

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 | 9364 Horizon Vista Lane, Las Vegas, NV 89117 | Order ID | 8835303 | Property ID | 34397271 |
| Inspection Date | 07/18/2023 | Date of Report | 07/18/2023 | | |
| Loan Number | 54104 | APN | 163-17-118-133 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Clark | | |

Tracking IDs

| | | | |
|--------------------------|----------------------|----------------------|----------------------|
| Order Tracking ID | 07.18.23 BPO Request | Tracking ID 1 | 07.18.23 BPO Request |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|--------------|---|
| Owner | Somers Amy J | Condition Comments Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection. |
| R. E. Taxes | \$1,466 | |
| Assessed Value | \$69,801 | |
| Zoning Classification | Residential | |
| Property Type | Townhouse | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | \$0 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$0 | |
| HOA | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|-------------------------------------|---|
| Location Type | Suburban | Neighborhood Comments The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are increasing and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$250,000 High: \$458,000 | |
| Market for this type of property | Increased 5 % in the past 6 months. | |
| Normal Marketing Days | <180 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|-------------------------|-----------------------|-----------------------|------------------------|
| Street Address | 9364 Horizon Vista Lane | 3553casa Real | 3942starfield | 10071 Oak Creek Canyon |
| City, State | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89117 | 89147 | 89147 | 89147 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.19 ¹ | 0.67 ¹ | 1.00 ¹ |
| Property Type | Other | Other | Other | Other |
| Original List Price \$ | \$ | \$329,000 | \$340,000 | \$370,000 |
| List Price \$ | -- | \$329,000 | \$340,000 | \$370,000 |
| Original List Date | | 06/07/2023 | 07/13/2023 | 06/22/2023 |
| DOM · Cumulative DOM | -- · -- | 41 · 41 | 5 · 5 | 20 · 26 |
| Age (# of years) | 28 | 29 | 24 | 24 |
| 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 | Other Townhouse | Other Townhouse | Other Townhouse | Other Townhouse |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,490 | 1,209 | 1,343 | 1,605 |
| Bdrm · Bths · ½ Bths | 2 · 2 · 1 | 3 · 2 | 3 · 2 · 1 | 2 · 1 |
| Total Room # | 7 | 7 | 8 | 5 |
| Garage (Style/Stalls) | Attached 1 Car | Attached 2 Car(s) | Attached 1 Car | Attached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.05 acres | 0.06 acres | 0.03 acres | 0.07 acres |
| Other | None | None | None | None |

* 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.

Current Listings - Cont.

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

- Listing 1** Great townhome in good location gated community. Nice great room and bedroom with full bath in downstairs. Granite counter top in kitchen. Tile floor through out 1 st floor. Carpet in upstairs bedroom, hallway and stairway. Double sink in master bathroom. Great size walk in closet in master bedroom. Tile counter top in all bathrooms. Sliding door to the covered patio into private back yard. Storage cabinet in in oversized garage. RV parking size in driveway. the community has Picnic area with walkway.
- Listing 2** 3 bedrooms and 2 and half bathrooms. Large Spanish tile through out home. Primary bedroom with en-suite and walk-in closet. Custom light features. Ceiling fans in the bedrooms Kitchen has all stainless steel appliances. Quiet private court yard.
- Listing 3** 2bed, 2bath + Den, one-story home in Antelope Canyon is the one! Set on a desirable corner lot, this painted residence has a 2-car garage & desert landscape. You're greeted by a living room bathed in natural light, featuring vaulted ceilings, brand new wood-look LVP flooring, plantation shutters & cozy 3-way fireplace, perfect for cold evenings. The eat-in kitchen comes w/ tile counters, recessed lighting, matching appliances, paneled cabinets w/ elegant crown molding, & a two-tier peninsula w/ a breakfast bar for casual meals.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 9364 Horizon Vista Lane | 9273scenic Mountain | 9363golden Timber | 9324horizon Vista |
| City, State | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89117 | 89147 | 89117 | 89147 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.12 ¹ | 0.04 ¹ | 0.05 ¹ |
| Property Type | Other | Other | Other | Other |
| Original List Price \$ | -- | \$355,000 | \$335,000 | \$360,000 |
| List Price \$ | -- | \$340,000 | \$335,000 | \$353,000 |
| Sale Price \$ | -- | \$310,000 | \$325,000 | \$349,000 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 04/18/2023 | 05/12/2023 | 11/08/2022 |
| DOM · Cumulative DOM | -- · -- | 37 · 63 | 16 · 52 | 33 · 65 |
| Age (# of years) | 28 | 28 | 28 | 28 |
| 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 | Other Townhouse | Other Townhouse | Other Townhouse | Other Townhouse |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,490 | 1,598 | 1,490 | 1,598 |
| Bdrm · Bths · ½ Bths | 2 · 2 · 1 | 3 · 2 · 1 | 2 · 2 · 1 | 3 · 2 · 1 |
| Total Room # | 7 | 8 | 7 | 8 |
| Garage (Style/Stalls) | Attached 1 Car | Attached 1 Car | Attached 1 Car | Attached 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.05 acres | 0.05 acres | 0.05 acres | 0.05 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | -\$3,120 | \$0 | -\$3,120 |
| Adjusted Price | -- | \$306,880 | \$325,000 | \$345,880 |

