

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	2427 Pickwick Drive, Henderson, NV 89014	Order ID	9205963	Property ID	35173792
Inspection Date	03/10/2024	Date of Report	03/21/2024		
Loan Number	54536	APN	17805210028		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	3.8_CitiBPO_update	Tracking ID 1	3.8_CitiBPO_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$818	Unable to access past gated/patrolling security, however, most homes in the sub-division and immediate area appear to be in average to good exterior condition.	
Assessed Value	\$54,271		
Zoning Classification	Residential		
Property Type	SFR		
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	Not Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The RE market has decreased by approximately 5% over the last 12 months. With such an inventory supply shortage (which is increasing), recommended list/sale prices quickly increased due to high property demand which has now leveled off due to higher interest rates. However, property listings are still not in line with recent Sold properties for a more stable market. Mostly conventional loans are being used for financing. Subject is located near schools, shopping, casino and parks. If gated or patrolling security, I ALWAYS make every attempt and effort to gain entry past security, which I ...	
Sales Prices in this Neighborhood	Low: \$197600 High: \$917000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

The RE market has decreased by approximately 5% over the last 12 months. With such an inventory supply shortage (which is increasing), recommended list/sale prices quickly increased due to high property demand which has now leveled off due to higher interest rates. However, property listings are still not in line with recent Sold properties for a more stable market. Mostly conventional loans are being used for financing. Subject is located near schools, shopping, casino and parks. If gated or patrolling security, I ALWAYS make every attempt and effort to gain entry past security, which I normally do.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2427 Pickwick Drive	535 Meadbury Dr	2460 Pickwick Dr	2693 Dulcinea Dr
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89014	89014	89014	89014
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.21 ¹	0.08 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$349,900	\$360,000
List Price \$	--	\$330,000	\$349,900	\$354,999
Original List Date		01/29/2024	01/23/2024	11/22/2023
DOM · Cumulative DOM	-- · --	6 · 52	40 · 58	72 · 120
Age (# of years)	41	32	41	35
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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories town home	2 Stories town home	2 Stories town home	2 Stories town home
# Units	1	1	1	1
Living Sq. Feet	1,488	1,200	1,488	1,574
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	3 · 3	3 · 2
Total Room #	7	7	7	7
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	0.04 acres	0.06 acres	0.04 acres	0.06 acres
Other	0	0	0	0

* Listing 2 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 Very spacious and open floorplan in this 2 story townhome in Green Valley. Close to schools, shopping and more.

Listing 2 1488 sq. ft. Green Valley townhome in gated subdivision (The Village Green) w/ THREE BEDROOMS & THREE BATHS (2 full & one 3/4). Lg 1st floor bedroom w/ double-shower & TWO PRIMARY SUITES upstairs. Endless upgrades! Tasteful laminate flooring on 1st floor & the winding staircase. All stainless-steel appliances stay as do wash/dryer. Kitchen sports boundless designer cabinetry, quartz countertops, double country sink, lg kitchen window, designer lighting, & access to private gated backyard. All 3 baths are highly upgraded & stylish & all 3 beds are expansive, easily welcoming a king-sized bed & lg. bedroom furniture. Gas fireplace in liv. rm. Close to everything--grocery stores, shopping, library, gym, parks, casinos, casual & fine dining, fast food & more. HOA fee covers water, trash, sewer, 2 grand community pools, & landscaping. Attached one-car garage AND one-car attached carport on property. Buyers w/3 cars can apply to park 3rd car in big community parking lot @ no cost.

