

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	44 Westheimer Road, Henderson, NEVADA 89074	Order ID	9047273	Property ID	34842382
Inspection Date	11/30/2023	Date of Report	12/02/2023		
Loan Number	53618	APN	17713817060		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	11.29_UpdatedBPO	Tracking ID 1	11.29_UpdatedBPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject property typical for the neighborhood. No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in average condition for the year built and area.
R. E. Taxes	\$1,835	
Assessed Value	\$97,520	
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	\$0	
Total Estimated Repair	\$0	
HOA	Green Valley South	
Association Fees	\$125 / Month (Other: CC&RS)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments In the subject's subdivision there is 1 home for sale, 1 under contract, 1 home coming to market soon, 6 homes sold in the last 12 months. Average days on Market 35 days. No REO or short sale properties in the subdivision.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$485,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	44 Westheimer Road	10 Megan Dr	2706 Knightsbridge Rd	98 Trevor Dr
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89074	89074	89074	89074
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.53 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$484,900	\$570,000	\$485,000
List Price \$	--	\$484,900	\$570,000	\$485,000
Original List Date		11/02/2023	11/21/2023	11/03/2023
DOM · Cumulative DOM	-- · --	30 · 30	11 · 11	1 · 29
Age (# of years)	36	35	36	35
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 Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,113	2,247	2,151	2,218
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	5 · 4	3 · 2 · 1
Total Room #	8	8	10	8
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	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	--
Lot Size	0.11 acres	0.12 acres	0.22 acres	0.13 acres
Other	--	--	--	--

* 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 Similar in lot size, year built. Superior in square footage. Identical in bedrooms, bathrooms, garage. Inferior in pool, spa.

Listing 2 Superior in bedrooms, bathrooms, lot size. Identical in year built, pool, spa, garage. Similar in square footage.

Listing 3 Similar in lot size, year built. Inferior in pool, spa. Identical in garage, bedrooms, bathrooms. Superior in square footage.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	44 Westheimer Road	93 Trevor Dr	56 Westheimer Rd	16 Megan Dr
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89074	89074	89074	89074
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.06 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$435,000	\$480,000	\$460,000
List Price \$	--	\$435,000	\$456,500	\$450,000
Sale Price \$	--	\$435,000	\$435,000	\$465,000
Type of Financing	--	Fha	Fha	Conv
Date of Sale	--	01/10/2023	01/23/2023	12/05/2022
DOM · Cumulative DOM	-- · --	31 · 31	128 · 128	91 · 91
Age (# of years)	36	35	36	35
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 Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,113	2,113	2,113	2,113
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	6	10	10
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	Pool - Yes Spa - Yes	--	--	Pool - Yes Spa - Yes
Lot Size	0.11 acres	0.12 acres	0.12 acres	0.13 acres
Other	--	--	--	--
Net Adjustment	--	+\$30,000	+\$30,000	\$0
Adjusted Price	--	\$465,000	\$465,000	\$465,000

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Similar in year built, lot size. Identical in square footage, bedrooms, bathrooms, garage.

Sold 2 Identical in year built, square footage, bedrooms, bathrooms, garage. Similar in lot size.

Sold 3 Similar in year built, lot size. Identical in square footage, bedrooms, bathrooms, garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Designer-transformed 4 bedroom pool house with custom upgrades throughout! This Henderson dream home received a custom renovation featuring all new interior/exterior paint schemes, upgraded LVP flooring, quartz counters throughout, custom tile fireplace surround, bespoke fixture and hardware package and so much more! The floor plan features soaring cathedral ceilings, living and family rooms, formal dining, 4 spacious beds, and fully finished backyard with resort-style pool and spa. Ideally situated in highly sought-after Green Valley neighborhood, nearby The District, Green Valley Ranch Resort, and numerous parks and schools. Make this home yours today!			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
05/08/2023	\$425,000	10/27/2023	\$549,900	Sold	05/26/2023	\$420,000	MLS
10/27/2023	\$549,900	--	--	Withdrawn	11/20/2023	\$549,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$485,000	\$485,000
Sales Price	\$465,000	\$465,000
30 Day Price	\$460,000	--
Comments Regarding Pricing Strategy		
Subject property typical for the neighborhood. No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in average condition for the year built and area. Neighborhood is free and clear of damage. Nearby the subject property there is commercial property and a freeway. No effect on the subject's value and marketability. Most weight given to Listing #1 and Sale #3. Overall, these comps are comparable characteristics and show the best support for the value conclusion after adjustments. Listing Comp 1 adj. \$30,000 inferior pool/spa, - \$28,944 superior sq ft Search criteria expanded to locate comparable properties. Search Criteria: Property Type is 'Residential', Search Date is 12/02/2023 to 12/02/2022, within a mile of 44 Westheimer Road, Henderson, NV 89074		

