

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	2705 Valley Downs Drive Dr, Las Vegas, NV 89134	Order ID	8757067	Property ID	34213426
Inspection Date	05/26/2023	Date of Report	05/26/2023		
Loan Number	53756	APN	137-13-712-016		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	05.25.23 BPO Request	Tracking ID 1	05.25.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	James E & Carole J Lyons	Property is a single story townhouse attached on one side. Condition is typical to the neighborhood which is average. The HOA maintains the front and back landscape and it maintained. No deficiencies.
R. E. Taxes	\$1,642	
Assessed Value	\$73,508	
Zoning Classification	Townhouse/Rowhouse	
Property Type	Townhouse	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Sun City Summerlin/Townhouses 702-966-1400	
Association Fees	\$379 / Month (Pool,Tennis,Greenbelt,Other: P&R, Golf, 55+,Fitness)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Sun City Summerlin is a 55+ age-restricted community in the northwest sector of Summer North Master Planned Development. Large community built around 3 golf courses. 1 person over the age of 50 must be on title to qualify. Spouses under 50 can inherit upon primary death. Clubhouses with pools, tennis, activities and golf. Golf cart community. Prices have a wide range based on golf course frontage, size and view lots. Single story construction. Most properties are 1100 - 2000 square feet, 2 - 3 bedrooms, 2-3 bathrooms. Retail, groceries, dining, public transportation are immediately outside th...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$320,000 High: \$389,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Sun City Summerlin is a 55+ age-restricted community in the northwest sector of Summer North Master Planned Development. Large community built around 3 golf courses. 1 person over the age of 50 must be on title to qualify. Spouses under 50 can inherit upon primary death. Clubhouses with pools, tennis, activities and golf. Golf cart community. Prices have a wide range based on golf course frontage, size and view lots. Single story construction. Most properties are 1100 - 2000 square feet, 2 - 3 bedrooms, 2-3 bathrooms. Retail, groceries, dining, public transportation are immediately outside the entrances. Typical properties are maintained and have been updated. Fully renovated properties are becoming popular. Golf cart community, garages include a golf cart parking area. No new construction within the development. HOA fees are for the master development, no separate community fees. Buy in fee is \$1,790 which is a capital contribution to the HOA and typically paid by the buyer. Townhouses have higher HOA fees which includes landscape maintenance front and rear.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2705 Valley Downs Drive Dr	10404 Frostburg Ln	10622 Sky Meadows Av	9921 Hemet Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89134	89134	89134	89134
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.49 ¹	0.70 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$364,900	\$329,900	\$389,999
List Price \$	--	\$364,900	\$320,000	\$389,999
Original List Date		05/12/2023	04/16/2023	03/09/2023
DOM · Cumulative DOM	-- · --	14 · 14	18 · 40	68 · 78
Age (# of years)	26	27	26	29
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	1 Story Townhouse/RH	1 Story Townhouse/RH	1 Story Townhouse/RH	1 Story Townhouse/RH
# Units	1	1	1	1
Living Sq. Feet	1,332	1,220	1,250	1,333
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
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	0.07 acres	0.07 acres	0.07 acres
Other	--	--	--	--

* Listing 3 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 model layout and size. Typical interior finishes. Typical location and courtyard layout.

Listing 2 Similar size model and interior layout. Typical interior finishes, mostly original. Backs to busy street. Typical courtyard layout. Under contract, conventional loan offer since 5/8/23.

Listing 3 Model match to subject. Typical interior finishes, a few more interior updates. Typical location and courtyard style entrance. Under contract, conventional loan offer since 5/16/23.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2705 Valley Downs Drive Dr	10145 Hunter Springs Dr	10332 Frostburg Ln	2312 Spring Water Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89134	89134	89134	89134
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.27 ¹	0.45 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$384,900	\$329,990	\$364,000
List Price \$	--	\$384,900	\$329,900	\$364,000
Sale Price \$	--	\$384,900	\$334,990	\$355,000
Type of Financing	--	Conventional	Va	Cash
Date of Sale	--	05/02/2023	03/31/2023	04/14/2023
DOM · Cumulative DOM	-- · --	1 · 26	5 · 29	4 · 91
Age (# of years)	26	28	27	27
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	1 Story Townhouse/RH	1 Story Townhouse/RH	1 Story Townhouse/RH	1 Story Townhouse/RH
# Units	1	1	1	1
Living Sq. Feet	1,332	1,332	1,332	1,302
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
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	0.07 acres	0.07 acres	0.06 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$384,900	\$334,990	\$355,000

* Sold 2 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 Model match to subject. Interior has a few more updates than typical. Typical location and courtyard style entry.

Sold 2 Same model and layout as subject. Typical interior finishes, mostly original. Typical location and courtyard entry layout. Seller concessions on VA loan \$5K.

Sold 3 Similar size model and interior layout. Typical interior finishes. Typical in location. No courtyard entry.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last recorded sale was original builder sale from Del Webb			
Listing Agent Name				6/27/1997 \$152,500			
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	\$370,000	\$370,000
Sales Price	\$360,000	\$360,000
30 Day Price	\$359,000	--
Comments Regarding Pricing Strategy		
<p>Townhouses in this community are very similar, hence no adjustments necessary. Small interior differences are the hobby room vs laundry room configuration and weather there are any updates. The HOA maintains the front and back landscapes. Units have a courtyard in front and a covered patio in the rear. The back area is not separately fenced. Most are original tile floors. Townhouse roofs were replaced 2022 with a \$2500 assessment. Typical updates are counter tops and some flooring. Median DOM is about the same for listings as sold comps at 34. Mix of loans and median seller concession range of \$0 - \$5K about 10% of the time. I have no existing or contemplated interest in the property.</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