Listing 3 Welcome to this awesome vintage-themed townhome in the heart of Green Valley, fully equipped with its wet bar for entertaining guests, a new A/C unit (installed in May 2023) to keep you cool on those hot summer days, and custom closets in the master bedroom for all your wardrobe needs. This beautiful home offers open spaces and high vaulted ceilings. Seller is offering to pay a year of HOA fees depending on the offer.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2427 Pickwick Drive	2843 Glendevon Circle	2350 Pickwick Dr	3204 La Mancha Way
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89014	89014	89014	89014
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	0.11 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,900	\$325,000	\$349,990
List Price \$	--	\$295,000	\$325,000	\$344,990
Sale Price \$	--	\$277,500	\$320,000	\$335,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	10/23/2023	09/29/2023	10/12/2023
DOM · Cumulative DOM	-- · --	206 · 74	11 · 198	37 · 153
Age (# of years)	41	44	37	38
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	2 Stories town home	2 Stories town home	2 Stories town home	2 Stories town home
# Units	1	1	1	1
Living Sq. Feet	1,488	1,291	1,519	1,685
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	3 · 3	3 · 2 · 1
Total Room #	7	7	7	7
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	0.04 acres	0.05 acres	0.04 acres	0.05 acres
Other	0	0	0	0
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$277,500	\$320,000	\$335,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Do not miss this beauty in the heart of Green Valley Spacious 2 bedroom 2 bath with a 2 car garage and nice sized patio for some summer entertaining New carpet and blinds, fresh paint. This home is ready to go. Huge great room features a nice fireplace and easy access to the patio area. Good dining room area as well as a breakfast nook in the kitchen. Lovely windows through out. Very easy to see and this may not last long so get out there and take a peek and submit an offer today! Sellers to pre-pay 1 year HOA dues at close of escrow.
- Sold 2** ORIGINAL GREEN VALLEY, under 1 mile from shopping, dining and more! Quietly situated in the back of the community away from main gate and traffic. Check out the remodel of tile flooring, custom shaker cabinets, granite counters and matching LG stainless appliances. Downstairs BR has a full bath adjacent and 2nd floor offers dual primary suites. Parking situation has 1 attached garage, 1 carport and plenty of guest parking. Private patio off kitchen. Low-maintenance lifestyle with low property taxes and an HOA that includes so much. Monthly HOA dues cover water, sewer, trash, roof, landscaping, exterior paint. Gated HOA offers 2 pools and well-maintained mature landscaping.
- Sold 3** Townhome with unique design features. Master bedroom with etched bath doors & window seat, Master bath has black tile, etched mirrors, stained glass window and super-sized 2-person jetted tub, separate shower & dual sinks. Lots of room to move around. Gated community, beautiful grounds and multiple pools. Fireplace, vaulted ceiling, breakfast nook & larger dining area off kitchen. New dishwasher & gas range. 3rd bedroom has been converted to den with waist-high panels. Covered patio, step-down great room, garage cabinets, water softener. If you like retro Las Vegas, you'll love this!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				not listed			
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
07/16/2023	\$250,000	--	--	Sold	09/19/2023	\$250,500	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$330,000	\$330,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$299,000	--
Comments Regarding Pricing Strategy		
<p>Property values were rising rapidly and have leveled off near record high values over the 2 last years. Property vales are either stable or somewhat decreasing. There was and still is a low inventory supply – 30 year low which lead to a high demand before higher interest rates slowed the market. However, property values have dropped by approximately 5% in just the last 12 months. The Sold and List COMPS used in this report are most similar in condition to subject based on the information I have been provided and information I have obtained from the MLS and other various resources. Any external influences or different financing does not have an impact on marketability or value unless otherwise stated in this report. Attempted to use Sold and List COMPS in subject sub-division first, if not available, then I went out up to a 1 mile radius per MLS map and up to 6 months in time. In addition, Low days on market for most of the Sold and List COMPS contributed toward the recommended list price. All COMPS used in this report are most similar in GLA, style, year built, lot size, bedroom count and location that I could locate per MLS/Tax Star and other resources. Average Days on market were calculated using the most recent sold and list COMPS within subject sub-division/area and going back 6 months in time. Any items out of criteria tolerance (used the best and only available COMPS) may or may not be due to subject similarity, type of financing used or the inventory supply shortage which has no effect on the value unless otherwise noted in BPO report. As a result, some of the information provided may be estimated.</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



