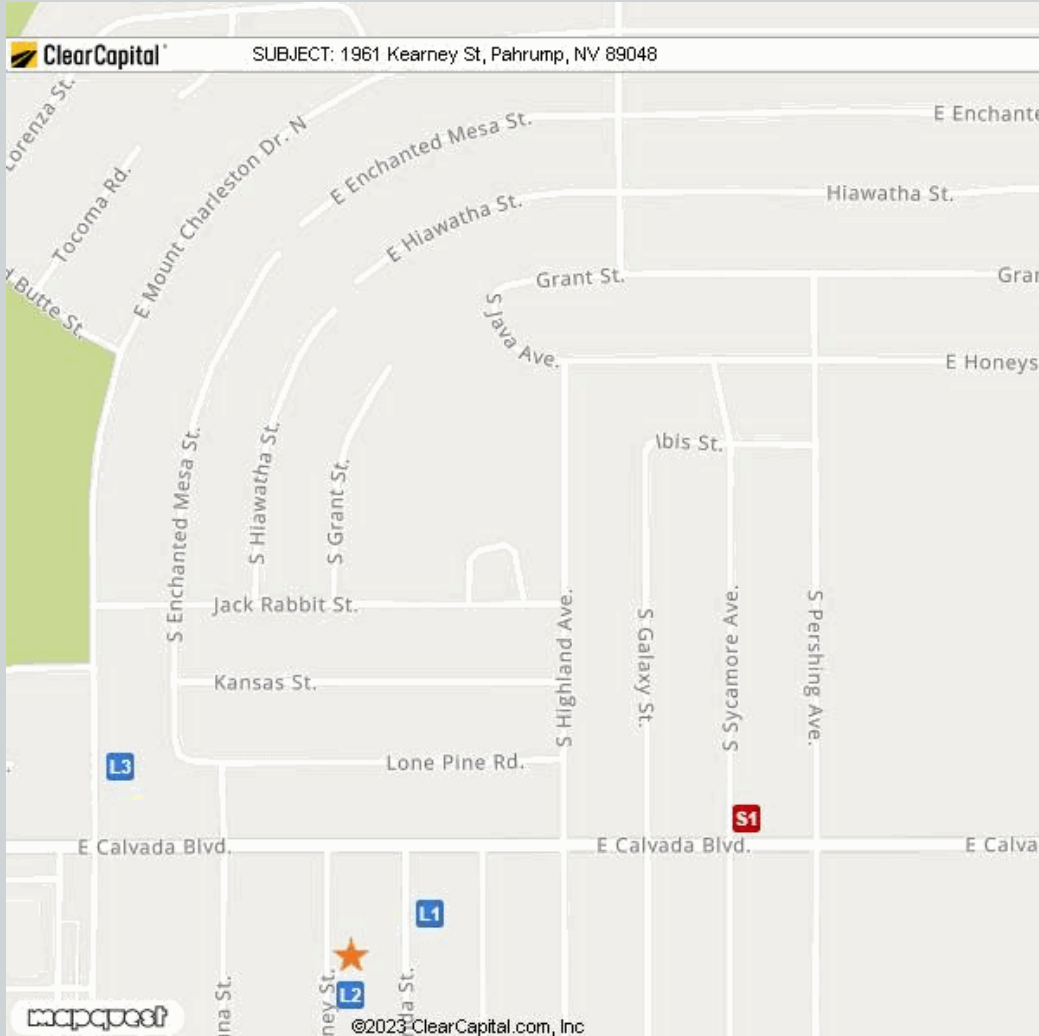
Address ★ 1961 Kearney Street, Pahrump, NV 89048

Loan Number 52955

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1961 Kearney Street, Pahrump, NV 89048	--	Parcel Match
L1 Listing 1	1931 Jacaranda St, Pahrump, NV 89048	0.06 Miles ¹	Parcel Match
L2 Listing 2	1991 Kearney St, Pahrump, NV 89048	0.03 Miles ¹	Parcel Match
L3 Listing 3	2870 Mount Charleston Dr, Pahrump, NV 89048	0.20 Miles ¹	Parcel Match
S1 Sold 1	1070 E Calvada Blvd, Pahrump, NV 89048	0.29 Miles ¹	Parcel Match
S2 Sold 2	3810 Mount Charleston Dr, Pahrump, NV 89048	0.74 Miles ¹	Parcel Match
S3 Sold 3	1241 E Mount Charleston Dr N, Pahrump, NV 89048	0.74 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Mark Kronschnabel	Company/Brokerage	Realty One Group
License No	S.0025280	Address	10750 W Charleston, Suite 180 Las Vegas NV 89135
License Expiration	06/30/2024	License State	NV
Phone	7024962490	Email	markkronschnabel@gmail.com
Broker Distance to Subject	37.40 miles	Date Signed	03/23/2023

/Mark Kronschnabel/

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: **Mark Kronschnabel** ("Licensee"), **S.0025280** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Realty One 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: **1961 Kearny Street, Pahrump, NV 89048**
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 23, 2023**

Licensee signature: /**Mark Kronschnabel**/

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.