

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.

<b>Address</b>	4839 Jubilee Diamond Court, Las Vegas, NEVADA 89139	<b>Order ID</b>	8672637	<b>Property ID</b>	34051704
<b>Inspection Date</b>	03/27/2023	<b>Date of Report</b>	03/28/2023		
<b>Loan Number</b>	53018	<b>APN</b>	177-18-115-001		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	03.27.23_BPO	<b>Tracking ID 1</b>	03.27.23_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Andrade-Lara Guillermo	<b>Condition Comments</b> Based on exterior observation, subject property appears to be in average condition and not in need of immediate repair
<b>R. E. Taxes</b>	\$1,701	
<b>Assessed Value</b>	\$100,241	
<b>Zoning Classification</b>	R-2	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Currently a better market with increasing property values. Supply is in shortage with rising demand. This is a fair market with no REO activity. Proximity and convenience to employment, schools, parks, shopping and transportation are average.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$357,200 High: \$440,000	
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	4839 Jubilee Diamond Court	4683 Ametrine Court	5010 Lime Kiln Avenue	4966 Tioga Pass Avenue
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89139	89139	89139	89139
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.28 <sup>1</sup>	0.24 <sup>1</sup>	0.30 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$379,000	\$399,900	\$435,000
<b>List Price \$</b>	--	\$379,000	\$399,900	\$415,000
<b>Original List Date</b>		02/03/2023	02/24/2023	09/22/2022
<b>DOM · Cumulative DOM</b>	-- · --	53 · 53	5 · 32	187 · 187
<b>Age (# of years)</b>	19	18	18	18
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories colonial	2 Stories colonial	2 Stories colonial	2 Stories colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,856	1,604	1,615	1,615
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 3
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.08 acres	.06 acres	.06 acres	.06 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Excellent location near the Las Vegas Strip and Airport. VERY close to great shops and dining. OUTSTANDING VALUE FOR A STARTER HOME! WON'T LAST! OUTSTANDING RENTAL! \$1900-\$2000 potential rent.
- Listing 2** STUNNING two story home located nearby shopping and recreation!! LOW MAINTENANCE desert landscaping!! Interior boasts Luxury Vinyl Flooring Flooring, SOARING VAULTED ceilings, and an OPEN FLOWING floor plan!! CHEFS DREAM KITCHEN equipped with RICH WOOD cabinetry, GORGEOUS GRANITE countertops, and a FULL SS appliance package!! Master suite with SPA LIKE RETREAT!! PRICED TO SELL and MOVE IN READY!!
- Listing 3** PRICED REDUCED!!! THIS IS A BEAUTIFUL 2-STORY HOME WITH 3 BEDROOMS AND 3 FULL BATHS, [ONE BR ONE BATH DOWNSTAIRS] PLUS LARGE LOFT WITH SHELVING 2 CAR TANDEM GARAGE WITH AUTO OPENER, GRANITE COUNTERTOPS, BREAKFAST BAR TILED KITCHEN AND BATHROOMS/CEILING FANS/WASHER, DRYER AND REFRIGERATOR ARE INCLUDED. BUILT IN BOOKCASE/TV CABINET IN LIVING ROOM.E-Z CARE BACKYARD-WALK IN CLOSET AND SEPARATE TUB/SHOWER IN MASTER-

