

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	9607 Gray Cap Street, Las Vegas, NEVADA 89123	Order ID	8740554	Property ID	34187616
Inspection Date	05/15/2023	Date of Report	05/15/2023		
Loan Number	53569	APN	17723413002		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	20230515_BPO	Tracking ID 1	20230515_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ALEX BUYS VEGAS HOUSES LLC	Condition Comments	
R. E. Taxes	\$3,357	No damage or repair issues noted. Doors, windows, roof, paint, landscaping, appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a 2 story, single family detached home with 2 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and neighborhood. it has no fireplace, no pool or spa. Last sold as new home sale 07/12/2016 for \$271-403 and not listed for sale since purchased. This property is located in the Gary & Maryland subdivision in the southeastern area of Las Vegas. This tract is comprised of 26 single family detached homes which vary in living area from 1,874-2,043 square feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer is owner occupant with FHA/VA financing.	
Assessed Value	\$129,215		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Hazelwood 702-531-3382		
Association Fees	\$109 / Month (Other: Management)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	There is a shortage of competing listings within a 1/2 mile radius of subject property. Currently there are 10 competing homes listed for sale. (0 REO, 0 short sales). In the past 12 months, there have been 51 closed competing MLS transactions in this neighborhood. This indicates shortage of listings, assuming 90 days on market. Average days on market time was 38 days with range 1-185 days. Average sales price was 99.5% of final list price. Homes considered to be comparable are single family detached homes within a 1/2 mile radius with living area < 2,800 square feet. It was necessary to exp...	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$610,000		
Market for this type of property	Decreased 7 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

There is a shortage of competing listings within a 1/2 mile radius of subject property. Currently there are 10 competing homes listed for sale. (0 REO, 0 short sales). In the past 12 months, there have been 51 closed competing MLS transactions in this neighborhood. This indicates shortage of listings, assuming 90 days on market. Average days on market time was 38 days with range 1-185 days. Average sales price was 99.5% of final list price. Homes considered to be comparable are single family detached homes within a 1/2 mile radius with living area < 2,800 square feet. It was necessary to expand radius to have comps similar in size, elevation and age to subject property. Subject property is located in an established area with homes significantly older than subject property.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	9607 Gray Cap Street	9386 Santa Fe Rose St	1638 Adobe Frost Ct	1378 Silver Knoll Ave
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89123	89123	89183	89123
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.59 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$425,000	\$430,000
List Price \$	--	\$450,000	\$425,000	\$430,000
Original List Date		04/28/2023	05/09/2023	04/26/2023
DOM · Cumulative DOM	-- · --	12 · 17	6 · 6	19 · 19
Age (# of years)	7	25	25	26
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,923	1,962	2,212	1,770
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 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	0.07 acres	0.11 acres	0.11 acres	0.14 acres
Other	No Fireplace	No Fireplace	No Fireplace	1 Fireplace

* 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 Under contract, will be FHA sale. Vacant property when listed. Identical in bedrooms, baths, no fireplace and nearly identical in square footage. It is inferior in age, but is superior in lot size, garage capacity. This property is slightly inferior to subject property.

Listing 2 Not under contract. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity, no fireplace. It is inferior in age, but is superior in square footage, lot size. This property is superior to subject property.

Listing 3 Not under contract. Vacant property when listed. Identical in baths, condition. It is inferior in square footage, age, but is superior in lot size and garage capacity. This property is inferior to subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	9607 Gray Cap Street	10007 Spelter St	10064 Spelter St	11310 Castor St
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89123	89183	89183	89183
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.83 ¹	1.82 ¹	2.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$519,950	\$489,950	\$484,888
List Price \$	--	\$439,950	\$439,950	\$475,888
Sale Price \$	--	\$422,250	\$429,950	\$470,000
Type of Financing	--	Conventional	Conventional	1031 Exchange
Date of Sale	--	12/23/2022	01/13/2023	05/01/2023
DOM · Cumulative DOM	-- · --	13 · 171	8 · 64	2 · 91
Age (# of years)	7	1	1	6
Condition	Average	Good	Good	Average
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	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,923	1,800	1,800	2,323
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.09 acres	0.08 acres	0.09 acres
Other	No Fireplace	No Fireplace	No Fireplace, Concessions	No Fireplace
Net Adjustment	--	-\$12,100	-\$19,839	-\$44,400
Adjusted Price	--	\$410,150	\$410,111	\$425,600

