

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	5565 Sierra Brook Court, Las Vegas, NV 89149	Order ID	9205971	Property ID	35173670
Inspection Date	03/10/2024	Date of Report	03/10/2024		
Loan Number	53011	APN	12636501039		
Borrower Name	Catamount Property 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	3.8_CitiBPO_update_2	Tracking ID 1	3.8_CitiBPO_update_2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$8,491	The subject property appears to have had regular, routine exterior maintenance. No exterior damages and/or deferred maintenance was identified.	
Assessed Value	\$418,398		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Lockbox)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Sierra Brook 702-296-8630		
Association Fees	\$60 / Month (Landscaping,Other: Management)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	The subject property is located in a custom, gated community in the Northwest area of Las Vegas. The area is not in a sub-division; however the community has low monthly HOA fees and appears well-maintained. Close to schools, shopping and major surface streets. Freeway access is limited.	
Sales Prices in this Neighborhood	Low: \$404000 High: \$1444000		
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	5565 Sierra Brook Court	6042 Alpine Estates Cir	10117 Cambridge Brook Ave	9719 August Rain Ave
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89149	89149	89149	89149
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	0.96 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$945,000	\$1,425,000	\$1,250,000
List Price \$	--	\$922,888	\$1,275,000	\$1,250,000
Original List Date		11/23/2023	12/21/2023	02/02/2024
DOM · Cumulative DOM	-- · --	108 · 108	80 · 80	37 · 37
Age (# of years)	10	13	7	11
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	4,109	3,648	3,751	3,657
Bdrm · Bths · ½ Bths	4 · 3	5 · 3 · 1	4 · 3 · 1	4 · 3 · 1
Total Room #	9	10	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	--	Pool - Yes
Lot Size	0.51 acres	0.35 acres	0.39 acres	0.52 acres
Other	Dualpne	Solar Panels	Dualpne	Dualpne

* Listing 3 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** Lovely Northwest Single Story DR Horton Home in a gated ranch style home community of only 25 homes. Original Owner! SOLAR&Tesla Power Bank is paid off (worth \$43K) Average power bill is \$13 a month! Over 1/4 of an acre private corner lot. No Neighbors Behind or to the North. 3 car garage with vents for cooling while you work in your garage. Open & Bright Floor plan 5 w/bedrooms & 4 baths. Secondary bedrooms each share a Jack & Jill bathroom. Kitchen has double ovens & a butlers pantry for serving meals and entertaining. Oversized Prep Island w/ tons of counter space & cabinets. All rooms are oversized and primary bedroom has room for a sitting area and has a french door to the covered patio. Adjust -\$5K for bedroom, -\$2K for bath, +\$10K for pool,+\$10,500 for lot,+\$33,700 for GLA. ADJUSTED LIST PRICE: \$956,088.
- Listing 2** This single-story gem spans 3,776 sqft., showcasing meticulous craftsmanship and attention to detail. Newly REMODELED & UPGRADED \$\$\$\$\$. The open floor plan effortlessly connects the spacious kitchen, living room, and dining area. The chef's kitchen boasts expansive countertops and ample storage. Escape to the tranquility of the master suite with breathtaking views, an en-suite bathroom, and dual walk-in closets. Three additional bedrooms and a den offer flexibility for various lifestyle needs, whether you need a home office, guest room, or a playroom for the little ones. Car enthusiasts will appreciate the 3-car garage with epoxy floors, RV driveway, RV parking, and dual electric charging stations, reflecting a modern and sustainable lifestyle. Adjust -\$20K for condition, -\$2K for bath, +10K for pool,+\$7800 for lot,+\$26,100 for GLA. ADJUSTED LIST PRICE: \$1,316,900.
- Listing 3** Welcome to this fabulous single story home in the highly sought after gated community of Serenity Ridge. The corner lot ensures privacy and a sense of openness, making this residence a harmonious blend of comfort and design. Along with the bright and open floor plan, the NextGen suite adds versatility, providing a flexible living space for various needs. The large kitchen features elegant granite countertops, walk in pantry, and tons of cabinets making it a focal point for culinary enthusiasts. A shimmering pool invites relaxation and fun. The connecting courtyard seamlessly merges indoor and outdoor living. Adjust -\$2K for bath, -\$3500 for garage,+\$33K for GLA. ADJUSTED LIST PRICE: \$1,277,500.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5565 Sierra Brook Court	5328 Hickory Tree St	5385 Golden Gossamer St	5795 N Conquistador St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89149	89149	89149	89149
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.38 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,050,000	\$1,199,900	\$1,350,000
List Price \$	--	\$1,050,000	\$1,199,900	\$1,350,000
Sale Price \$	--	\$975,000	\$1,200,000	\$1,350,000
Type of Financing	--	Va	Va	Cash
Date of Sale	--	11/03/2023	08/25/2023	11/06/2023
DOM · Cumulative DOM	-- · --	21 · 21	30 · 30	46 · 46
Age (# of years)	10	2	9	6
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	2 Stories Historical	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	4,109	4,443	3,656	4,093
Bdrm · Bths · ½ Bths	4 · 3	6 · 4 · 1	4 · 3 · 1	4 · 2 · 1
Total Room #	9	11	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 4 Car(s)	Attached 4 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.51 acres	0.42 acres	0.47 acres	0.46 acres
Other	Dualpne	Dualpne	Dualpne	Shed
Net Adjustment	--	-\$11,500	+\$30,100	+\$6,500
Adjusted Price	--	\$963,500	\$1,230,100	\$1,356,500