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	4839 Jubilee Diamond Court	8252 Pearl Oasis Court	8314 Black Opal Street	5179 Vacaville Avenue
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89139	89139	89139	89139
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.36 <sup>1</sup>	0.17 <sup>1</sup>	0.30 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$408,000	\$438,000	\$399,900
<b>List Price \$</b>	--	\$398,800	\$398,800	\$385,500
<b>Sale Price \$</b>	--	\$399,000	\$398,800	\$372,000
<b>Type of Financing</b>	--	Fha	Fha	Cash
<b>Date of Sale</b>	--	11/17/2022	09/30/2022	11/04/2022
<b>DOM · Cumulative DOM</b>	-- · --	26 · 41	48 · 72	43 · 44
<b>Age (# of years)</b>	19	13	19	17
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories colonial	2 Stories colonial	2 Stories colonial	2 Stories colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,856	1,670	1,891	1,541
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	6	6	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.08 acres	.14 acres	.07 acres	.06 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$399,000	\$398,800	\$372,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Great location in the fast-growing SouthWest area close to many restaurants, shopping. 3Bed 2.5Bath Home Situated At The End Of The Cul De Sac With Oversized Driveway. Low Monthly HOA. Recently Refreshed Interior With New Paint. Oversized Low Maintenance Backyard For Extra Activities Or For Your Future Pool.
- Sold 2** Nice 4 bedroom house in SW, PLUS ONE ROOM DOWNSTAIRS CAN BE USE AS OFFICE OR BEDROOM. NEAR BLUE DIAMOND ,DECATURE. NEW PAINT, NEW CARPET, KITCHEN NEW WATERPROOF FLOORING. Home with Low Maintenance Desert landscape front & back!! Includes living room, Den (downstairs by front door), Dining room. Kitchen: Refrigerator, Pantry, Recessed lighting. All bedrooms upstairs. Master bath includes Dual vanity sinks, separate Roman tub, Separate Shower, 9x6 walk-in closet!! Laundry room upstairs W/washer & Dryer! Close to Schools, Shopping, Freeways I-15 and 215
- Sold 3** Move-in ready 4 bed /3 bath home in Southwest. Beautiful kitchen with Granite countertops and stainless steel appliances. Spacious backyard complete with a covered patio, mature landscaping, pavers, and artificial grass. Large community park with Volleyball, Horseshoes, Picnic area with BBQ. You won't want to miss this one!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	SOS Realty Group LLC - SOSG	Subject is currently listed					
<b>Listing Agent Name</b>	Oscar Osorio						
<b>Listing Agent Phone</b>	702-912-8369						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
11/19/2022	\$414,998	--	--	--	--	--	MLS

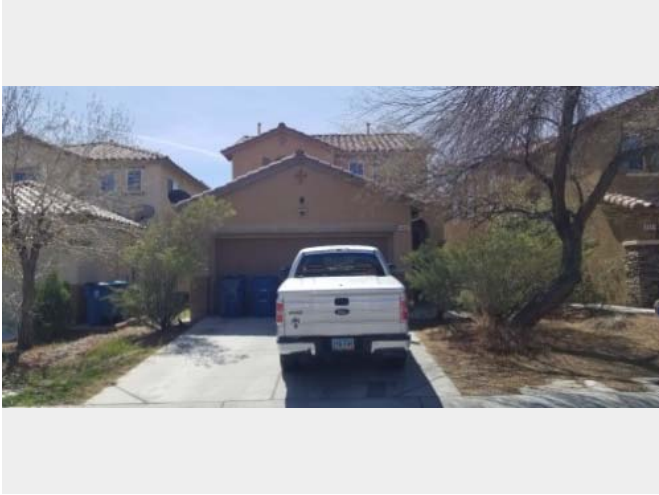
## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$399,000	\$399,000
<b>Sales Price</b>	\$395,000	\$395,000
<b>30 Day Price</b>	\$385,000	--
<b>Comments Regarding Pricing Strategy</b>		
All comps selected are single family detached homes within 0.5 miles of the subject. These comps are within 20% GLA of the subject and are in similar condition as the subject and sold in the past 180 days.		

