

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>	5208 Sir James Way, Las Vegas, NEVADA 89110	<b>Order ID</b>	8792097	<b>Property ID</b>	34293363
<b>Inspection Date</b>	06/20/2023	<b>Date of Report</b>	06/20/2023		
<b>Loan Number</b>	53735	<b>APN</b>	140-33-414-053		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

**Tracking IDs**

<b>Order Tracking ID</b>	06.20.23 BPO Request	<b>Tracking ID 1</b>	06.20.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	MARQUITA GREENE	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$219	No damage or repair issues noted. Doors, windows, paint, landscaping, appear average for age and area. Subject property is a manufactured home, converted to real property. It has a 2 car carport. Last sold as fair market sale 03/31/2020 for \$174,900 and not listed for sale since purchased. Tax records show that this property is owner occupied. This property is located in the Regency Village subdivision in the central eastern area of Las Vegas. This tract is comprised of 300 manufactured home lots. Units vary in square footage from 950-2,384 square feet. Access to schools and shopping is within 1/2-1 mile and freeway entry is within 2 miles. Most likely buyer is owner occupant with conventional financing or investor/cash sale. There are no negative or positive externalities noted that would affect pricing or marketability.	
<b>Assessed Value</b>	\$55,220		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	Manuf. Home		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	Regency Village 702-835-6904		
<b>Association Fees</b>	\$65 / Month (Pool,Greenbelt,Other: Management)		
<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>	Stable	There is an oversupply of manufactured listings in Regency Village. There are 7 homes listed for sale in this tract (0 REO, 0 short sales). In the past 12 months, there have been 18 MLS sales. This indicates an oversupply of listings, assuming 90 days on market. Average days on market time was 44 days with range 3-131 days and average sale price was 95% of final list price. Radius expanded to have sufficient comps for this report similar in size and age.	
<b>Sales Prices in this Neighborhood</b>	Low: \$130,000 High: \$300,000		
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	5208 Sir James Way	2828 Everglad St	5255 Sir James Way	5236 Sir James Way
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89110	89142	89110	89110
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.51 <sup>1</sup>	0.07 <sup>1</sup>	0.04 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$239,900	\$234,900	\$299,995
<b>List Price \$</b>	--	\$234,900	\$234,900	\$299,995
<b>Original List Date</b>		04/06/2023	05/18/2023	03/09/2023
<b>DOM · Cumulative DOM</b>	-- · --	69 · 75	33 · 33	69 · 103
<b>Age (# of years)</b>	25	17	26	44
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,550	1,620	1,620	1,936
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	6
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	None	None	Carport 1 Car
<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>	0.15 acres	0.12 acres	0.15 acres	0.16 acres
<b>Other</b>	No Fireplace	No Fireplace	No Fireplace	1 Fireplace

\* 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** Not under contract. Tenant occupied property, leased for \$1,350/month when listed. Identical in bedrooms, baths, condition, converted to real property, and nearly identical in age. It is inferior in no carport, lot size, but is slightly inferior in square footage. This property is slightly inferior to subject property.
- Listing 2** Not under contract. Tenant occupied property, leased for \$1,300/month when listed. Identical in bedrooms, baths, condition, converted to real property, lot size and nearly identical in age. It is inferior in no carport, but is superior in square footage. This property is nearly equal to subject property.
- Listing 3** Under contract, will be conventional financing. Vacant property when listed. Identical in bedrooms, baths, converted to real property. It is inferior in age and carport capacity, but is superior in square footage, lot size, fireplace and condition with new paint, roof, laminate flooring, quartz counters. This property is superior to subject property.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	5208 Sir James Way	110 Sir David Way	5485 S Sir Richard Dr	138 Sir Thomas Dr
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89110	89110	89110	89110
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.08 <sup>1</sup>	0.43 <sup>1</sup>	0.15 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	--	\$285,000	\$289,900	\$314,900
<b>List Price \$</b>	--	\$260,000	\$279,900	\$314,900
<b>Sale Price \$</b>	--	\$265,000	\$278,000	\$295,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	03/31/2023	04/19/2023	05/04/2023
<b>DOM · Cumulative DOM</b>	-- · --	14 · 49	34 · 214	3 · 34
<b>Age (# of years)</b>	25	17	20	23
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,550	1,602	1,620	1,404
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Carport 1 Car	Carport 2 Car(s)	Carport 1 Car
<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>	0.15 acres	0.15 acres	0.25 acres	0.18 acres
<b>Other</b>	No Fireplace	No Fireplace	No Fireplace, Concessions	No Fireplace
<b>Net Adjustment</b>	--	-\$1,600	-\$37,400	-\$26,200
<b>Adjusted Price</b>	--	\$263,400	\$240,600	\$268,800

