

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	575 Pacific Ave, Jean, NV 89019	Order ID	9319895	Property ID	35367086
Inspection Date	05/06/2024	Date of Report	05/06/2024		
Loan Number	53501	APN	202-25-101-005		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

Order Tracking ID	5.3_Aged_BPOs	Tracking ID 1	5.3_Aged_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	robinson, carl f	Condition Comments	
R. E. Taxes	\$1,124	Subject appears to be in average exterior condition. Landscape is over grown.	
Assessed Value	\$54,399		
Zoning Classification	manufactured home		
Property Type	Manuf. Home		
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	Rural	Neighborhood Comments	
Local Economy	Stable	Located in rural area of Jean, NV.	
Sales Prices in this Neighborhood	Low: \$40,000 High: \$775,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	575 Pacific Ave	375 Exchange Ave	45 Main St	85 West Main St
City, State	Jean, NV	Jean, NV	Jean, NV	Jean, NV
Zip Code	89019	89019	89019	89019
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.36 ¹	28.38 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$225,000	\$277,950	\$265,000
List Price \$	--	\$225,000	\$265,000	\$265,000
Original List Date		10/02/2023	07/02/2023	01/06/2024
DOM · Cumulative DOM	-- · --	4 · 217	52 · 309	43 · 121
Age (# of years)	29	41	28	28
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	Other mobile/manufactured	Other mobile/manufactured	Other mobile/manufactured	Other mobile/manufactured
# Units	1	1	1	1
Living Sq. Feet	1,560	1,364	1,600	1,400
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	2.13 acres	0.50 acres	0.42 acres	0.42 acres
Other	0	0	0	0

* 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** This is a great Home just short getaway from Las vegas. Large lot over 21,000 sq feet. No HOA. Flagstone Floors in Kitchen, Living Room and Guest Bedroom. Master Bath has marble floor. Kitchen counters are polished stone and custom cabinets. Perfect home for desert life and off roading. Outdoor kitchen. Large shop on the property too.
- Listing 2** RARELY WILL A HOME BE FOR SALE IN COOL,QUIET,BEAUTIFUL GOODSPRINGS ON A .42 ACRE CORNER LOT*SELLER TOOK LOVING CARE OF THIS HOME*SLATE TILE FLOORS THRU OUT ENTRY,KITCHEN,DINING ROOM,LIVING ROOM,HALLS & BATHROOMS*LARGE KITCHEN W/BREAKFAST BAR & INSTANT HEAT RANGE*CUSTOM PLASTER WALLS*LIVING ROOM W/CORNER WOOD BURNING OR PROPANE FIREPLACE*LED LIGHTING T/O*SURROUNDED BY BLM LAND*ACCESS TO I-15 JUST 7 MILES*BEAUTIFUL LOCATION W/VIEWS OF MOUNTAINS*
- Listing 3** ** RURAL COUNTRY HOME ON ALMOST 1/2 ACRE WITH INCREDIBLE MOUNTAIN VIEWS WITH BLM LAND ACROSS STREET *** NEW PAINT INSIDE AND OUT ** NEW FLOORING ** ALL LAND IS USABLE ** COVERED PATIO- FULL LENGTH OF HOME ** GREAT BACK YARD WITH HORSE SHOE PIT & ABOVE GROUND POOL ** ONLY 2 OWNERS

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	575 Pacific Ave	155 S Coyote Lane	480 Market St	95 West San Pedro Ave
City, State	Jean, NV	Jean, NV	Jean, NV	Jean, NV
Zip Code	89019	89019	89019	89019
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.17 ¹	0.40 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$325,000	\$290,000	\$324,900
List Price \$	--	\$275,000	\$290,000	\$299,000
Sale Price \$	--	\$255,000	\$280,000	\$278,000
Type of Financing	--	Conv.	Cash	Conv.
Date of Sale	--	05/09/2023	01/27/2024	07/16/2023
DOM · Cumulative DOM	-- · --	74 · 126	21 · 58	34 · 95
Age (# of years)	29	49	49	49
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	Other mobile/manufactured	Other mobile/manufactured	Other mobile/manufactured	Other mobile/manufactured
# Units	1	1	1	1
Living Sq. Feet	1,560	1,244	1,196	1,576
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 2
Total Room #	5	4	5	5
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	2.13 acres	1.12 acres	0.50 acres	1.44 acres
Other	0	0	0	0
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$255,000	\$280,000	\$278,000