## 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.

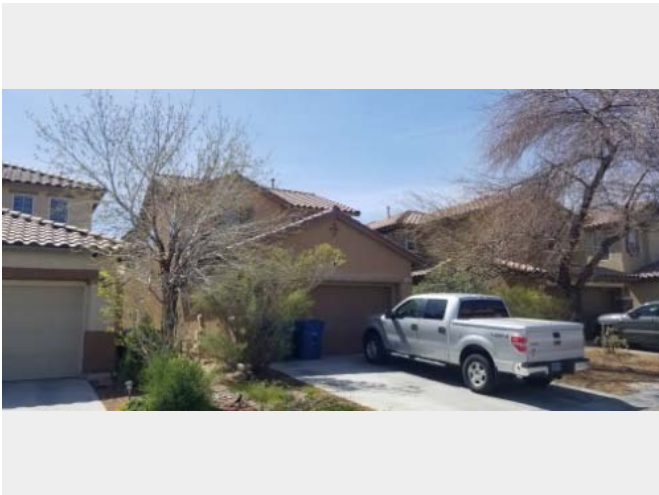
## Subject Photos



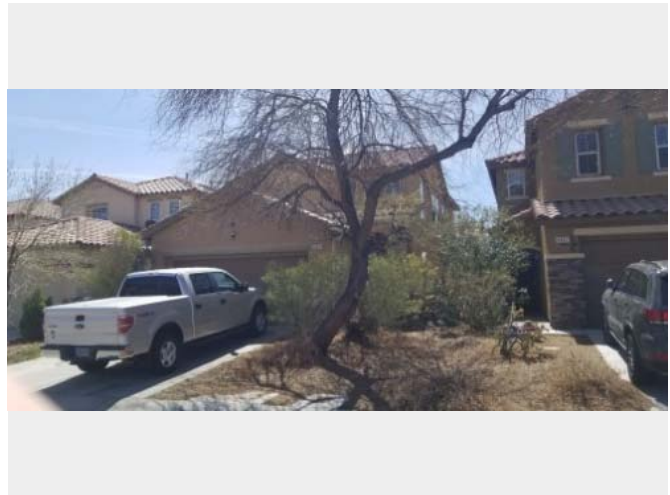
Front



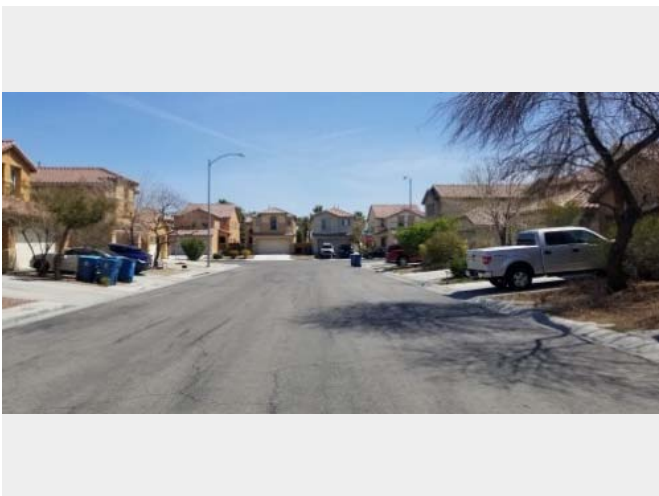
Address Verification



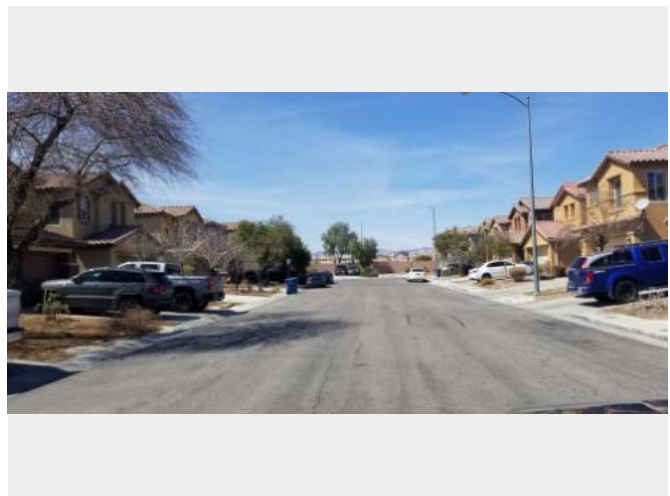
Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 4683 Ametrine Court  
Las Vegas, NV 89139