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

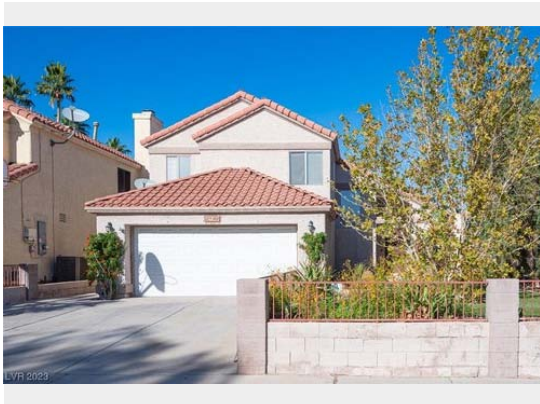
Listing Photos

L1 10 Megan Dr
Henderson, NV 89074



Front

L2 2706 Knightsbridge Rd
Henderson, NV 89074



Front

L3 98 Trevor DR
Henderson, NV 89074



Front

Sales Photos

S1 93 Trevor Dr
Henderson, NV 89074



Front

S2 56 Westheimer Rd
Henderson, NV 89074



Front

S3 16 Megan Dr
Henderson, NV 89074



Front

ClearMaps Addendum

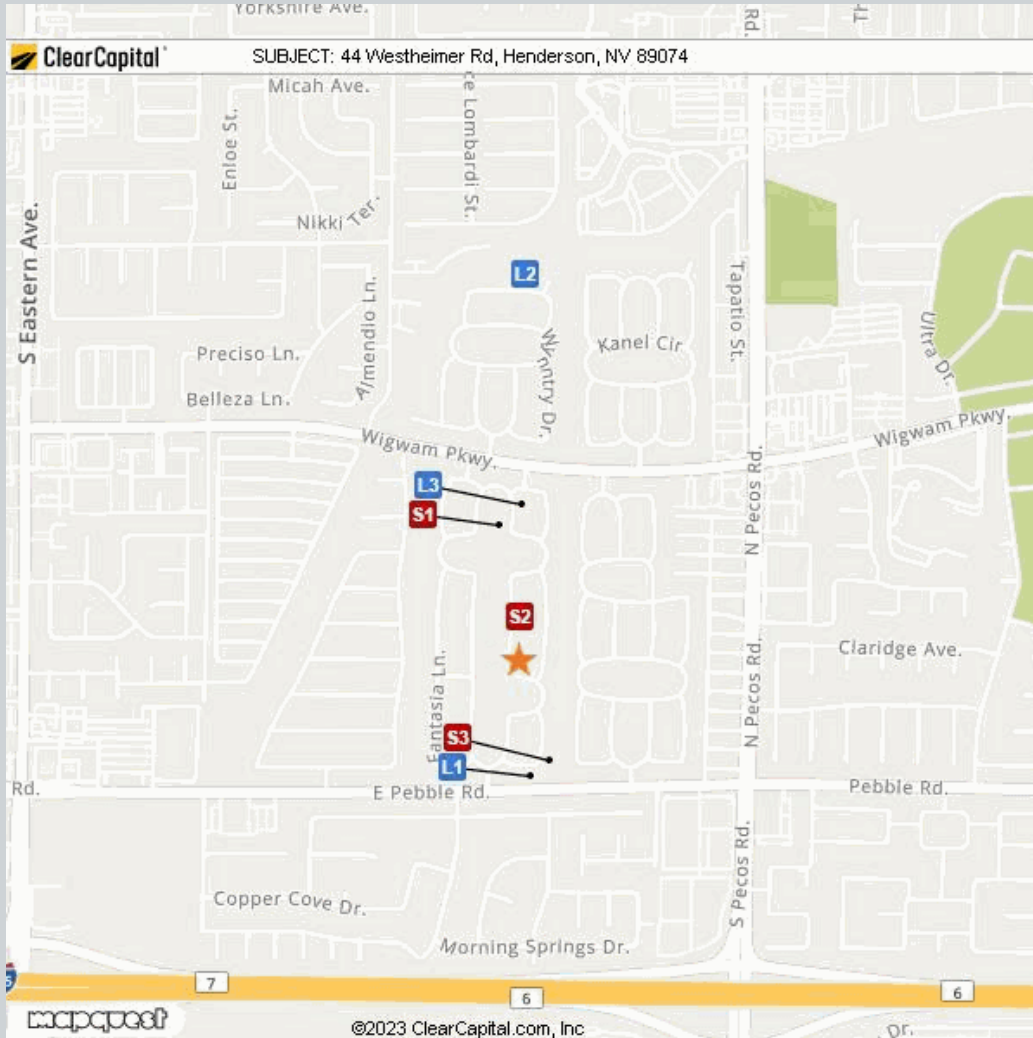
Address ★ 44 Westheimer Road, Henderson, NEVADA 89074

Loan Number 53618

Suggested List \$485,000

Suggested Repaired \$485,000

Sale \$465,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	44 Westheimer Road, Henderson, Nevada 89074	--	Parcel Match
L1 Listing 1	10 Megan Dr, Henderson, NV 89074	0.16 Miles ¹	Parcel Match
L2 Listing 2	2706 Knightsbridge Rd, Henderson, NV 89074	0.53 Miles ¹	Parcel Match
L3 Listing 3	98 Trevor Dr, Henderson, NV 89074	0.22 Miles ¹	Parcel Match
S1 Sold 1	93 Trevor Dr, Henderson, NV 89074	0.19 Miles ¹	Parcel Match
S2 Sold 2	56 Westheimer Rd, Henderson, NV 89074	0.06 Miles ¹	Parcel Match
S3 Sold 3	16 Megan Dr, Henderson, NV 89074	0.15 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	Ivory Harp	Company/Brokerage	Prestige Properties
License No	S.0172462	Address	1139 Paradise Vista Henderson NV 89002
License Expiration	12/31/2024	License State	NV
Phone	7025812609	Email	info@ivoryharp.realtor
Broker Distance to Subject	10.05 miles	Date Signed	12/02/2023

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.