* 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.

Recent Sales - Cont.

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

- Sold 1** -1500/Bed, -1620/gla. 3 bedroom/2.5 bath townhome in a gated community. kitchen with stainless steel appliances, quartz counter tops, tile floor downstairs, covered patio with ceiling fan off dining room. seperate laundry room & pantry. attached one car garage with entry into the house.
- Sold 2** Two bedroom, 2.5 half bathroom townhome located in the quiet gated Apache Springs community of Las Vegas! This townhome features a single car garage, open floor plan and vaulted ceilings. The living room and dining room are open to the kitchen, which offers a breakfast bar and plenty of cabinet space. Upstairs are the two bedrooms, each with an ensuite bathroom. The primary bathroom has a separate tub and shower.
- Sold 3** -1500/Bed, -1620/gla. This kitchen is ready for cooking with ample counter space and cabinets for storage. Flow into the main living area, featuring a cozy fireplace. The primary bathroom features a separate tub and shower. You won't want to leave the cozy primary suite, the perfect space to relax. Head to the backyard for the perfect private area to enjoy the outdoors. Don't miss this incredible opportunity.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Subject Is currently Sold. | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 0 | | | | | | |
| # 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 |
| 06/08/2023 | \$275,000 | -- | -- | Sold | 07/14/2023 | \$267,000 | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$331,000 | \$331,000 |
| Sales Price | \$315,000 | \$315,000 |
| 30 Day Price | \$299,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>The subject should be sold in as-is condition. The market conditions is currently increasing. Due to suburban density and the lack of more suitable comparisons, it was necessary to exceed over 1 mile from the subject, over 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. Proximity to the highway would not affect subject's marketability and both sides of the highway are similar market areas. Commercial presence for the subject would not affect the subject's condition or marketability. The subject should be sold in as-is condition. Value best supported by sold comp 2 and list comp 1, being the most comparable to the subject. Subject current market condition is increasing, So I have estimated the value over than the subject sold and it's support to the current market condition. Subject appears to be currently occupied verified from the tax record. This property is located in a gated or guarded community. I was able to gain access. Estimated Rental:\$2,009.</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



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 3553Casa Real
Las Vegas, NV 89147



