

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 | 3038 Tarpon Drive Unit 102, Las Vegas, NEVADA 89120 | Order ID | 8734150 | Property ID | 34176008 |
| Inspection Date | 05/10/2023 | Date of Report | 05/10/2023 | | |
| Loan Number | 53440 | APN | 162-25-615-010 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Clark | | |

Tracking IDs

| | | | |
|--------------------------|----------------------|----------------------|----------------------|
| Order Tracking ID | 05.10.23 BPO Request | Tracking ID 1 | 05.10.23 BPO Request |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | | |
|---------------------------------------|--|---------------------------|--|
| Owner | LILY P FALCONIT | Condition Comments | No damage or repair issues noted from exterior visual inspection. Door, windows, roof, paint, appear to be in average condition for age and neighborhood. Subject property is a 1 level, 1st floor condo with 2 bedrooms, 1 bath. It has no fireplace, but has small patio/balcony area. Parking is assigned covered carport space. Last sold 05/09/2023 for \$145,000 not listed for sale since purchased. Tax records show that this property is not owner occupied. Subject property is located in the gated Paradise Village subdivision in the central south eastern area of as Vegas. This tract is comprise of 720 condo units in multi building complex. Access to schools, shopping is within 1/2-1 mile and freeway entry is within 2 miles. Most likely buyer in this area is investor/cash sale. NOTE tax records show property is 1 bedroom, 1 bath however MLS clearly shows 2 bedrooms, 1 bath which is considered to be correct for this report. |
| R. E. Taxes | \$436 | | |
| Assessed Value | \$36,160 | | |
| Zoning Classification | Residential | | |
| Property Type | Condo | | |
| Occupancy | Vacant | | |
| Secure? | Yes | | |
| (Secured by electronic lock box.) | | | |
| Ownership Type | Fee Simple | | |
| Property Condition | Average | | |
| Estimated Exterior Repair Cost | | | |
| Estimated Interior Repair Cost | | | |
| Total Estimated Repair | | | |
| HOA | Canyon Willows 702-855-0455 | | |
| Association Fees | \$245 / Month (Pool,Landscaping,Other: Gated Entry) | | |
| Visible From Street | Visible | | |
| Road Type | Private | | |

Neighborhood & Market Data

| | | | |
|--|-------------------------------------|------------------------------|---|
| Location Type | Suburban | Neighborhood Comments | There is a short supply of listings in Paradise Village. Currently there are 7 MLS listings (0 REO, 0 short sale). In the past 12 months, there have been 58 closed MLS transactions. This indicates a shortage of listings, assuming 90 days on market. Average days on market time was 27 days with range 1-134 days. Average sale price was 99% of final list price. |
| Local Economy | Stable | | |
| Sales Prices in this Neighborhood | Low: \$140,000 High: \$250,000 | | |
| Market for this type of property | Decreased 4 % in the past 6 months. | | |
| Normal Marketing Days | <30 | | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Street Address | 3038 Tarpon Drive Unit 102 | 3190 Tarpon Dr Unit 102 | 3075 Casey Dr Unit 103 | 3087 Key Largo Dr Unit 204 |
| City, State | Las Vegas, NEVADA | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89120 | 89120 | 89120 | 89120 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.16 ¹ | 0.13 ¹ | 0.23 ¹ |
| Property Type | Condo | Condo | Condo | Condo |
| Original List Price \$ | \$ | \$220,000 | \$190,000 | \$205,000 |
| List Price \$ | -- | \$188,800 | \$200,000 | \$205,000 |
| Original List Date | | 06/04/2022 | 01/27/2023 | 04/11/2023 |
| DOM · Cumulative DOM | -- · -- | 52 · 340 | 22 · 103 | 7 · 29 |
| Age (# of years) | 29 | 29 | 28 | 27 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Condo Floor Number | 1 | 1 | 1 | 2 |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 2 Stories Multi-Unit Building | 2 Stories Multi-Unit Building | 2 Stories Multi-Unit Building | 2 Stories Multi-Unit Building |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 705 | 705 | 987 | 987 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 2 · 1 | 2 · 2 | 2 · 2 |
| Total Room # | 4 | 4 | 4 | 4 |
| Garage (Style/Stalls) | None | None | None | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.00 acres | 0.00 acres | 0.00 acres | 0.00 acres |
| Other | No Fireplace | No Fireplace | No Fireplace | No Fireplace |

* 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 Not under contract. Tenant occupied property, leased for \$1,500/month as month to month tenant. Identical in square footage, bedrooms, baths, condition, age, first floor unit. This property is equal to subject property.

Listing 2 Not under contract. Vacant property when listed. Previous escrow fell out, list price was increased when back on market. Identical in bedrooms, condition, first floor unit and nearly identical in age. It is superior in square footage, baths. This property is superior to subject property.