Street



Street



Other

Listing Photos

L1 535 meadbury dr
Henderson, NV 89014



Front

L2 2460 pickwick dr
Henderson, NV 89014



Front

L3 2693 dulcinea dr
Henderson, NV 89014



Front

Sales Photos

S1 2843 glendevon circle
Henderson, NV 89014



Front

S2 2350 PICKWICK DR
Henderson, NV 89014



Front

S3 3204 la mancha way
Henderson, NV 89014



Front

ClearMaps Addendum

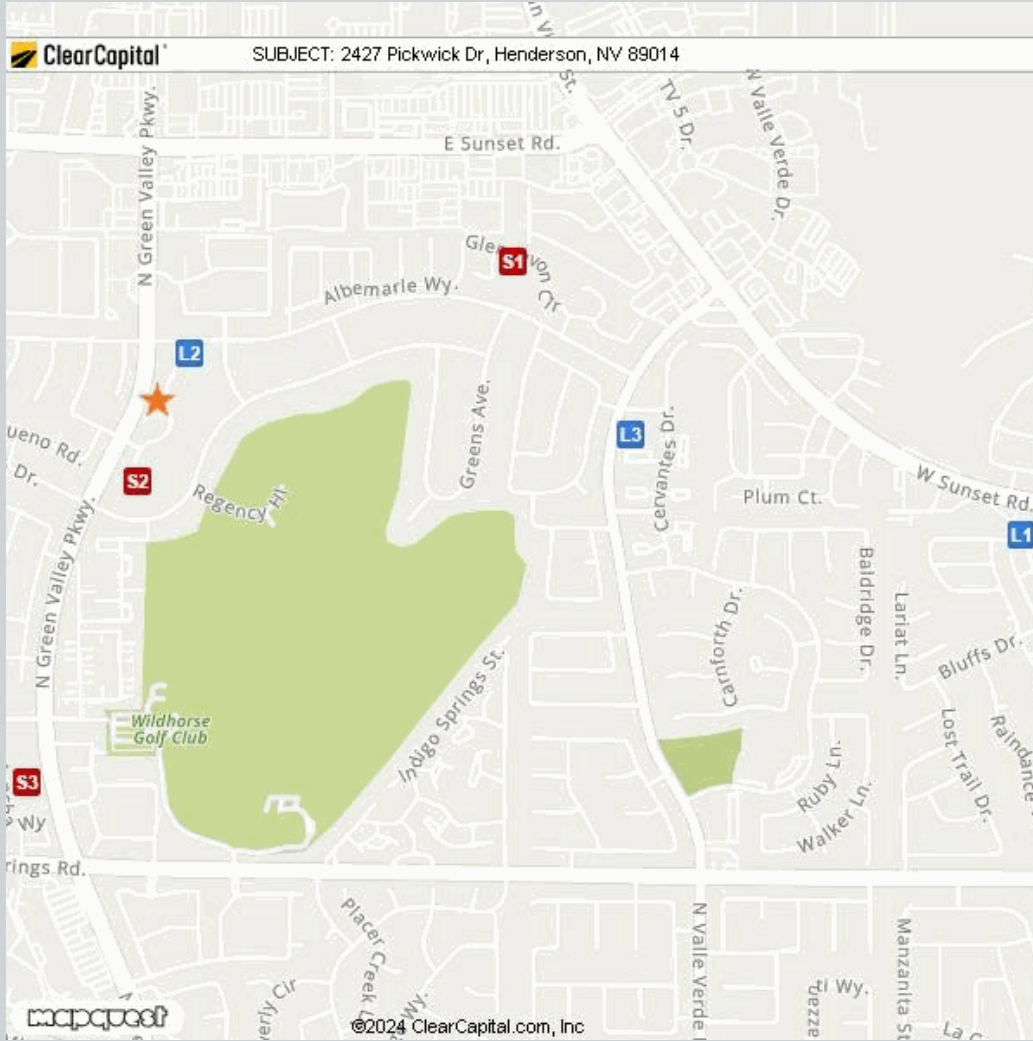
Address ★ 2427 Pickwick Drive, Henderson, NV 89014

Loan Number 54536

Suggested List \$330,000

Suggested Repaired \$330,000

Sale \$320,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2427 Pickwick Drive, Henderson, NV 89014	--	Parcel Match
L1 Listing 1	535 Meadbury Dr, Henderson, NV 89014	1.21 Miles ¹	Parcel Match
L2 Listing 2	2460 Pickwick Dr, Henderson, NV 89014	0.08 Miles ¹	Parcel Match
L3 Listing 3	2693 Dulcinea Dr, Henderson, NV 89014	0.66 Miles ¹	Parcel Match
S1 Sold 1	2843 Glendevon Circle, Henderson, NV 89014	0.53 Miles ¹	Parcel Match
S2 Sold 2	2350 Pickwick Dr, Henderson, NV 89014	0.11 Miles ¹	Parcel Match
S3 Sold 3	3204 La Mancha Way, Henderson, NV 89014	0.56 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	Todd Carlson	Company/Brokerage	Anchor Realty Group
License No	S.0068760	Address	275 Comfort Dr Henderson NV 89074
License Expiration	12/31/2024	License State	NV
Phone	7022104728	Email	toddcarlson@cox.net
Broker Distance to Subject	1.34 miles	Date Signed	03/21/2024

/Todd Carlson/

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: **Todd Carlson** ("Licensee"), **S.0068760** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Anchor Realty 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: **2427 Pickwick Drive, Henderson, NV 89014**
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: **March 21, 2024**

Licensee signature: **/Todd Carlson/**

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.