

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>	6115 Daisy Petal Street Unit 101, Las Vegas, NV 89130	<b>Order ID</b>	8880646	<b>Property ID</b>	34504351
<b>Inspection Date</b>	08/15/2023	<b>Date of Report</b>	08/17/2023		
<b>Loan Number</b>	54437	<b>APN</b>	12527216029		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	08.15.23 BPO Request	<b>Tracking ID 1</b>	08.15.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	KYLE LEE GORDER	<b>Condition Comments</b> The subject is a one level condo located on the 1st floor of a 1 story building. The subject shows framed stucco exterior construction that is adequately maintained. The subject shows in average condition with no visible signs of deterioration, per exterior inspection.
<b>R. E. Taxes</b>	\$800	
<b>Assessed Value</b>	\$55,740	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Summerhills condo 702-222-2391	
<b>Association Fees</b>	\$115 / Month (Landscaping, Insurance, Other: MGMT, WATER)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable 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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$257500 High: \$295000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	6115 Daisy Petal Street Unit 101	5455 Cardinal Ridge Ct Unit 202	7255 Diamond Canyon Ln Apt 204	7290 Sheared Cliff Ln Apt 102
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89130	89149	89149	89149
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.95 <sup>1</sup>	0.99 <sup>1</sup>	0.90 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$299,900	\$294,999	\$324,900
<b>List Price \$</b>	--	\$293,700	\$294,999	\$324,900
<b>Original List Date</b>		07/17/2023	07/31/2023	05/04/2023
<b>DOM · Cumulative DOM</b>	-- · --	31 · 31	17 · 17	105 · 105
<b>Age (# of years)</b>	26	21	21	20
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	2	2	1
<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 Multi-Unit Building	2 Stories Other	2 Stories Other	2 Stories Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,123	1,083	1,083	1,507
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	2 · 2	2 · 2 · 1
<b>Total Room #</b>	5	4	4	4
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 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>	0.08 acres	0.08 acres	0.08 acres	0.17 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** GORGEOUS 1 LEVEL 2ND STORY CONDO COMPLETE WITH 2 BEDS 2 BATHS, 1 CAR ATTACHED GARAGE WITH AUTO DOOR AND ENTRY TO HOME. KITCHEN IS OPEN TO LIVING ROOM, NICE HIGH CEILINGS, BREAKFAST BAR, GRANITE, TILE FLOORS AND NEW PLUSH CARPET IN BEDROOMS. GARDEN TUB IN PRIMARY BATH, W-I CLOSET AND DUAL SINKS. BRAND NEW ICE COLD A/C AS WELL AS STAINLESS APPLIANCES ALL NEW IN 2022! GAS FIREPLACE IN LIVING ROOM AND NICE GOOD SIZED BALCONY. COMMUNITY POOL AND SPA AT THE END OF STREET! WHAT MORE COULD YOU ASK FOR!
- Listing 2** RemarksMove-in ready 2 bdrm/2 bath condo with private garage entry into home. Living space is upstairs; unit is currently ADA friendly with a chairlift included (able to be removed if requested.) There is a neutral updated color scheme throughout, updated cabinets & fixtures and granite countertops in the kitchen. The kitchen has SS appliances, a custom copper sink and a breakfast bar overlooking the dining & living room. The floorplan flows nicely with a balcony-patio off of the front living room for relaxation. Spacious, open floorplan with vaulted ceilings, ceiling fan, laundry closet in the hallway (w/d stay.) The primary bedroom is spacious with dual vanities in the bathroom and a large walk-in closet too. Community has many amenities to enjoy along with all Painted Desert has to offer including its convenient location. Close to shopping, schools and major freeways! Check this out today!
- Listing 3** Welcome home to gated community of Parkway Villas!! It is a great investment ready opportunity just off of Ann and the freeway. Next to the Luxury Painted Desert Golf Course! This 2 bedroom 2 story townhome includes a 2 car garage and a private entry. The community features a pool and spa

