

Exterior-Only Inspection Residential Appraisal Report

54857 File # 34561941

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 9775 Homestead Rd City Las Vegas State NV Zip Code 89143
Borrower Catamount Properties 2018 LLC Owner of Public Record Catamount Properties 2018 LLC County Clark
Legal Description SURVEY FILE 123 PAGE 33 LOT 706-2
Assessor's Parcel # 125-05-706-002 Tax Year 2023 R.E. Taxes \$ 2,360
Neighborhood Name Kyle Canyon Map Reference 19-60-5 Census Tract 0033.16
Occupant [] Owner [] Tenant [X] Vacant Special Assessments \$ 0 [] PUD HOA \$ 0 [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) Servicing
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [] No
Report data source(s) used, offering price(s), and date(s). DOM 3;MLS# 2517637, List Price \$650,000, List Date: 08/06/2023

CONTRACT

I [] did [] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [] Yes [] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [] Urban [X] Suburban [] Rural Property Values [X] Increasing [] Stable [] Declining PRICE AGE One-Unit 80 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 2 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 265 Low 0 Multi-Family 4 %
Neighborhood Boundaries Las Vegas zip code 89143 to the north, N Durango Dr to the east, W Grand Teton Dr to the south, and US-95 Hwy to the west. 1,150 High 38 Commercial 6 %
375 Pred. 19 Other 8 %
Neighborhood Description Subject property is located in a subdivision containing similar age and quality dwellings in Clark County. There is access to employment, shopping and entertainment. The subject neighborhood contains all the necessary support services like parks, schools, public transportation, hospitals and houses of worship. The "other" in present land use is vacant.
Market Conditions (including support for the above conclusions) Conventional loans, as well as FHA loans are readily available. Loan discounts, interest buy downs and concessions are rare, but when seen are typically 3% or less and depend on the motivation of the individual sellers.

SITE

Dimensions 66x73x12x294x148x303 Area 1.03 ac Shape Rectangular View N;Res;PwrlN
Specific Zoning Classification R-A Zoning Description Residential Agricultural
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe see addendum
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] Water [] [X] Private Well Street asphalt [X] []
Gas [X] [] Sanitary Sewer [] [X] Septic Alley none [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 32003C1735E FEMA Map Date 09/27/2002
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [] Appraisal Files [X] MLS [X] Assessment and Tax Records [] Prior Inspection [] Property Owner
[X] Other (describe) Realist Data Source for Gross Living Area County Records/Realist/MLS
General Description General Description Heating/Cooling Amenities Car Storage
Units [X] One [] One with Accessory Unit [X] Concrete Slab [] Crawl Space [X] FWA [] HWBB [X] Fireplace(s) # 1 [] None
of Stories 1 [] Full Basement [] Finished [] Radiant [] Woodstove(s) # 0 [X] Driveway # of Cars 2
Type [X] Det. [] Att. [] S-Det./End Unit [X] Partial Basement [] Finished [] Other [] Patio/Deck None Driveway Surface Concrete
[X] Existing [] Proposed [] Under Const. Exterior Walls Stucco Fuel Gas [X] Porch Conc [X] Garage # of Cars 2
Design (Style) Southwest Roof Surface ConcTile [X] Central Air Conditioning [] Pool None [] Carport # of Cars 0
Year Built 1993 Gutters & Downspouts None [] Individual [X] Fence Wd/Wire [X] Attached [] Detached
Effective Age (Yrs) 25 Window Type Dual Pane [] Other [X] Other HrseFcly [] Built-in
Appliances [] Refrigerator [X] Range/Oven [X] Dishwasher [] Disposal [] Microwave [] Washer/Dryer [] Other (describe)
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,885 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) dual pane windows
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4:The subject has experienced some maintenance and remains in average overall condition. The condition was determined through review of a previous MLS (#2517637) from 08/2023.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No
If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe.

Exterior-Only Inspection Residential Appraisal Report

54857
File # 34561941

There are 12 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 399,999 to \$ 563,471		There are 80 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 315,000 to \$ 725,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	9775 Homestead Rd Las Vegas, NV 89143	10406 Homestead Rd Las Vegas, NV 89143-1020	10300 Homestead Rd Las Vegas, NV 89143-1016	8585 Ohare Rd Las Vegas, NV 89143-1210	
Proximity to Subject		0.43 miles N	0.34 miles N	0.13 miles S	
Sale Price	\$	\$ 625,000	\$ 725,000	\$ 600,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 267.21 sq.ft.	\$ 316.87 sq.ft.	\$ 206.61 sq.ft.	
Data Source(s)		LVR #2514549;DOM 2	LVR #2512604;DOM 3	LVR #2295826;DOM 293	
Verification Source(s)		Doc #230815001554/Realist	Doc #230809003628/Realist	Doc #220426001161/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Private;0	
Date of Sale/Time		s08/23;c07/23		s08/23;c07/23	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	1.03 ac	20038 sf	+91,199	20038 sf	+91,199
View	N;Res;PwrLn	N;Res;PwrLn		N;Res;PwrLn	
Design (Style)	DT1;Southwest	DT1;Southwest		DT2;Southwest	0
Quality of Construction	Q4	Q4		Q4	
Actual Age	30	1	0	33	0
Condition	C4	C2	-75,000	C3	-60,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.0	5 3 2.1	-5,000	6 4 3.1	-15,000
Gross Living Area	1,885 sq.ft.	2,339 sq.ft.	-22,700	2,288 sq.ft.	-20,150
Basement & Finished Rooms Below Grade	916sf0sfin	0sf	0	0sf	0
Functional Utility	Well/Septic	Well/Septic		Well/Septic	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	Windows	Windows		Windows	
Garage/Carport	2ga2dw	2cp2dw	+20,000	4ga4dw	-20,000
Porch/Patio/Deck	Porch	Porch		Pch/CvPat/Balc	-5,000
Fireplace(s)	1 Fireplace	No Fireplace	0	1 Fireplace	
Other	HrseFcly	HrseFcly		Casita	-55,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,499	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -83,951
Adjusted Sale Price of Comparables		Net Adj. 1.4 % Gross Adj. 34.2 %	\$ 633,499	Net Adj. 11.6 % Gross Adj. 36.7 %	\$ 641,049
				Net Adj. 6.7 % Gross Adj. 27.1 %	\$ 640,450