* 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** This home has it all! Over 4400 sq ft, 5 bedrooms, 3.5 bath, plus Next Gen suite with additional bedroom and bath, 4 car oversized garage, RV parking and on almost 1/2 acre lot. Views of the mountains, Las Vegas strip and valley lights. Open kitchen with island granite counters, 42" cabinets, stainless appliances, 2 ovens, walk-in pantry, family room with surround sound. Next Gen suite with living room, kitchenet, with stainless appliances, additional washer and dryer and bedroom with walk-in closets and en-suite bath, All additional bedrooms are up and are large with walk-in closets. Adjust -\$10K for bedrooms, -\$4500 for baths, +\$10K for pool, -\$5K for yr built, -\$3500 for garage,+\$5900 for lot, -\$24,400 for GLA.
- Sold 2** Stunning home w/tasteful touches t/o~1/2 acre lot w/RV parking, interior courtyard&tranquil backyard are just few amazing features this home has to offer~12ft coffered ceilings t/o give this home a spacious feeling&allow for tons of natural lighting~Chefs' kitchen w/walk-in pantry, built-in oven, fridge, microwave&separate gas range w/tons of cabinets, counter space çer island w/seating~Flowing floorplan features great rm off kitchen&butler's pantry w/entry to the frml dining rm~All living areas have outdoor access~Den w/double door entry~Frml dining rm w/beautiful built-in bookshelves&custom tile fireplace~Great rm floorplan w/floor-to-ceiling sliders; great for socializing&indoor/outdoor living~Primary bdrm sep from others w/backyard access. Adjust -\$2K for bath, -\$3500 for garage,+\$2600 for lot,+\$33K for GLA.
- Sold 3** STUNNING single-story on almost a half-acre**RV access with NO HOA**The backyard paradise features a large pool and spa, a fire pit, a large shed, and much more...the pocket doors and sliders make this a TRULY amazing indoor/outdoor space**The large great-room features a gorgeous feature wall and lovely wet bar with pass through to the backyard**Check out the wonderful kitchen that boasts stainless-steel Thermador appliances, soft-closing custom cabinets, and a HUGE walk-in pantry**There is a prep area just off the kitchen with a second refrigerator, sink and more custom cabinets. Adjust +\$2K for bath,+\$3300 for lot, +\$1200 for GLA.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty,LLC	The property has been listed and withdrawn four times from the MLS since 10/20/2023 by the same agent. It is presently an active listing again, though with a different agent.					
Listing Agent Name	Steele S. Tucker						
Listing Agent Phone	702-296-8630						
# of Removed Listings in Previous 12 Months	4						
# 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
11/20/2023	\$1,595,000	11/22/2023	\$1,595,000	Withdrawn	01/04/2024	\$1,595,000	MLS
01/05/2024	\$1,495,000	02/02/2024	\$1,445,000	Withdrawn	02/02/2024	\$1,495,000	MLS
02/03/2024	\$1,445,000	02/13/2024	\$1,445,000	Withdrawn	02/13/2024	\$1,445,000	MLS
02/16/2024	\$1,395,000	03/08/2024	\$1,350,000	Withdrawn	03/07/2024	\$1,395,000	MLS
03/08/2024	\$1,350,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,376,000	\$1,376,000
Sales Price	\$1,349,000	\$1,349,000
30 Day Price	\$1,241,000	--
Comments Regarding Pricing Strategy		
<p>The suggested sale price for the subject property is \$1,349,000 @ \$328.30 per SqFt. The suggested sale price is bracketed by the Adjusted Comparables. ***PLEASE NOTE: The condition of the subject property was taken from pictures of the active MLS listing. ***The area is peppered with new Builds both finished and under construction. These properties are undercutting the value of existing resales. For purposes of this report, new Builds were not utilized in establishing the estimated sale price of the subject property.</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