Listing 3 Under contract, will be conventional financing. Vacant property when listed. Identical in bedrooms, condition, and nearly identical in age. It is superior in square footage, baths. This property is superior to subject property.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-------------------------------|----------------------------------|----------------------------------|-------------------------------|
| Street Address | 3038 Tarpon Drive Unit 102 | 5235 Caspian Springs Dr Unit 203 | 5259 Caspian Springs Dr Unit 203 | 3042 Tarpon Dr Unit 202 |
| City, State | Las Vegas, NEVADA | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89120 | 89120 | 89120 | 89120 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.21 ¹ | 0.19 ¹ | 0.02 ¹ |
| Property Type | Condo | Condo | Condo | Condo |
| Original List Price \$ | -- | \$162,000 | \$169,900 | \$199,000 |
| List Price \$ | -- | \$162,000 | \$169,900 | \$198,600 |
| Sale Price \$ | -- | \$162,000 | \$169,900 | \$195,000 |
| Type of Financing | -- | Conventional | Fha | Fha |
| Date of Sale | -- | 01/31/2023 | 04/05/2023 | 04/14/2023 |
| DOM · Cumulative DOM | -- · -- | 25 · 64 | 24 · 51 | 31 · 148 |
| Age (# of years) | 29 | 30 | 29 | 28 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Condo Floor Number | 1 | 2 | 2 | 2 |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 2 Stories Multi-Unit Building | 2 Stories Multi-Unit Building | 2 Stories Multi-Unit Building | 2 Stories Multi-Unit Building |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 705 | 697 | 705 | 987 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 1 · 1 | 1 · 1 | 2 · 2 |
| Total Room # | 4 | 3 | 3 | 4 |
| Garage (Style/Stalls) | None | None | None | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.00 acres | 0.00 acres | 0.00 acres | 0.00 acres |
| Other | No Fireplace | 1 Fireplace | No Fireplace | No Fireplace |
| Net Adjustment | -- | -\$6,200 | -\$8,000 | -\$36,200 |
| Adjusted Price | -- | \$155,800 | \$161,900 | \$158,800 |

* Sold 1 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 with conventional financing, \$5,200 in seller paid concessions. Vacant property when listed. Identical in baths, condition, and nearly identical in age and square footage. It is superior in fireplace (\$1,000) and seller paid concessions adjusted (\$5,200).
- Sold 2** Sold with FHA financing and \$8,000 in seller paid concessions. Vacant property when listed. Identical in square footage, baths, condition, no fireplace and identical in age. Seller paid concessions adjusted (\$8,000).
- Sold 3** FHA sale with \$3,000 in seller paid concessions. Identical in bedrooms, condition, and nearly identical in age. It is superior in square footage adjusted @\$100/square foot (\$28,200), baths (\$5,000), and seller paid concessions (\$3,000).

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | MLS 2482069 listed for sale 03/30/2023 and under contract 04/10/2023 Back on market 04/27/2023 and under contract 05/02/2023. Sold as cash sale, no concessions. | | | |
| 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 |
| 03/30/2023 | \$169,990 | -- | -- | Sold | 05/09/2023 | \$145,000 | MLS |

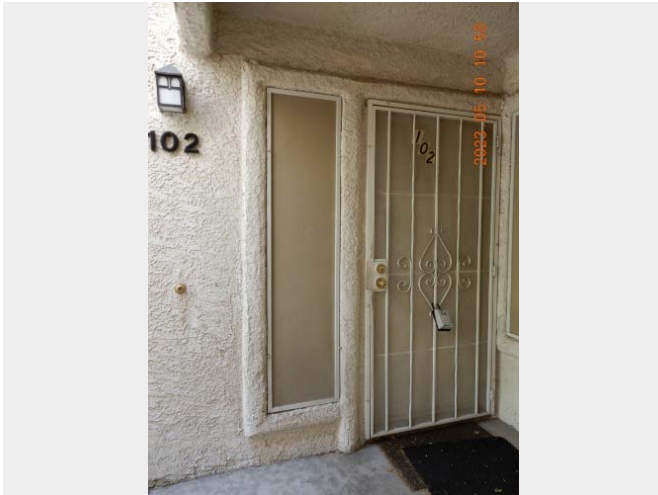
Marketing Strategy

| | As Is Price | Repaired Price |
|--|--------------------|-----------------------|
| Suggested List Price | \$188,900 | \$188,900 |
| Sales Price | \$160,000 | \$160,000 |
| 30 Day Price | \$155,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Subject property should be priced near mid high range of competing listings due to shortage of directly competing units in Paradise Village (Canyon Willows) and low days on market time. It would be expected to sell near high range of adjusted recently closed sales with 90 days on market. This property was listed for sale for \$169,990 03/30/2023 and under contract in 11 days. Back on market and under contract in 5 days. It appears to have been priced for very quick sale. | | |

