

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>	4820 Black Bear Road Unit 203, Las Vegas, NV 89149	<b>Order ID</b>	8750824	<b>Property ID</b>	34203567
<b>Inspection Date</b>	05/23/2023	<b>Date of Report</b>	05/23/2023		
<b>Loan Number</b>	53713	<b>APN</b>	12534810110		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	05.22.23 BPO Request	<b>Tracking ID 1</b>	05.22.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	RON HAUS	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,010	The exterior of the subject property appears nicely maintained by property management.	
<b>Assessed Value</b>	\$55,788		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	Condo		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Door locked)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Painted Desert HOA 702-990-9707		
<b>Association Fees</b>	\$309 / Month (Pool,Landscaping,Insurance,Tennis,Other: GATED, GROUND, LNDMNT, MGMT, SECGRD, SECURT, WATER)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Depressed	The subject property is located in a guard-gated and gated community of 920 properties in the Northwest area of Las Vegas. The community has a Master Assn. HOA and a sub-Assn., both with fees. The exterior of the units and the common grounds/facilities are maintained by property management. HOA fees are high but include numerous amenities for residents. Close to schools, shopping and major surface streets. Freeway access is limited but good.	
<b>Sales Prices in this Neighborhood</b>	Low: \$222,000 High: \$314,900		
<b>Market for this type of property</b>	Decreased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	4820 Black Bear Road Unit 203	5104 Harvest Time St Unit 204	4920 Black Bear Rd Unit 203	6908 Indian Chief Dr Unit 201
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89149	89130	89149	89130
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.47 <sup>1</sup>	0.09 <sup>1</sup>	0.49 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$250,000	\$325,000	\$259,900
<b>List Price \$</b>	--	\$250,000	\$275,000	\$259,900
<b>Original List Date</b>		04/27/2023	07/19/2022	04/18/2023
<b>DOM · Cumulative DOM</b>	-- · --	25 · 26	307 · 308	34 · 35
<b>Age (# of years)</b>	28	27	24	27
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	203	204	203	201
<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>	1 Story 2nd floor	1 Story 2nd floor	1 Story 2nd floor	1 Story 2nd floor
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,186	1,259	1,186	1,189
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	2 · 2	2 · 2
<b>Total Room #</b>	4	5	4	4
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Attached 2 Car(s)	Detached 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 acres	0 acres	0 acres	0 acres
<b>Other</b>	None	None	None	None

\* 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** Stunning condominium with great views located near freeway, schools, and shopping centers. Family fireplace and upgraded flooring are all included in your new home. Great community with a pool, spa, clubhouse, and exercise room. All appliance are included. Adjust -\$5K for bedroom, -\$3500 for garage,-\$3600 for GLA. ADJUSTED LIST PRICE: \$237,900.
- Listing 2** The Seller upgrades that happened the week of April 17,2023 are new ceramic tile floors in the kitchen and both bathrooms and two new toilets. Upgrades within the last year include new laminate hardwood flooring in the living room and bedrooms, new double sink in primary bathroom, new light/ceiling fan combo in the dining room, new smoke detectors, a new microwave, newer stove and refrigerator and a new 50 gallon water heater. LOTS of storage space with double wall closets in the primary bedroom. Adjust -\$10K for condition. ADJUSTED LIST PRICE: \$265,000.
- Listing 3** 2 Bed and Bath 2 Car Garage condo upstairs unit. Nice 2 Bed 2 full bath 2 car garage condo in beautiful NW. Home has been freshly painted and new carpet in bedrooms. New Stainless appliances in Kitchen have been installed, New Stainless sink and faucet in Kitchen. Balcony to sit out and enjoy the weather, Separate laundry room, fireplace in family room. Adjust -\$3500 for garage. ADJUSTED LIST PRICE: \$256,400.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	4820 Black Bear Road Unit 203	4830 Grey Wolf Ln Unit 202	4941 Black Bear Rd Unit 204	4810 Black Bear Rd Unit 204
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89149	89149	89149	89149
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.06 <sup>1</sup>	0.14 <sup>1</sup>	0.02 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$249,000	\$255,000	\$290,000
<b>List Price \$</b>	--	\$249,000	\$255,000	\$270,000
<b>Sale Price \$</b>	--	\$249,000	\$250,000	\$273,000
<b>Type of Financing</b>	--	Conv	Cash	Cash
<b>Date of Sale</b>	--	12/06/2022	03/07/2023	11/29/2022
<b>DOM · Cumulative DOM</b>	-- · --	7 · 62	7 · 29	47 · 81
<b>Age (# of years)</b>	28	62	29	81
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	203	202	204	204
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course
<b>Style/Design</b>	1 Story 2nd floor	2 Stories 2nd floor	2 Stories 2nd floor	1 Story 2nd floor
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,186	1,186	1,186	1,394
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2	2 · 2	2 · 2
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 1 Car	Detached 2 Car(s)	Detached 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 acres	0 acres	0 acres	0 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	\$0	-\$3,500	-\$23,900
<b>Adjusted Price</b>	--	\$249,000	\$246,500	\$249,100

