

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	7802 Howard Dade Avenue, Las Vegas, NV 89129	Order ID	8782863	Property ID	34267658
Inspection Date	06/14/2023	Date of Report	06/15/2023		
Loan Number	53808	APN	13809511068		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	06.13.23 BPO Request	Tracking ID 1	06.13.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CHRIS S LEVALE	Condition Comments The subject property appears to have average exterior property maintenance. No exterior damages and/or deferred maintenance items were identified.
R. E. Taxes	\$1,619	
Assessed Value	\$108,275	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Presidio 702-942-2500	
Association Fees	\$90 / Quarter (Landscaping,Other: Management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject property is located in a non-gated community of 68 properties in the City of North Las Vegas. The community has low monthly HOA fees. The community appears to have average property maintenance. Close to schools, shopping and major surface streets. Freeway access is limited.
Local Economy	Depressed	
Sales Prices in this Neighborhood	Low: \$337000 High: \$560000	
Market for this type of property	Decreased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7802 Howard Dade Avenue	7956 Mcdowell Dr	7713 Four Seasons Dr	3900 Crema Ct
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89129	89129	89129
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.28 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$455,000	\$450,000	\$515,000
List Price \$	--	\$455,000	\$450,000	\$499,999
Original List Date		05/10/2023	06/02/2023	05/15/2023
DOM · Cumulative DOM	-- · --	35 · 36	12 · 13	30 · 31
Age (# of years)	28	29	28	25
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	2 Stories Conv	2 Stories Conv	2 Stories Conv	2 Stories Conv
# Units	1	1	1	1
Living Sq. Feet	2,264	2,068	2,199	2,398
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	8	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	Pool - Yes	--	--
Lot Size	0.12 acres	0.09 acres	0.15 acres	0.13 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** This must see 2 story, 3 bedroom, 2.5 bath home in the heart of Las Vegas is BOM. Located in the Presidio community, near the US-95 and Cheyenne Ave. This spacious, clean, and move in ready home features 2 fireplaces, a separate laundry room, upgraded countertops and cabinets in the kitchen, and a well maintained pool in the backyard. Close to plenty of shopping and restaurants as well. Adjust +\$5K for bedroom.
- Listing 2** Welcome to Mountain Shadow Estates, in NW Las Vegas. This lovely Two-Story Home is an absolute gem! The heart of the home is a Large Family and Dining Room on the 1st floor, creating the perfect space for Entertaining and spending quality time with loved ones. The Open Concept Design allows for seamless flow throughout the space. With 4 Bedrooms and 2 1/2 Bathrooms, there is plenty of space to relax. The Kitchen includes all Appliances and Pantry. The 3-Car Garage provides convenience and practicality for your vehicles and storage needs. Adjust +\$10K for pool.
- Listing 3** Nestled on a picturesque corner lot, this 2-story home with elegant stone accents on the facade boasts majestic mountain views that will captivate you. Meticulously designed, the house features a designer's palette that complements the soaring vaulted ceilings, plantation shutters, and wood-look floors throughout. A cozy fireplace accentuates the generously sized living room, and there is a formal dining room perfect for hosting memorable gatherings. The family room is ideal for an entertainment center. Kitchen features custom wood cabinets, granite counters & backsplash, SS appliances, a pantry, and a center island with a breakfast bar for casual dining. Adjust +\$10K for pool.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7802 Howard Dade Avenue	7923 Embarcadero Ave	7400 Wheat Grass Court,	3695 Funston Way
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89129	89129	89129
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.59 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$480,000	\$475,000	\$585,000
List Price \$	--	\$480,000	\$475,000	\$499,999
Sale Price \$	--	\$480,000	\$480,000	\$500,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	03/15/2023	05/26/2023	03/14/2023
DOM · Cumulative DOM	-- · --	42 · 42	8 · 32	244 · 244
Age (# of years)	28	28	32	29
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	2 Stories Conv	2 Stories Conv	2 Stories Conv	2 Stories Conv
# Units	1	1	1	1
Living Sq. Feet	2,264	2,264	1,958	2,274
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	9	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes
Lot Size	0.12 acres	0.10 acres	0.17 acres	0.11 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$480,000	\$480,000	\$500,000