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6115 Daisy Petal Street Unit 101	7553 Glowing Ember Ct Unit 101	5450 Shay Mountain Pl Apt 202	7320 Camrose Ridge Place
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89130	89130	89149	89149
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.07 <sup>1</sup>	0.96 <sup>1</sup>	0.94 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$249,900	\$275,000	\$299,900
<b>List Price \$</b>	--	\$249,900	\$275,000	\$299,900
<b>Sale Price \$</b>	--	\$257,500	\$260,000	\$295,000
<b>Type of Financing</b>	--	Conv	Cash	Conv
<b>Date of Sale</b>	--	03/10/2023	04/26/2023	08/01/2023
<b>DOM · Cumulative DOM</b>	-- · --	28 · 28	64 · 64	6 · 27
<b>Age (# of years)</b>	26	25	21	23
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	2	1
<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 Multi-Unit Building	2 Stories Other	2 Stories Other	2 Stories Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,123	1,063	1,083	1,084
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	2 · 2	2 · 2
<b>Total Room #</b>	5	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 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>	0.08 acres	0.04 acres	0.17 acres	0.08 acres
<b>Other</b>	none	none	none	none
<b>Net Adjustment</b>	--	+\$15,000	+\$15,000	-\$20,000
<b>Adjusted Price</b>	--	\$272,500	\$275,000	\$275,000

\* 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** Surely this can't be a condo! 3 bedrooms, 2 bathrooms, 1 car attached garage AND a private backyard! Located in the sought after Centennials Hills area of the Northwest, this home boasts just under 1100 square feet of living space, brand new carpet in all three bedrooms and ceiling fans throughout. With granite counters, abundant cabinetry, recessed lighting and stainless appliances this kitchen will not disappoint. Enjoy the community pool, easy freeway access, are shopping are restaurants. Schedule your appointment to view this home today. This home will not last.
- Sold 2** Welcome home! Situated in the Painted Desert guard gated community, this 2 bedroom, 2 bathroom condo offers resort style living with a community pool, spa, park & walking paths. Location is key as you are just steps away from a fantastic golf course and some of your favorite restaurants & shops in the Northwest. Minutes from the 95 freeway. Open concept living space is great for entertaining. Private corner balcony with mountain views. The single car garage offers direct access to the interior staircase. All appliances included.
- Sold 3** INCREDIBLE MODERN UPGRADED REMODELED HOME \*\*\* GREAT ATTENTION TO DETAIL WITH NEW WOOD/LAMINATE FLOORING WITH TILE IN ALL WET AREAS, NEW PAINT, NEW BASEBOARDS, NEW BLINDS, NEW MODERN COUNTERS \*\*\* OPEN FLOOR PLAN WITH HIGH CEILINGS / LARGE KITCHEN COUNTER WITH BAR SEATING / COVERED BALCONY PATIO / GARAGE WITH SEALED FLOOR, PLUS NEXT TO MULTIPLE PARKING SPOTS / QUARTZ COUNTERS / CUSTOM CABINETS / STAINLESS STEEL APPLIANCES / EASY CARE WOOD LOOK FLOORS THROUGHOUT / COMPLETE MOVE IN READY HOME / LOCATED IN PAINTED DESERT GUARD GATED GOLF COURSE COMMUNITY WITH 7 LIGHTED TENNIS AND PICKLEBALL COURTS, CLUBHOUSE WITH RACQUETBALL COURTS, RESTAURANT, BAR, PRO SHOP, DRIVING RANGE, LARGE PUTTING GREEN AND OUTDOOR DINING / ACROSS FROM TRADER JOES, UFC FIT GYM AND MANY RESTAURANTS AND OTHER STORES IN CENTENNIAL HILLS SHOPPING CENTER, EASY ACCESS TO FREEWAYS AND SCHOOLS

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none noted			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$285,000	\$285,000
<b>Sales Price</b>	\$275,000	\$275,000
<b>30 Day Price</b>	\$265,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The market was slow for comps similar to the subject's GLA and the proximity guidelines within the immediate neighborhood. Due to the lack of available comps, I went back 6 months, out in distance 5 blocks, and even with relaxing gla search criteria I was unable to find any comps which fit the style requirements. Within 5 blocks and back 6 months I found 8 comps of which I could only use 6 due to condition factors. The comps used are the best possible currently available comps within 5 blocks and adjustments are sufficient for this area to account for the differences in the subject and comparables.</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