Front

**L2** 5010 Lime Kiln Avenue  
Las Vegas, NV 89139



Front

**L3** 4966 Tioga Pass Avenue  
Las Vegas, NV 89139



Front

## Sales Photos

**S1** 8252 Pearl Oasis Court  
Las Vegas, NV 89139



Front

**S2** 8314 Black Opal Street  
Las Vegas, NV 89139



Front

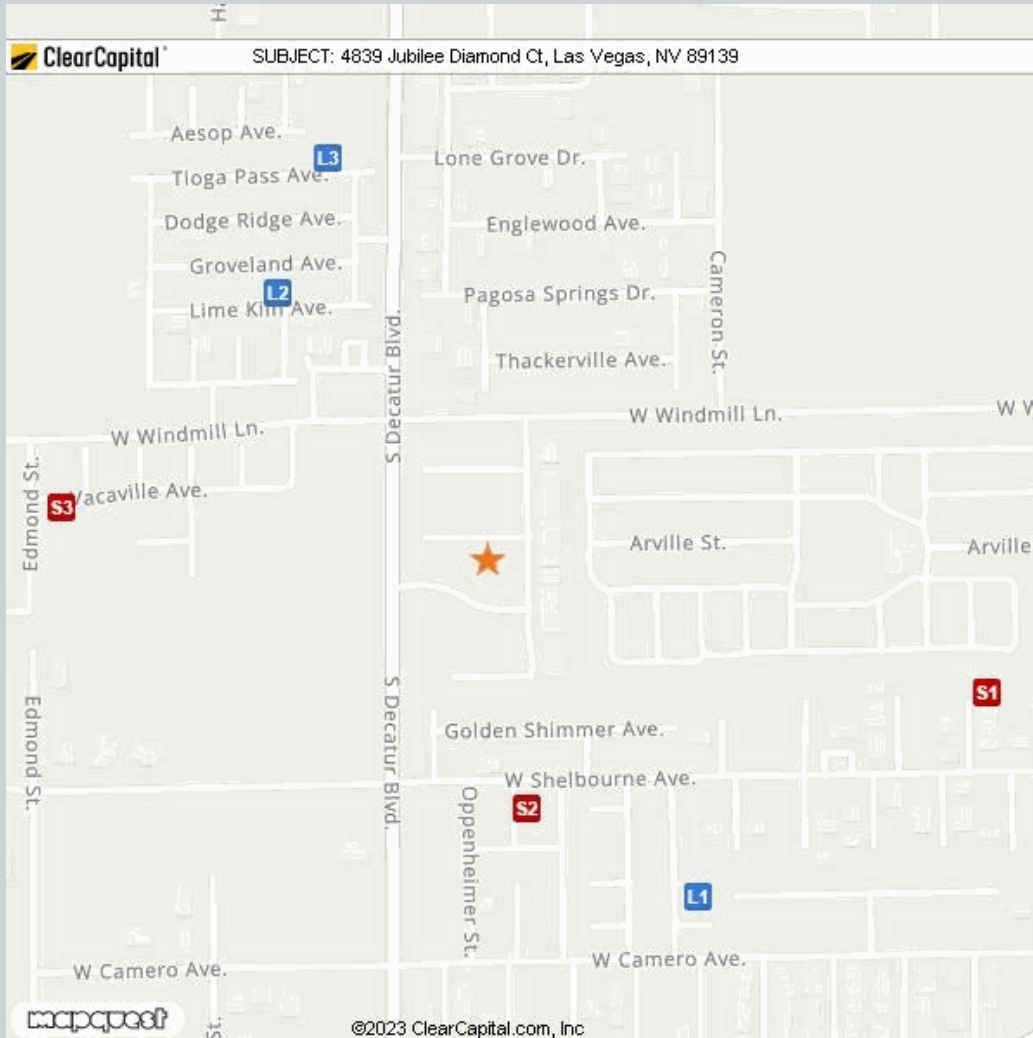
**S3** 5179 Vacaville Avenue  
Las Vegas, NV 89139



Front

## ClearMaps Addendum

**Address** ★ 4839 Jubilee Diamond Court, Las Vegas, NEVADA 89139  
**Loan Number** 53018      **Suggested List** \$399,000      **Suggested Repaired** \$399,000      **Sale** \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4839 Jubilee Diamond Court, Las Vegas, Nevada 89139	--	Parcel Match
L1 Listing 1	4683 Ametrine Court, Las Vegas, NV 89139	0.28 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5010 Lime Kiln Avenue, Las Vegas, NV 89139	0.24 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4966 Tioga Pass Avenue, Las Vegas, NV 89139	0.30 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8252 Pearl Oasis Court, Las Vegas, NV 89139	0.36 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	8314 Black Opal Street, Las Vegas, NV 89139	0.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5179 Vacaville Avenue, Las Vegas, NV 89139	0.30 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Clint Whiting	<b>Company/Brokerage</b>	Innovation Realty
<b>License No</b>	b.1002077	<b>Address</b>	8215 S. Eastern Ave #285 Las Vegas NV 89123
<b>License Expiration</b>	12/31/2024	<b>License State</b>	NV
<b>Phone</b>	7023792512	<b>Email</b>	CLINT@INNOVATIONVEGAS.COM
<b>Broker Distance to Subject</b>	4.90 miles	<b>Date Signed</b>	03/28/2023

*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.