* 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** BEAUTIFUL HOME WITH POOL AND SPA AND COVERED PATIO.!!! HUGE MASTER BEDROOM. " A MUST SEE". Adjust +\$5K for bedroom.
- Sold 2** Pool & Spa! NO HOA FEES. First Floor Primary Bedroom with large walk-in closet! Well cared for home. Property has no neighbor to the east. Just 2 blocks from Park! Oversized end cul-de-sac corner lot! Extra high vaulted ceilings entire 1st floor. Back patio overlooking pool! Sliding glass doors to backyard. 3 car garage! Gas fireplace in family room! BBQ gas stub! Tile floors in entry, hallway, baths, dining room kitchen, breakfast nook and family room! Granite Counters! Designer shutters, ceiling fans, raised panel doors! Near Starbucks, Albertsons, CrossFit, CVS, Pharmacy, Kneaders Bakery! This one will not Last Long! Adjust +\$5K for bedroom.
- Sold 3** WELCOME HOME! Fantastic property located in the NW with a sparkling pool and covered patio. Conveniently located, freshly painted home with formal dining room, living room, separate family room, oversized primary bedroom, walk-in closets & separate shower/bath. Updated flooring throughout the home, remodeled bathrooms, and a loft for a secondary family room or large game room. The desert landscape makes this low maintenance and ready to enjoy. Adjust +\$5K for bedroom.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject property was listed on the MLS 11/4/2022 for \$499,000 and was withdrawn on 1/18/2023. The subject property sold on 6/12 2023 for \$366,700. The property had some up-dates and improvements and was overall in average condition.			
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
11/04/2022	\$499,999	04/24/2023	\$4,890,000	Withdrawn	01/18/2023	\$499,999	MLS
04/24/2023	\$489,000	--	--	Sold	06/12/2023	\$366,700	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$495,000	\$495,000
Sales Price	\$485,000	\$485,000
30 Day Price	\$446,200	--
Comments Regarding Pricing Strategy		
The suggested sale price for the subject property is \$485,000 @ \$214.22 per SqFt. The suggested sale price is bracketed by the Adjusted Comparables.		