Front



Address Verification



Side



Street



Street

Listing Photos

L1 10404 Frostburg LN
Las Vegas, NV 89134



Front

L2 10622 Sky Meadows AV
Las Vegas, NV 89134



Front

L3 9921 Hemet DR
Las Vegas, NV 89134



Front

Sales Photos

S1 10145 Hunter Springs DR
Las Vegas, NV 89134



Front

S2 10332 Frostburg LN
Las Vegas, NV 89134



Front

S3 2312 Spring Water DR
Las Vegas, NV 89134



Front

ClearMaps Addendum

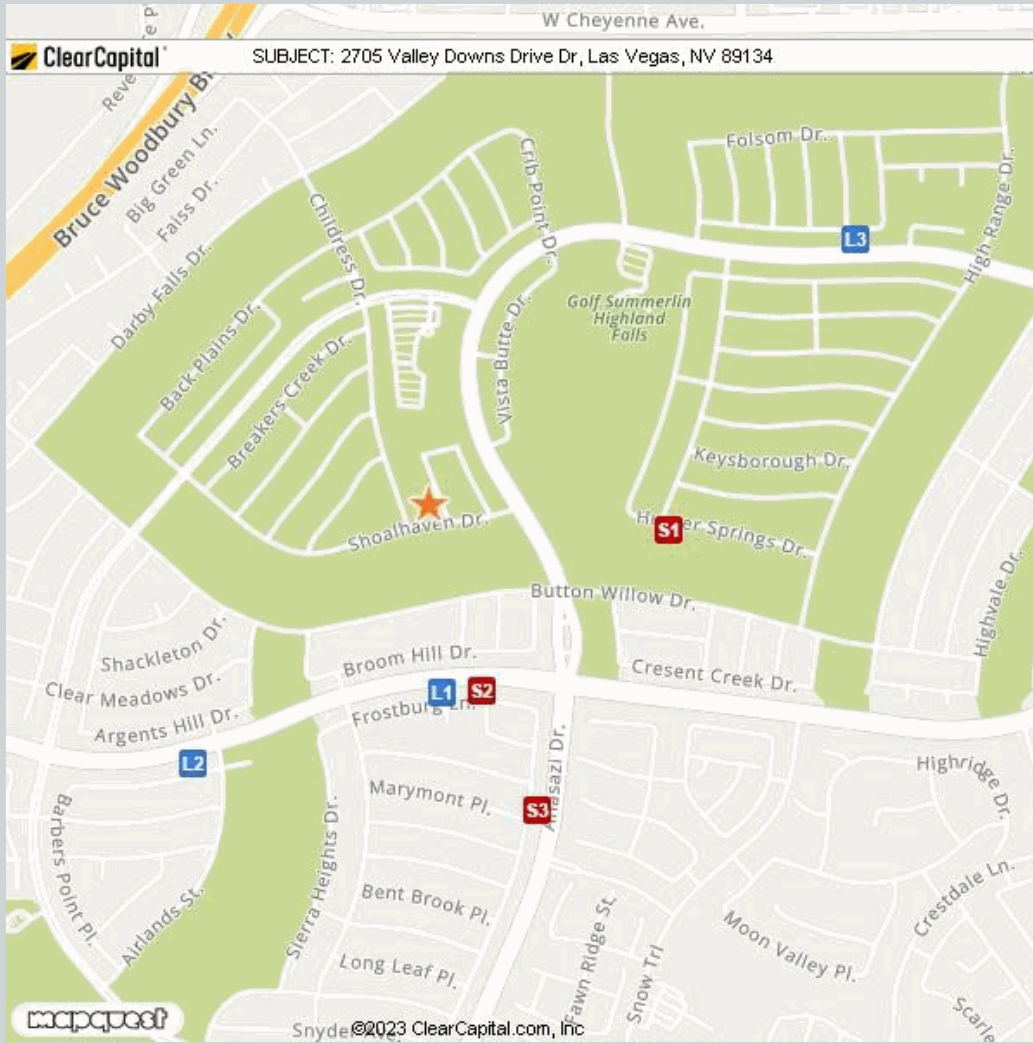
Address ★ 2705 Valley Downs Drive Dr, Las Vegas, NV 89134

Loan Number 53756

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2705 Valley Downs Drive Dr, Las Vegas, NV 89134	--	Parcel Match
L1 Listing 1	10404 Frostburg Ln, Las Vegas, NV 89134	0.26 Miles ¹	Parcel Match
L2 Listing 2	10622 Sky Meadows Av, Las Vegas, NV 89134	0.49 Miles ¹	Parcel Match
L3 Listing 3	9921 Hemet Dr, Las Vegas, NV 89134	0.70 Miles ¹	Parcel Match
S1 Sold 1	10145 Hunter Springs Dr, Las Vegas, NV 89134	0.33 Miles ¹	Parcel Match
S2 Sold 2	10332 Frostburg Ln, Las Vegas, NV 89134	0.27 Miles ¹	Parcel Match
S3 Sold 3	2312 Spring Water Dr, Las Vegas, NV 89134	0.45 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	Kristina Pearson	Company/Brokerage	Signature Real Estate Group
License No	S.0066424.LLC	Address	10714 Sky Meadows DR Las Vegas NV 89134
License Expiration	07/31/2024	License State	NV
Phone	7025245336	Email	go2lvh@gmail.com
Broker Distance to Subject	0.57 miles	Date Signed	05/26/2023

/Kristina Pearson/

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: **Kristina Pearson** ("Licensee"), **S.0066424.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Signature Real Estate 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: **2705 Valley Downs Drive Dr, Las Vegas, NV 89134**
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 26, 2023**

Licensee signature: */Kristina Pearson/*

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.