\* Sold 1 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** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical in bedrooms, baths, condition, no fireplace, lot size, converted to real property, and nearly identical in age. It is inferior in carport capacity \$1,500 but is superior in square footage adjusted @ \$50/square foot (\$3,100). Sold over list price.
- Sold 2** FHA sale with \$11,400 in seller paid concessions. Vacant property when listed. Identical in bedrooms, baths, condition, carport capacity, converted to real property and nearly identical in age. It is superior in square footage adjusted @ \$60/square foot (\$4,200), lot size adjusted 2\$5/square foot (\$21,800) and seller paid concessions (\$11,400).
- Sold 3** FHA sale, no concessions. Vacant property when listed. Identical in bedrooms, baths, no fireplace, converted to real property and nearly identical in age. It is inferior in square footage adjusted @ \$60/square foot \$8,800, carport capacity \$1,500 but is superior in condition with new paint, flooring, countertops, shower surrounds, new toilets (\$30,000) and lot size adjusted @ \$5/square foot (\$6,500).

## Subject Sales & Listing History

**Current Listing Status** Not Currently Listed

### Listing History Comments

There are no sales or MLS listings for subject property within the past 12 months.

**Listing Agency/Firm**

**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
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## Marketing Strategy

### As Is Price

### Repaired Price

<b>Suggested List Price</b>	\$270,000	\$270,000
<b>Sales Price</b>	\$267,000	\$267,000
<b>30 Day Price</b>	\$259,000	--

### Comments Regarding Pricing Strategy

Subject property should be priced near mid range of competing listings due to oversupply of listings. This property is most like Sale #1, which sold for adjusted sales price of \$263,400. It was under contract in 14 days on market. Subject property would be expected to sell slightly above this price point with 90 days on market.