\* Sold 2 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** REAT 2 BEDROOM 2 BATH ONE LEVEL LIVING WITH ONE CAR GARAGE / CLOSE TO POOL AND MAILBOXES AND MULTIPLE OPEN PARKING SPOTS / HIGH CEILINGS AND OPEN FLOOR PLAN / LOCATED IN GORGEOUS PAINTED DESERT GUARD GATED DOUBLE GATED GOLF COURSE COMMUNITY, WITH MULTIPLE LIT TENNIS AND PICKLEBALL COURTS, CLUBHOUSE WITH RAQUETBALL COURTS. No adjustments.
- Sold 2** 2 BEDROOMS, 2 BATHS AND 2 CAR GARAGE IN GUARD GATED GOLF COMMUNITY! OPEN FLOOR PLAN, FRESHLY PAINTED WITH NEW FLOORS- LAMINATE WOOD/TILE/CARPET IN BEDROOMS, GAS FIREPLACE, AND BEAUTIFUL CROWN MOULDING THROUGHOUT. OPEN KITCHEN WITH A BREAKFAST BAR, DINING AREA. MASTER BEDROOM WITH HIS/HER MASTER CLOSETS, DUAL MASTER SINKS.
- Sold 3** With unparalleled views of the beautiful, Painted Desert golf course - this corner unit truly has it all. Soaring, vaulted ceilings greet you in the open-concept living space with an abundance of natural light. Spacious family room with balcony showcasing unobstructed views of the golf course and mature landscape! Den could easily double as a 3rd bedroom or work-from-home space. Secondary bedroom with amazingly high ceilings and pot shelving enjoys near-private access to full bath. Generously-sized primary bedroom. Adjust -\$10K for view, -\$3500 for garage, -\$10,400 for GLA.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject property has three history rental MLS listings, the most recent in 2016.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$252,000	\$252,000
<b>Sales Price</b>	\$247,000	\$247,000
<b>30 Day Price</b>	\$227,240	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested sale price for the subject property is \$247,000 at \$208.26 per SqFt. The suggested sale price is bracketed by the Adjusted Comparables. The most proximate and similar MLS Comps available were utilized in this report.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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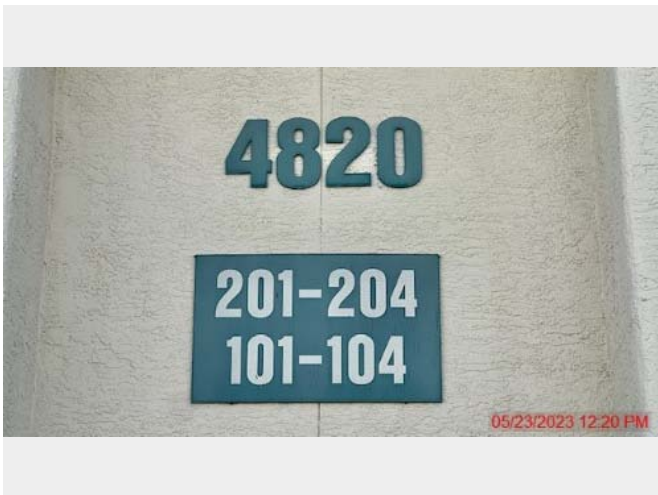
## Subject Photos