* 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, no concessions. Vacant new home sale. Identical in baths, garage capacity and nearly identical in age. It is inferior in square footage adjusted @\$100/square foot \$12,300 but is superior in condition (\$20,000) and lot size adjusted @\$5/square foot (\$4,400).
- Sold 2** Sold with conventional financing, \$9,939 in seller paid concessions. Vacant new home sale. Identical in baths, garage capacity and nearly identical in age. It is inferior in square footage adjusted @\$100/square foot \$12,300 but is superior in condition (\$20,000) and lot size adjusted @\$5/square foot (\$2,200). Seller paid concessions adjusted (\$9,939).
- Sold 3** Sold with 1031 Exchange, no concessions. Tenant occupied property when listed, leased for \$2,335/month. Identical in baths, condition, garage capacity, no fireplace and nearly identical in age. It is superior in square footage adjusted @\$100/square foot (\$40,000) and lot size adjusted @\$5/square foot (\$4,400).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed for sale MLS 2477580, 2 price reductions and withdrawn. Owner occupied property when listed.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
02/28/2023	\$450,000	03/23/2023	\$420,000	Withdrawn	03/31/2023	\$420,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$435,900	\$435,900
Sales Price	\$425,000	\$425,000
30 Day Price	\$419,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near mid range of competing listings due to shortage of competing listings but slowing of pending sales. This property is most like Sale #1 which sold for adjusted sales price of \$410,150. It was under contract in 13 days on market. Subject property would be expected to sell slightly above this price point with 90 days on market. Note this property was listed for sale 03/01/2023 and price was reduced to \$420,000, but was with drawn after 8 days. Valuation assumes 90 days on market.</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