## 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



Street

## Listing Photos

**L1** 2828 Everglad St  
Las Vegas, NV 89142



Front

**L2** 5255 Sir James Way  
Las Vegas, NV 89110



Front

**L3** 5236 Sir James Way  
Las Vegas, NV 89110



Front



## Sales Photos

**S1** 110 Sir David Way  
Las Vegas, NV 89110



Front

**S2** 5485 S Sir Richard Dr  
Las Vegas, NV 89110



Front

**S3** 138 Sir Thomas Dr  
Las Vegas, NV 89110



Front

### ClearMaps Addendum

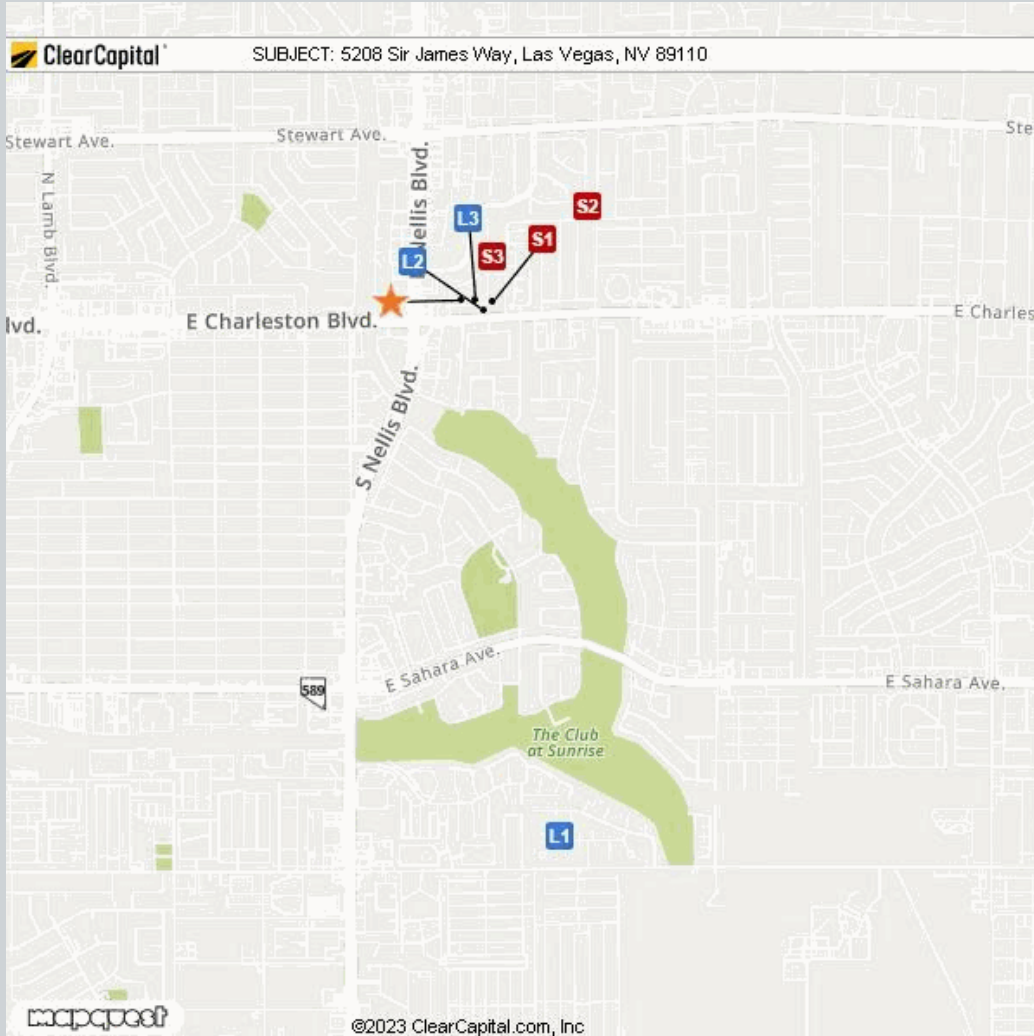
**Address** ★ 5208 Sir James Way, Las Vegas, NEVADA 89110

**Loan Number** 53735

**Suggested List** \$270,000

**Suggested Repaired** \$270,000

**Sale** \$267,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5208 Sir James Way, Las Vegas, Nevada 89110	--	Parcel Match
L1 Listing 1	2828 Everglad St, Las Vegas, NV 89142	1.51 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5255 Sir James Way, Las Vegas, NV 89110	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5236 Sir James Way, Las Vegas, NV 89110	0.04 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	110 Sir David Way, Las Vegas, NV 89110	0.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5485 S Sir Richard Dr, Las Vegas, NV 89110	0.43 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	138 Sir Thomas Dr, Las Vegas, NV 89110	0.15 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.

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

<b>Broker Name</b>	Linda Bothof	<b>Company/Brokerage</b>	Linda Bothof
<b>License No</b>	B.0056344.INDV	<b>Address</b>	8565 S Eastern Ave Las Vegas NV 89123
<b>License Expiration</b>	05/31/2024	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	9.31 miles	<b>Date Signed</b>	06/20/2023

*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.