Front



Address Verification



Side



Side



Side

Subject Photos



Side



Street



Street



Other



Other

Listing Photos

L1 6042 Alpine Estates Cir
Las Vegas, NV 89149



Front

L2 10117 Cambridge Brook Ave
Las Vegas, NV 89149



Front

L3 9719 August Rain Ave
Las Vegas, NV 89149



Front

Sales Photos

S1 5328 Hickory Tree St
Las Vegas, NV 89149



Front

S2 5385 Golden Gossamer St
Las Vegas, NV 89149



Front

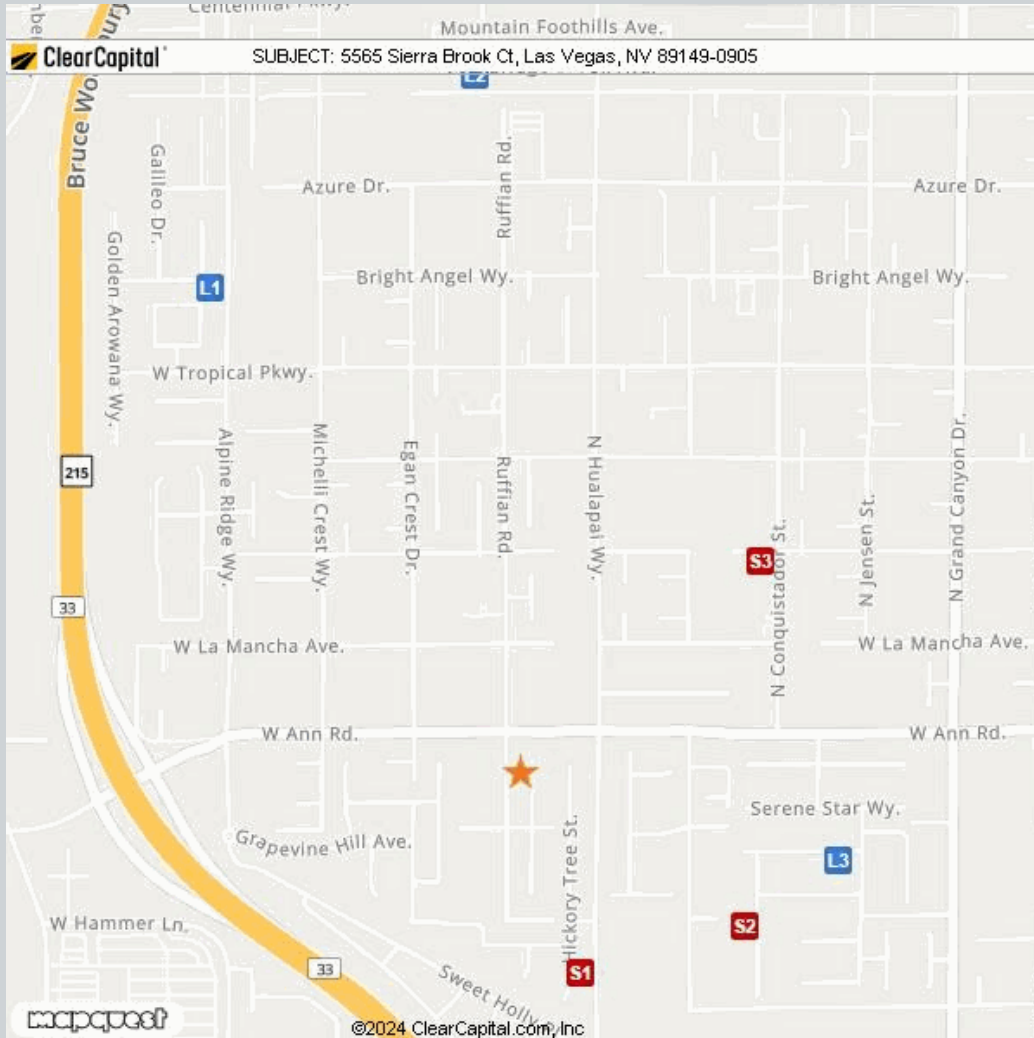
S3 5795 N Conquistador St
Las Vegas, NV 89149



Front

ClearMaps Addendum

Address ★ 5565 Sierra Brook Court, Las Vegas, NV 89149
Loan Number 53011 **Suggested List** \$1,376,000 **Suggested Repaired** \$1,376,000 **Sale** \$1,349,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5565 Sierra Brook Court, Las Vegas, NV 89149	--	Parcel Match
L1 Listing 1	6042 Alpine Estates Cir, Las Vegas, NV 89149	0.79 Miles ¹	Parcel Match
L2 Listing 2	10117 Cambridge Brook Ave, Las Vegas, NV 89149	0.96 Miles ¹	Parcel Match
L3 Listing 3	9719 August Rain Ave, Las Vegas, NV 89149	0.46 Miles ¹	Parcel Match
S1 Sold 1	5328 Hickory Tree St, Las Vegas, NV 89149	0.29 Miles ¹	Parcel Match
S2 Sold 2	5385 Golden Gossamer St, Las Vegas, NV 89149	0.38 Miles ¹	Parcel Match
S3 Sold 3	5795 N Conquistador St, Las Vegas, NV 89149	0.44 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	MARGERY BAIRD	Company/Brokerage	The Nitro Group-REALTY ONE
License No	S.0059003	Address	4124 Autumndale Av North Las Vegas NV 89031
License Expiration	12/31/2024	License State	NV
Phone	7025010356	Email	info@MargisTrademarkSvc.com
Broker Distance to Subject	6.74 miles	Date Signed	03/10/2024

/MARGERY BAIRD/

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: **MARGERY BAIRD** ("Licensee"), **S.0059003** (License #) who is an active licensee in good standing.

Licensee is affiliated with **The Nitro Group-REALTY ONE** (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: **5565 Sierra Brook Court, Las Vegas, NV 89149**
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 10, 2024**

Licensee signature: **/MARGERY BAIRD/**

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.