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



Front



Address Verification



Side



Back



Street

Listing Photos

L1 3190 Tarpon Dr Unit 102
Las Vegas, NV 89120



Front

L2 3075 Casey Dr Unit 103
Las Vegas, NV 89120



Front

L3 3087 Key Largo Dr Unit 204
Las Vegas, NV 89120



Front

Sales Photos

S1 5235 Caspian Springs Dr Unit 203
Las Vegas, NV 89120



Front

S2 5259 Caspian Springs Dr Unit 203
Las Vegas, NV 89120



Front

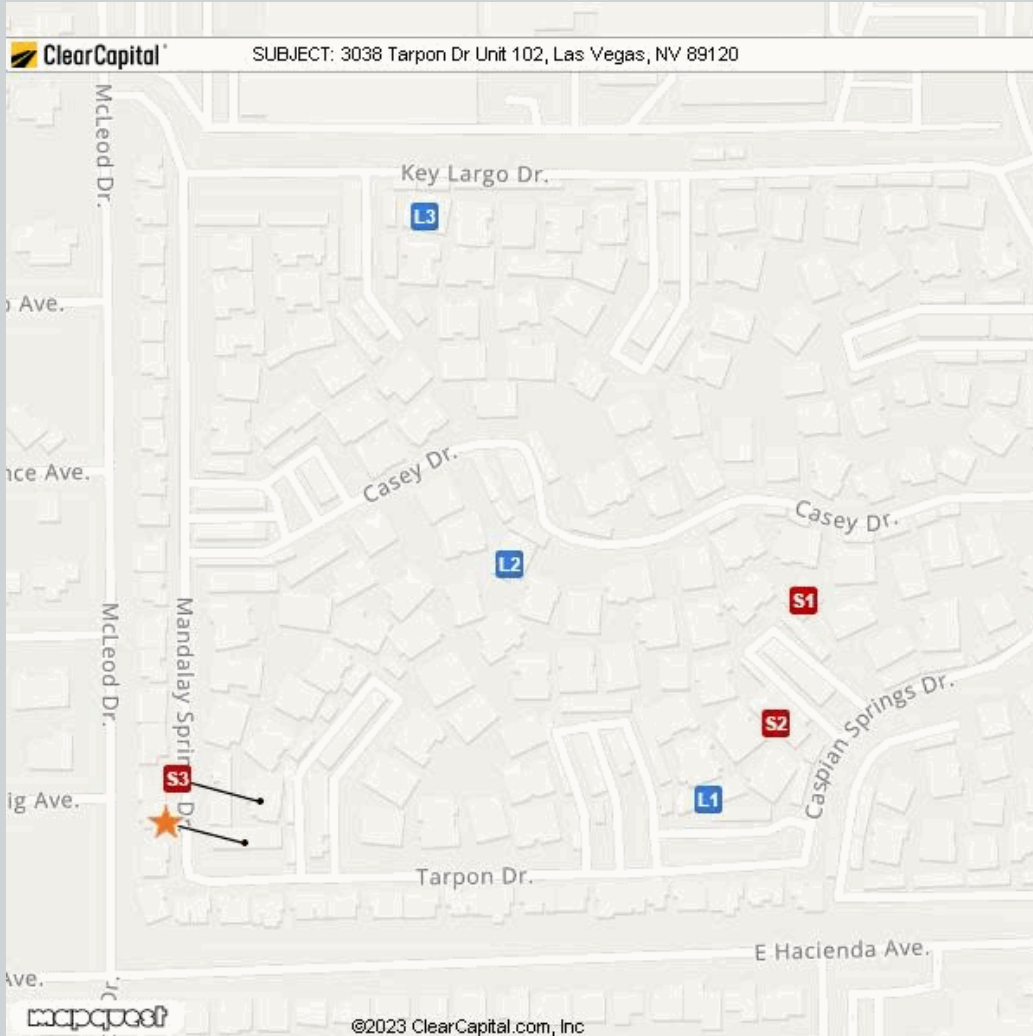
S3 3042 Tarpon Dr Unit 202
Las Vegas, NV 89120



Front

ClearMaps Addendum

Address ★ 3038 Tarpon Drive Unit 102, Las Vegas, NEVADA 89120
Loan Number 53440 **Suggested List** \$188,900 **Suggested Repaired** \$188,900 **Sale** \$160,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 3038 Tarpon Drive Unit 102, Las Vegas, Nevada 89120 | -- | Parcel Match |
| L1 Listing 1 | 3190 Tarpon Dr Unit 102, Las Vegas, NV 89120 | 0.16 Miles ¹ | Parcel Match |
| L2 Listing 2 | 3075 Casey Dr Unit 103, Las Vegas, NV 89120 | 0.13 Miles ¹ | Parcel Match |
| L3 Listing 3 | 3087 Key Largo Dr Unit 204, Las Vegas, NV 89120 | 0.23 Miles ¹ | Parcel Match |
| S1 Sold 1 | 5235 Caspian Springs Dr Unit 203, Las Vegas, NV 89120 | 0.21 Miles ¹ | Parcel Match |
| S2 Sold 2 | 5259 Caspian Springs Dr Unit 203, Las Vegas, NV 89120 | 0.19 Miles ¹ | Parcel Match |
| S3 Sold 3 | 3042 Tarpon Dr Unit 202, Las Vegas, NV 89120 | 0.02 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 | Linda Bothof | Company/Brokerage | Linda Bothof |
| License No | B.0056344.INDV | Address | 8565 S Eastern Ave Las Vegas NV 89123 |
| License Expiration | 05/31/2024 | License State | NV |
| Phone | 7025248161 | Email | lbothof7@gmail.com |
| Broker Distance to Subject | 4.17 miles | Date Signed | 05/10/2023 |

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.