Front



Front



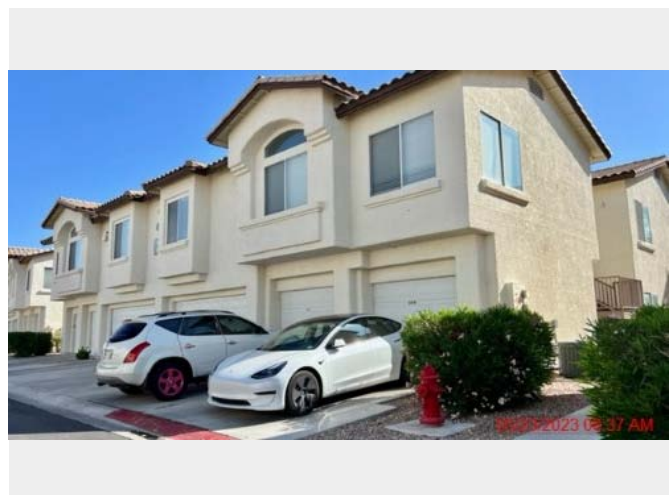
Address Verification



Address Verification



Address Verification



Side



## Subject Photos



Side



Side



Side



Street



Street



Other



## Subject Photos



Other

## Listing Photos

**L1** 5104 Harvest Time St Unit 204  
Las Vegas, NV 89130



Front

**L2** 4920 Black Bear Rd Unit 203  
Las Vegas, NV 89149



Front

**L3** 6908 Indian Chief Dr Unit 201  
Las Vegas, NV 89130



Front

## Sales Photos

**S1** 4830 Grey Wolf Ln Unit 202  
Las Vegas, NV 89149



Front

**S2** 4941 Black Bear Rd Unit 204  
Las Vegas, NV 89149



Front

**S3** 4810 Black Bear Rd Unit 204  
Las Vegas, NV 89149



Front

## ClearMaps Addendum

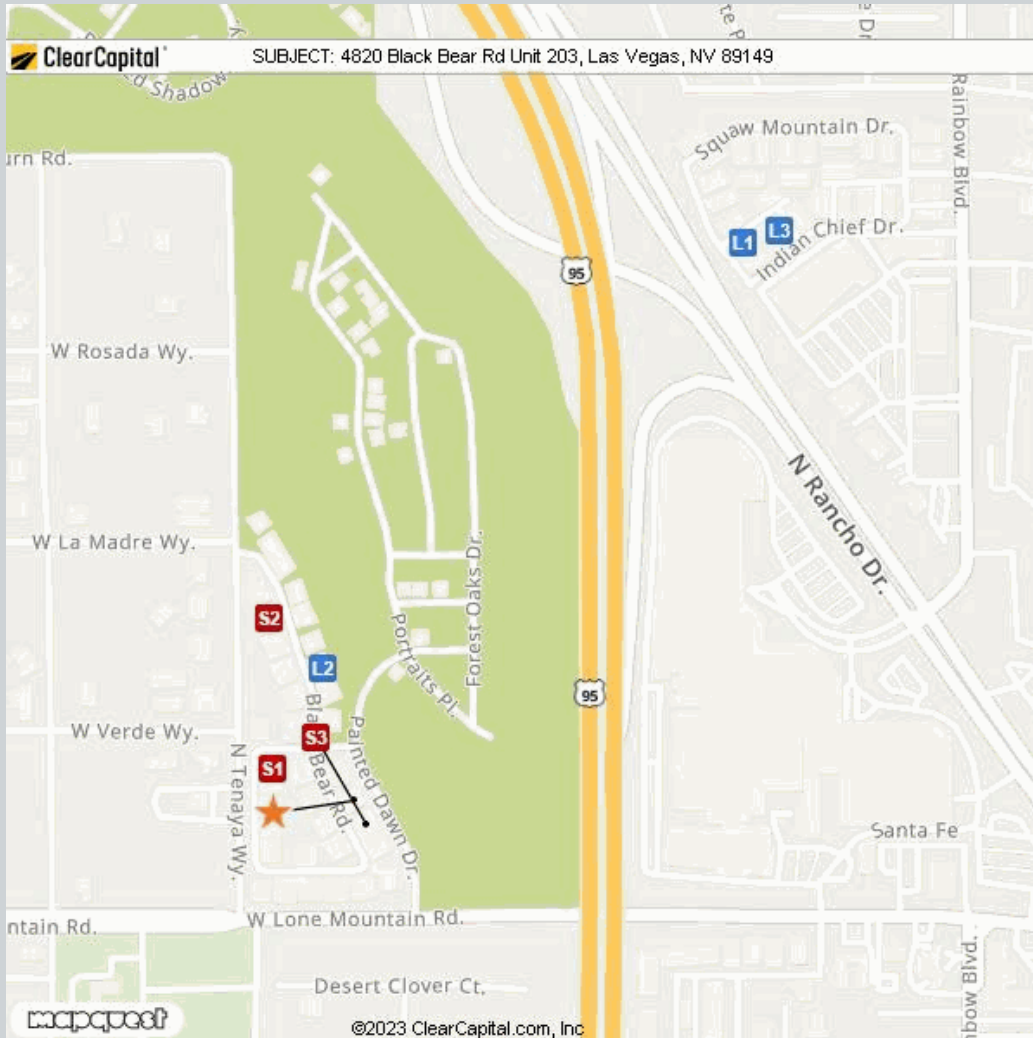
**Address** ★ 4820 Black Bear Road Unit 203, Las Vegas, NV 89149

**Loan Number** 53713

**Suggested List** \$252,000

**Suggested Repaired** \$252,000

**Sale** \$247,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4820 Black Bear Road Unit 203, Las Vegas, NV 89149	--	Parcel Match
L1 Listing 1	5104 Harvest Time St Unit 204, Las Vegas, NV 89130	0.47 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4920 Black Bear Rd Unit 203, Las Vegas, NV 89149	0.09 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6908 Indian Chief Dr Unit 201, Las Vegas, NV 89130	0.49 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4830 Grey Wolf Ln Unit 202, Las Vegas, NV 89149	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4941 Black Bear Rd Unit 204, Las Vegas, NV 89149	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4810 Black Bear Rd Unit 204, Las Vegas, NV 89149	0.02 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>	MARGERY BAIRD	<b>Company/Brokerage</b>	The Nitro Group-REALTY ONE
<b>License No</b>	S.0059003	<b>Address</b>	4124 Autumn Dale Av North Las Vegas NV 89031
<b>License Expiration</b>	12/31/2024	<b>License State</b>	NV
<b>Phone</b>	7024319001	<b>Email</b>	info@MargisTrademarkSvc.com
<b>Broker Distance to Subject</b>	3.09 miles	<b>Date Signed</b>	05/23/2023

/MARGERY BAIRD/

*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: **MARGERY BAIRD** ("Licensee"), **S.0059003** (License #) who is an active licensee in good standing.

Licensee is affiliated with **The Nitro Group-REALTY ONE** (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: **4820 Black Bear Road Unit 203, Las Vegas, NV 89149**
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 23, 2023**

Licensee signature: **/MARGERY BAIRD/**

**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.