Front

L2 3942Starfield
Las Vegas, NV 89147



Front

L3 10071 Oak Creek Canyon
Las Vegas, NV 89147



Front

Sales Photos

S1 9273 Scenic Mountain
Las Vegas, NV 89147



Front

S2 9363 Golden Timber
Las Vegas, NV 89117



Front

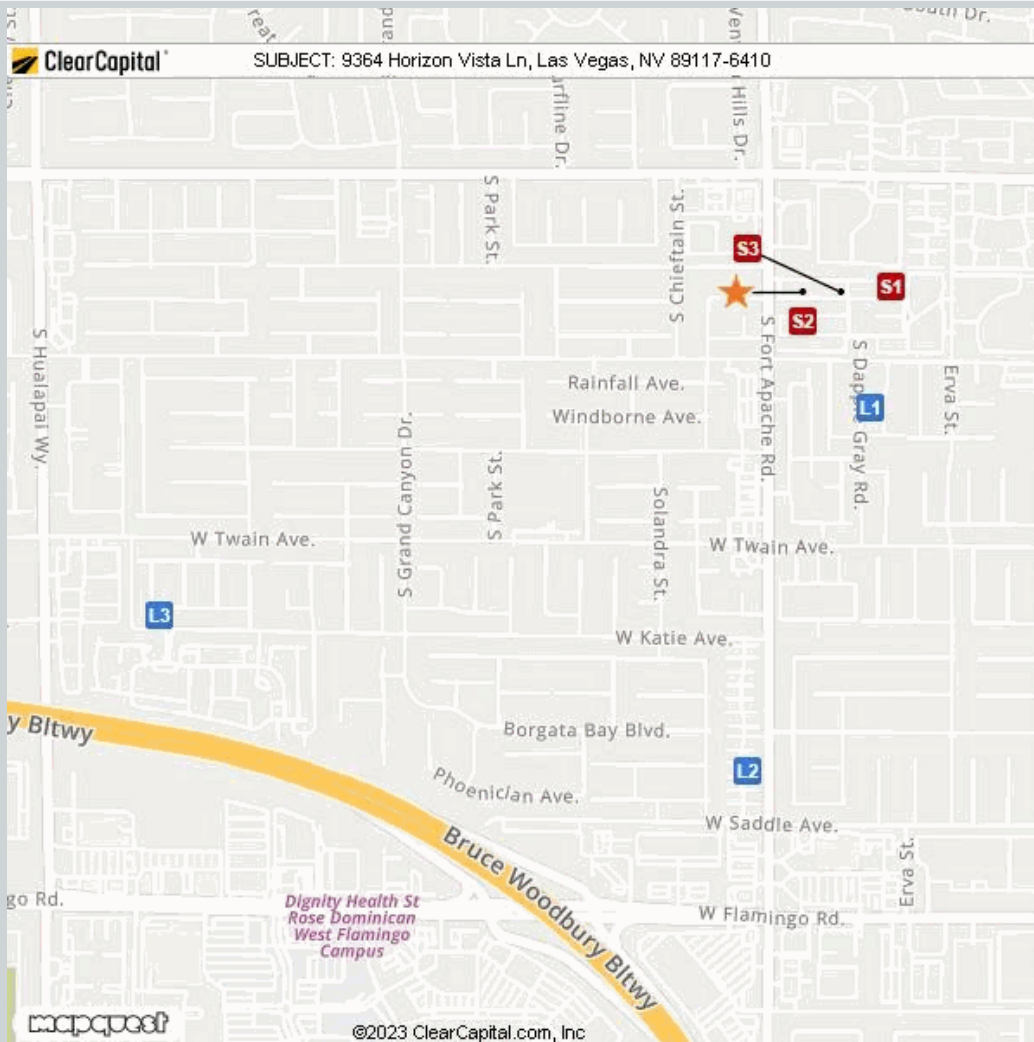
S3 9324 Horizon Vista
Las Vegas, NV 89147



Front

ClearMaps Addendum

Address ★ 9364 Horizon Vista Lane, Las Vegas, NV 89117
Loan Number 54104 **Suggested List** \$331,000 **Suggested Repaired** \$331,000 **Sale** \$315,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 9364 Horizon Vista Lane, Las Vegas, NV 89117 | -- | Parcel Match |
| L1 Listing 1 | 3553casa Real, Las Vegas, NV 89147 | 0.19 Miles ¹ | Parcel Match |
| L2 Listing 2 | 3942starfield, Las Vegas, NV 89147 | 0.67 Miles ¹ | Parcel Match |
| L3 Listing 3 | 10071 Oak Creek Canyon, Las Vegas, NV 89147 | 1.00 Miles ¹ | Parcel Match |
| S1 Sold 1 | 9273scenic Mountain, Las Vegas, NV 89147 | 0.12 Miles ¹ | Parcel Match |
| S2 Sold 2 | 9363golden Timber, Las Vegas, NV 89147 | 0.04 Miles ¹ | Parcel Match |
| S3 Sold 3 | 9324horizon Vista, Las Vegas, NV 89147 | 0.05 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 | Judy Mason | Company/Brokerage | Blue Dot Real Estate Las Vegas, LLC |
| License No | BS.0143659 | Address | 2850 W Horizon Ridge Pkwy Suite 200 Henderson NV 89052 |
| License Expiration | 08/31/2023 | License State | NV |
| Phone | 7022976321 | Email | jmasonbpo@bluedotrealestate.com |
| Broker Distance to Subject | 13.57 miles | Date Signed | 07/18/2023 |

/Judy Mason/

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: **Judy Mason** ("Licensee"), **BS.0143659** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Blue Dot Real Estate Las Vegas, LLC** (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: **9364 Horizon Vista Lane, Las Vegas, NV 89117**
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: **July 18, 2023**

Licensee signature: **/Judy Mason/**

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.