* 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** THE HISTORICAL TOWN OF Goodsprings, NV. This home features 1 Bed 1 Full Bath with new windows, new paint inside and out, new roof, newly remolded shower with new vanity and fixtures. New tile throughout entire home, new blinds throughout entire home, new stainless steel ranch style sink along with new quartz countertops and backsplash.
- Sold 2** 1 story located on approximately half acre lot fully fenced. Features a separate 15'x24' garage, a workshop and 2 story storage building are located on the property. Good size kitchen has a stainless-steel refrigerator and stainless-steel electric range, double stainless-steel sink, Laminate countertop, separate microwave and tall standing white freezer. New roof in October 2021, New AC/Hvac system in April 2021, Water heater replaced in 2020, washer and dryer replaced in the last year. Easy access to Tailhead Park with over 2 miles of trails through the desert wilderness. Enjoy evenings under the starry skies far from the city lights! Local shopping just down the road in Sandy Valley.
- Sold 3** One of the first homes recorded in 1910 when Clark County began keeping official records, but the real build date is a historical question. Once the home of the Yellow Pine Mine's Superintendent. A place where the VIPs would congregate during the old mining days, before heading to the historic Pioneer Saloon, which is still in operation today! This adobe home is 2 bedroom and 1 bath with a large bonus room, historic rock storage room, and a quaint front porch for enjoying the beautiful view of Mt. Potossi. Your 1.44 acres has plenty of room for all of your toys! 3 RV spots w/ hookups-1 w/ 30/50 amp power/water; 2 w/ 30 amp power/water:3 oversized RV cover w/ no hookups as well as a double carport! Out back there is a large deck that is hot tub ready. A 24 x 24 workshop is ready for tinkering. Home is on a private well. Bring your family, your toys and explore the many trails right outside your front door!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		no record of the last sale on county tax records					
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	\$259,000	\$259,000
Sales Price	\$255,000	\$255,000
30 Day Price	\$200,000	--
Comments Regarding Pricing Strategy		
<p>Very rural area with very few homes. Subject on a large lot. Property values were rising rapidly and have leveled off near record high values over the 3 last years. Property vales are either stable or somewhat decreasing. There was and still is a low inventory supply – 30 year low which lead to a high demand before higher interest rates slowed the market. However, property values have dropped by approximately 5% in just the last 12 months. The Sold and List COMPS used in this report are most similar in condition to subject based on the information I have been provided and information I have obtained from the MLS and other various resources. Any external influences or different financing does not have an impact on marketability or value unless otherwise stated in this report. Attempted to use Sold and List COMPS in subject sub-division first, if not available, then I went out up to a 5 mile radius per MLS map and up to 12 months in time. In addition, Low days on market for most of the Sold and List COMPS contributed toward the recommended list price. All COMPS used in this report are most similar in GLA, style, year built, lot size, bedroom count and location that I could locate per MLS/Tax Star and other resources. Average Days on market were calculated using the most recent sold and list COMPS within subject sub-division/area and going back 6 months in time. Any items out of criteria tolerance (used the best and only available COMPS) may or may not be due to subject similarity, type of financing used or the inventory supply shortage which has no effect on the value unless otherwise noted in BPO report. As a result, some of the information provided may be estimated.</p>		