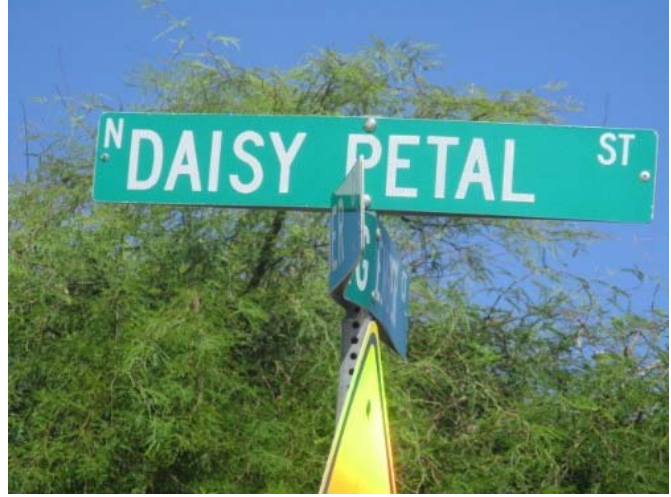
Street



## Subject Photos



Other



Other

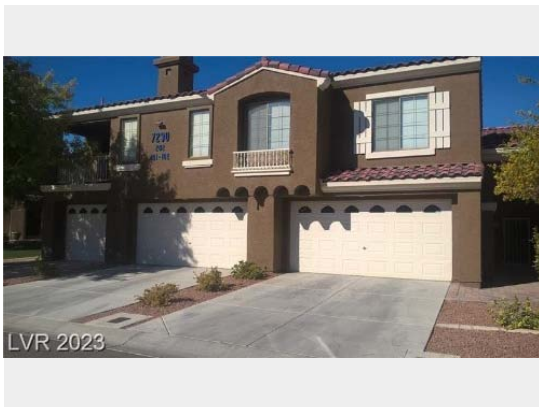
## Listing Photos

**L1** 5455 Cardinal Ridge Ct Unit 202  
Las Vegas, NV 89149



Front

**L2** 7255 Diamond Canyon Ln Apt 204  
Las Vegas, NV 89149



Front

**L3** 7290 Sheared Cliff Ln Apt 102  
Las Vegas, NV 89149



Front

## Sales Photos

**S1** 7553 Glowing Ember Ct Unit 101  
Las Vegas, NV 89130



Front

**S2** 5450 Shay Mountain Pl Apt 202  
Las Vegas, NV 89149



Front

**S3** 7320 Camrose Ridge Place  
Las Vegas, NV 89149



Front

## ClearMaps Addendum

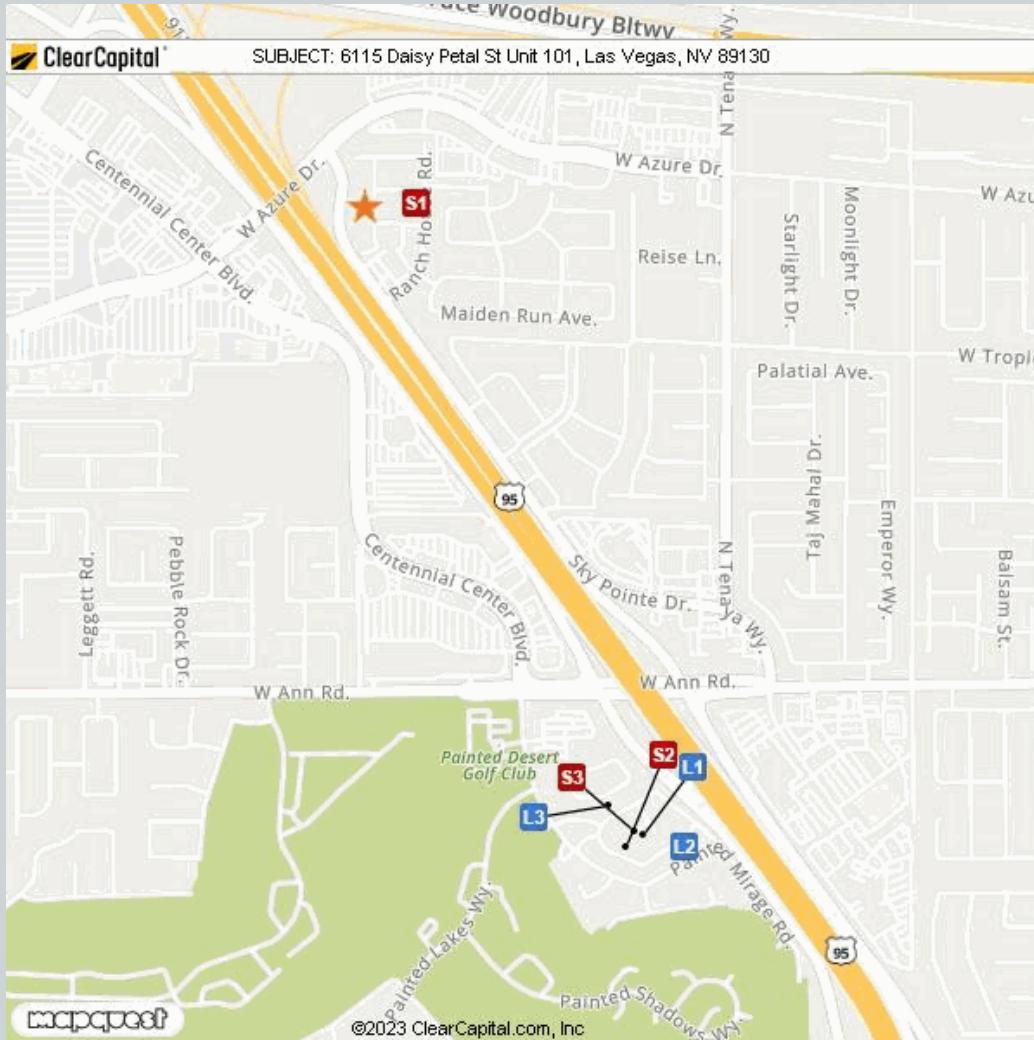
**Address** ★ 6115 Daisy Petal Street Unit 101, Las Vegas, NV 89130

**Loan Number** 54437

**Suggested List** \$285,000

**Suggested Repaired** \$285,000

**Sale** \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6115 Daisy Petal Street Unit 101, Las Vegas, NV 89130	--	Parcel Match
L1	5455 Cardinal Ridge Ct Unit 202, Las Vegas, NV 89149	0.95 Miles <sup>1</sup>	Parcel Match
L2	7255 Diamond Canyon Ln Apt 204, Las Vegas, NV 89149	0.99 Miles <sup>1</sup>	Parcel Match
L3	7290 Sheared Cliff Ln Apt 102, Las Vegas, NV 89149	0.90 Miles <sup>1</sup>	Parcel Match
S1	7553 Glowing Ember Ct Unit 101, Las Vegas, NV 89130	0.07 Miles <sup>1</sup>	Parcel Match
S2	5450 Shay Mountain Pl Apt 202, Las Vegas, NV 89149	0.96 Miles <sup>1</sup>	Parcel Match
S3	7320 Camrose Ridge Place, Las Vegas, NV 89149	0.94 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>	Reginald Broaden	<b>Company/Brokerage</b>	WEST COAST REALTY LLC
<b>License No</b>	B.0043579.LLC	<b>Address</b>	6135 THEATRICAL RD LAS VEGAS NV 89031
<b>License Expiration</b>	01/31/2024	<b>License State</b>	NV
<b>Phone</b>	7022184665	<b>Email</b>	westcoastrealty1@gmail.com
<b>Broker Distance to Subject</b>	4.78 miles	<b>Date Signed</b>	08/17/2023

/Reginald Broaden/

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: **Reginald Broaden** ("Licensee"), **B.0043579.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **WEST COAST REALTY 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: **6115 Daisy Petal Street Unit 101, Las Vegas, NV 89130**
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: **August 17, 2023**

Licensee signature: **/Reginald Broaden/**

**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.