Address Verification



Side



Side



Street

Listing Photos

L1 9386 Santa Fe Rose St
Las Vegas, NV 89123



Front

L2 1638 Adobe Frost Ct
Las Vegas, NV 89183



Front

L3 1378 Silver Knoll Ave
Las Vegas, NV 89123



Front

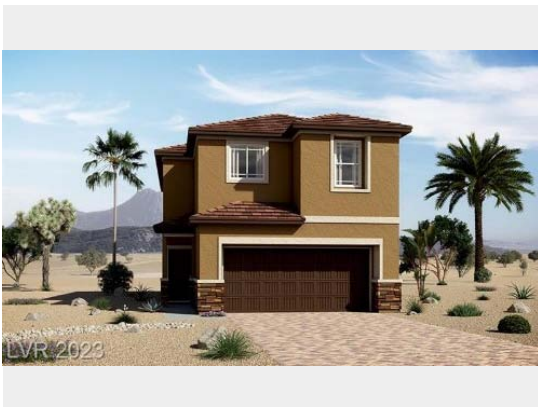
Sales Photos

S1 10007 Spelter St
Las Vegas, NV 89183



Front

S2 10064 Spelter St
Las Vegas, NV 89183



Front

S3 11310 Castor St
Las Vegas, NV 89183



Front

ClearMaps Addendum

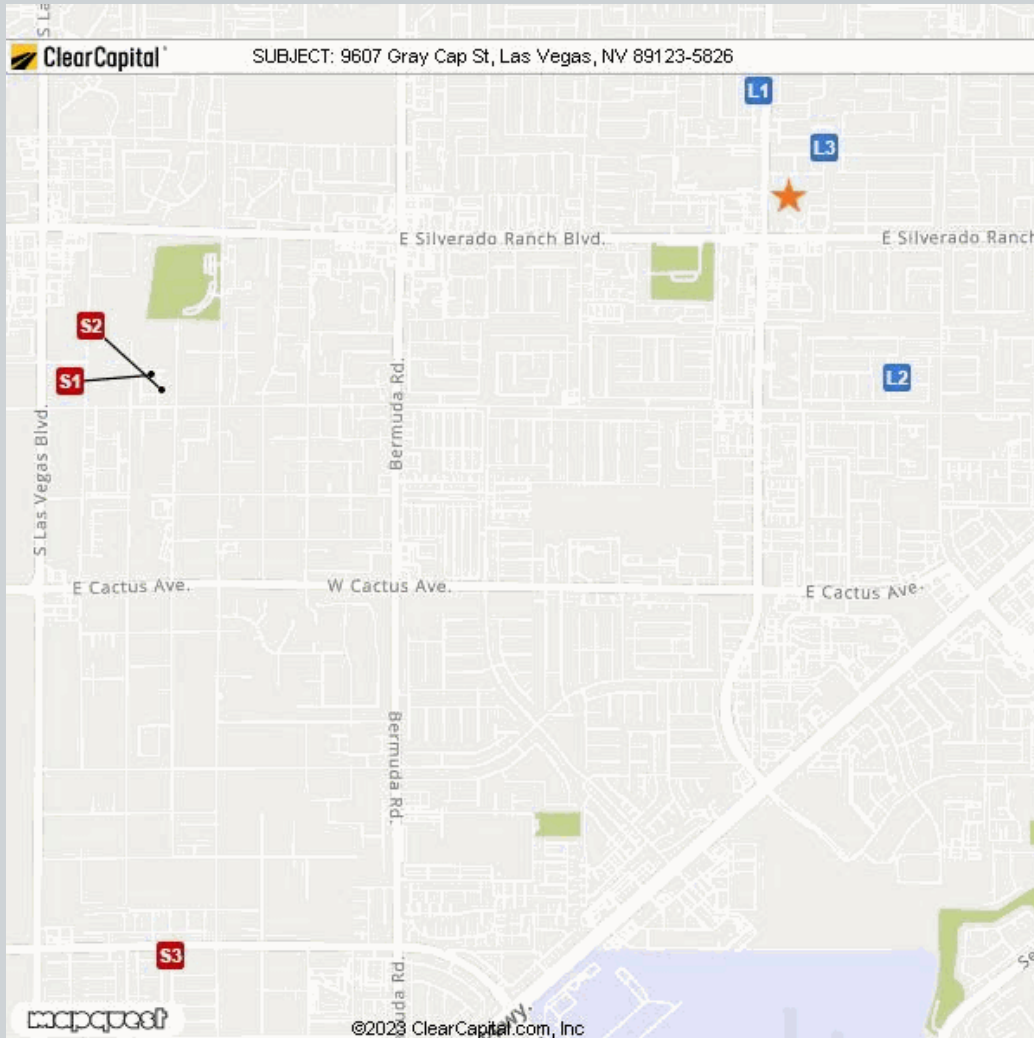
Address ★ 9607 Gray Cap Street, Las Vegas, NEVADA 89123

Loan Number 53569

Suggested List \$435,900

Suggested Repaired \$435,900

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9607 Gray Cap Street, Las Vegas, Nevada 89123	--	Parcel Match
L1 Listing 1	9386 Santa Fe Rose St, Las Vegas, NV 89123	0.30 Miles ¹	Parcel Match
L2 Listing 2	1638 Adobe Frost Ct, Las Vegas, NV 89183	0.59 Miles ¹	Parcel Match
L3 Listing 3	1378 Silver Knoll Ave, Las Vegas, NV 89123	0.17 Miles ¹	Parcel Match
S1 Sold 1	10007 Spelter St, Las Vegas, NV 89183	1.83 Miles ¹	Parcel Match
S2 Sold 2	10064 Spelter St, Las Vegas, NV 89183	1.82 Miles ¹	Parcel Match
S3 Sold 3	11310 Castor St, Las Vegas, NV 89183	2.71 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	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	1.59 miles	Date Signed	05/15/2023

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.