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



Side



Side

Subject Photos



Street



Street



Street



Other

Listing Photos

L1 7956 Mcdowell Dr
Las Vegas, NV 89129



Front

L2 7713 Four Seasons Dr
Las Vegas, NV 89129



Front

L3 3900 Crema Ct
Las Vegas, NV 89129



Front

Sales Photos

S1 7923 Embarcadero Ave
Las Vegas, NV 89129



Front



Front

S2 7400 Wheat Grass Court,
Las Vegas, NV 89129



Front

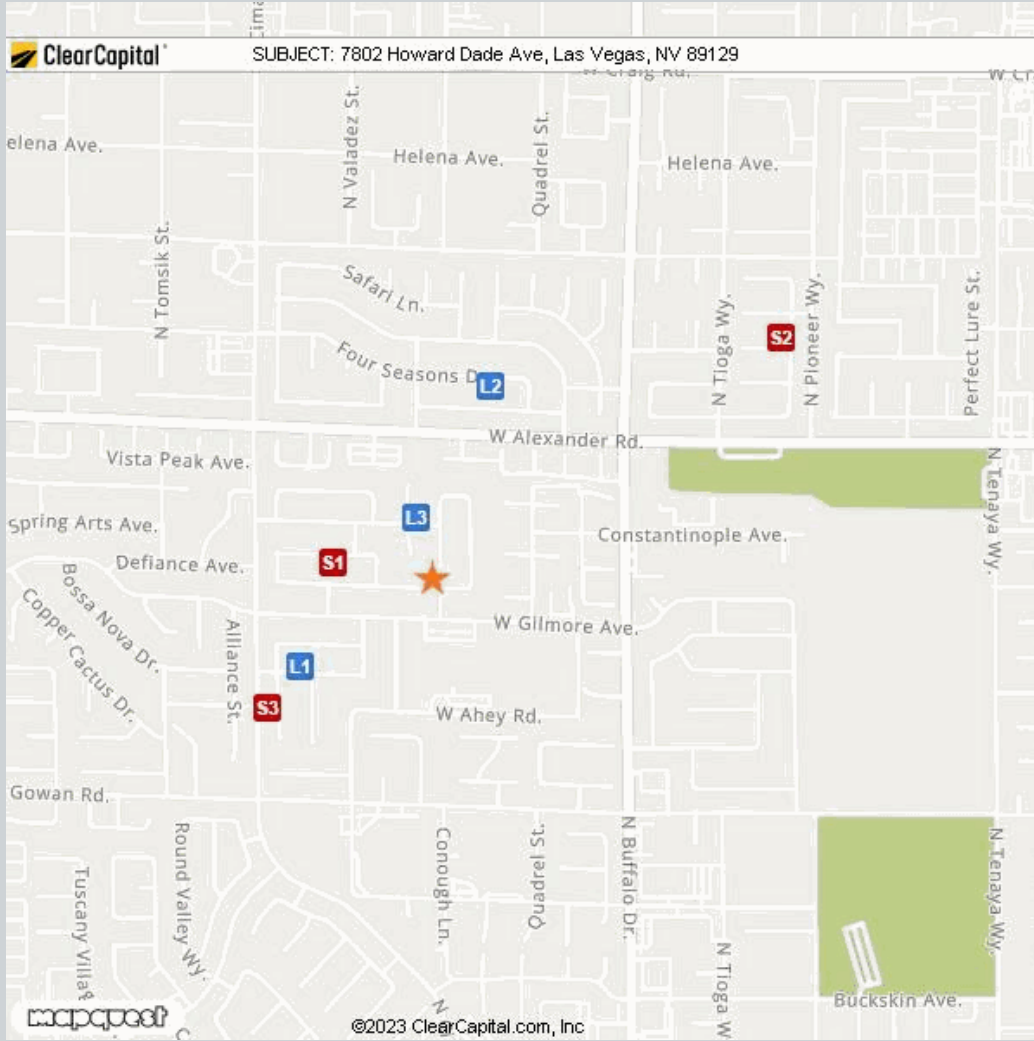
S3 3695 Funston Way
Las Vegas, NV 89129



Front

ClearMaps Addendum

Address ★ 7802 Howard Dade Avenue, Las Vegas, NV 89129
Loan Number 53808 **Suggested List** \$495,000 **Suggested Repaired** \$495,000 **Sale** \$485,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7802 Howard Dade Avenue, Las Vegas, NV 89129	--	Parcel Match
L1 Listing 1	7956 Mcdowell Dr, Las Vegas, NV 89129	0.22 Miles ¹	Parcel Match
L2 Listing 2	7713 Four Seasons Dr, Las Vegas, NV 89129	0.28 Miles ¹	Parcel Match
L3 Listing 3	3900 Crema Ct, Las Vegas, NV 89129	0.09 Miles ¹	Parcel Match
S1 Sold 1	7923 Embarcadero Ave, Las Vegas, NV 89129	0.14 Miles ¹	Parcel Match
S2 Sold 2	7400 Wheat Grass Court,, Las Vegas, NV 89129	0.59 Miles ¹	Parcel Match
S3 Sold 3	3695 Funston Way, Las Vegas, NV 89129	0.29 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.

*** 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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

Broker Name	MARGERY BAIRD	Company/Brokerage	The Nitro Group-REALTY ONE
License No	S.0059003	Address	4124 Autumndale Av North Las Vegas NV 89031
License Expiration	12/31/2024	License State	NV
Phone	7024319001	Email	info@MargisTrademarkSvc.com
Broker Distance to Subject	4.38 miles	Date Signed	06/15/2023

/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: **7802 Howard Dade Avenue, Las Vegas, NV 89129**
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: **June 15, 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.