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



Address Verification



Side



Side



Side



Side

Subject Photos



Street



Other

Listing Photos

L1 375 exchange ave
Jean, NV 89019



Front

L2 45 main st
Jean, NV 89019



Front

L3 85 west main st
Jean, NV 89019



Front



Front

Sales Photos

S2 480 market st
Jean, NV 89019



Front

S3 95 west san pedro ave
Jean, NV 89019



Front

ClearMaps Addendum

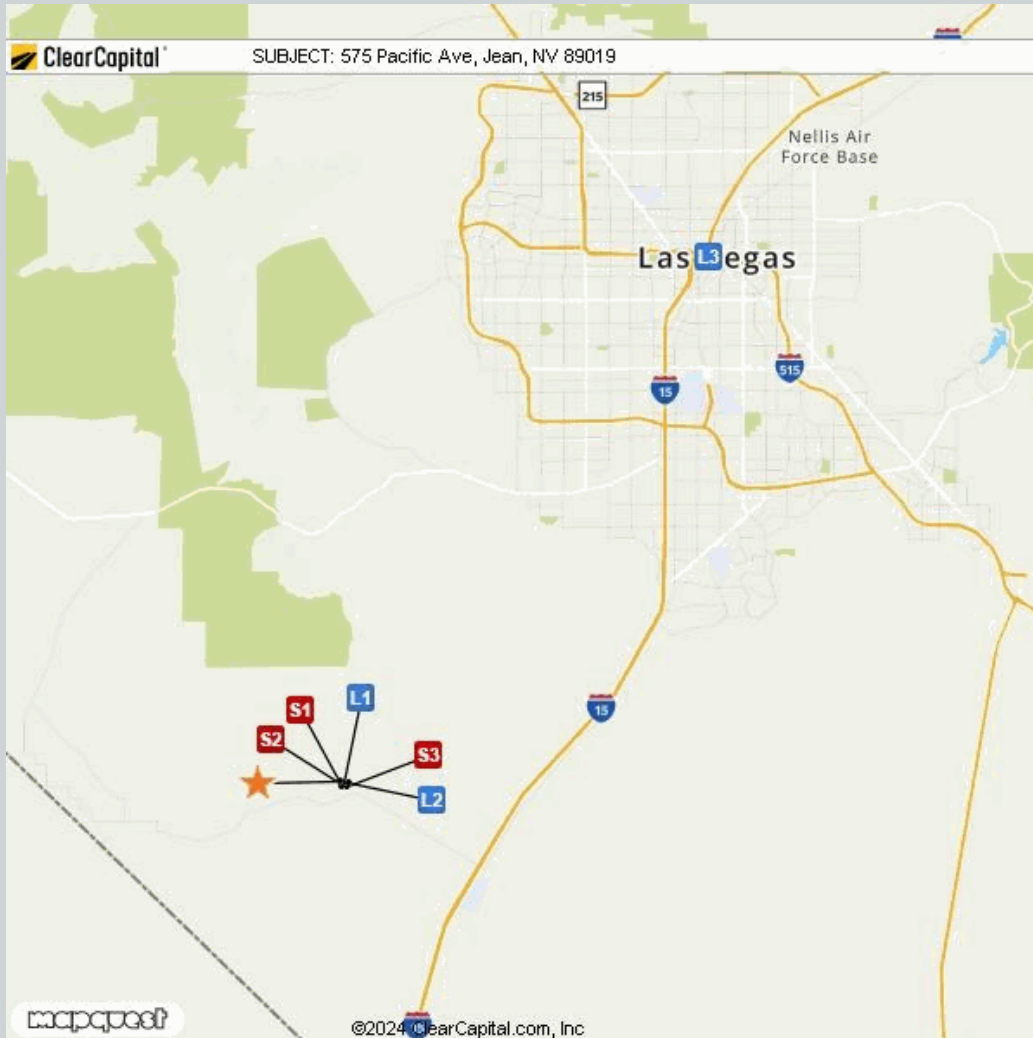
Address ★ 575 Pacific Ave, Jean, NV 89019

Loan Number 53501

Suggested List \$259,000

Suggested Repaired \$259,000

Sale \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	575 Pacific Ave, Jean, NV 89019	--	Parcel Match
L1 Listing 1	375 Exchange Ave, Jean, NV 89019	0.14 Miles ¹	Parcel Match
L2 Listing 2	45 Main St, Jean, NV 89019	0.36 Miles ¹	Parcel Match
L3 Listing 3	85 West Main St, Jean, NV 89019	28.38 Miles ¹	Street Centerline Match
S1 Sold 1	155 S Coyote Lane, Jean, NV 89019	0.25 Miles ¹	Parcel Match
S2 Sold 2	480 Market St, Jean, NV 89019	0.17 Miles ¹	Parcel Match
S3 Sold 3	95 West San Pedro Ave, Jean, NV 89019	0.40 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	Todd Carlson	Company/Brokerage	Anchor Realty Group
License No	S.0068760	Address	275 Comfort Dr Henderson NV 89074
License Expiration	12/31/2024	License State	NV
Phone	7022104728	Email	toddcarlson@cox.net
Broker Distance to Subject	25.10 miles	Date Signed	05/06/2024

/Todd Carlson/

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: **Todd Carlson** ("Licensee"), **S.0068760** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Anchor Realty 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: **575 Pacific Ave, Jean, NV 89019**
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 6, 2024**

Licensee signature: **/Todd Carlson/**

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.