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MMLS/Realist

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MMLS/Realist

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	09/01/2023			
Price of Prior Sale/Transfer	\$650,000			
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	09/06/2023	09/06/2023	09/06/2023	09/06/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Subject had a prior arms length transaction MLS # 2517637, DOM 3, list price \$650,000. This was a recent sale and the market has not changed since the sale. Sale 4 had a non-arm length transaction for a change in vesting due to change in marital status. It was not a market transaction.

Summary of Sales Comparison Approach see addendum

Indicated Value by Sales Comparison Approach \$ 638,000

Indicated Value by: Sales Comparison Approach \$ 638,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The sales comparison approach was given all weight due to the availability and reliability of market data. The income approach was not developed as homes are predominately owner occupied in the subject's market, making rental data sparse. The cost approach was not developed due to the lack of vacant land sales and the age of the subject property.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 638,000 , as of 09/07/2023 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

54857
File # 34561941

see addendum

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Not developed see Reconciliation comment.

<input type="checkbox"/> ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ = \$
Source of cost data	DWELLING Sq.Ft. @ \$ _____ = \$
Quality rating from cost service Effective date of cost data	Sq.Ft. @ \$ _____ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	_____ = \$
	Garage/Carport Sq.Ft. @ \$ _____ = \$
	Total Estimate of Cost-New _____ = \$
	Less Physical Functional External
	Depreciation _____ = \$(_____)
	Depreciated Cost of Improvements _____ = \$
	"As-is" Value of Site Improvements _____ = \$
Estimated Remaining Economic Life (HUD and VA only) Years	INDICATED VALUE BY COST APPROACH _____ = \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project _____

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion

Does the project contain any multi-dwelling units? Yes No Data Source(s)

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Exterior-Only Inspection Residential Appraisal Report

54857
File # 34561941

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

54857
File # 34561941

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

54857
File # 34561941

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER esign.alamode.com/verify Serial:6C97C824

Signature 

Name Joseph Ruiz

Company Name Ruiz Appraisal Services

Company Address 8248 Abercrombe Way
Las Vegas, NV 89145

Telephone Number (209) 648-8025

Email Address ruizappraisalservices@gmail.com

Date of Signature and Report 09/10/2023

Effective Date of Appraisal 09/07/2023

State Certification # _____
or State License # A.0208569-RES

or Other (describe) _____ State # _____

State NV

Expiration Date of Certification or License 06/30/2024

ADDRESS OF PROPERTY APPRAISED
9775 Homestead Rd
Las Vegas, NV 89143

APPRAISED VALUE OF SUBJECT PROPERTY \$ 638,000

LENDER/CLIENT
Name Clear Capital

Company Name Wedgewood Inc

Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo Beach, CA 90278

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____
or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect exterior of subject property
- Did inspect exterior of subject property from street
- Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
- Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

54857
File # 34561941

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	9775 Homestead Rd Las Vegas, NV 89143	8640 Brent Ln Las Vegas, NV 89143			9931 Homestead Rd Las Vegas, NV 89143-1018					
Proximity to Subject		0.59 miles S			0.22 miles N					
Sale Price	\$	\$ 575,000			\$ 725,000			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 383.33 sq.ft.			\$ 394.24 sq.ft.			\$ sq.ft.		
Data Source(s)		LVR #2329824;DOM 28			LVR #2244487;DOM 210					
Verification Source(s)		Doc#211103001068/Realist			Doc #210709003277/Realist					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Conv;0					
Date of Sale/Time		s10/21;c10/21	+51,750		s07/21;c06/21	+101,500				
Location	N;Res;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	1.03 ac	1.07 ac	0		2.33 ac	-208,000				
View	N;Res;PwrLn	N;Res;PwrLn			N;Res;PwrLn					
Design (Style)	DT1;Southwest	DT1;Southwest			DT1;Southwest					
Quality of Construction	Q4	Q4			Q4					
Actual Age	30	28	0		35	0				
Condition	C4	C3	-30,000		C4					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 3 2.0	6 3 2.0			5 2 2.0	0				
Gross Living Area	1,885 sq.ft.	1,500 sq.ft.	+19,250		1,839 sq.ft.	0			sq.ft.	
Basement & Finished Rooms Below Grade	916sf0sfin	0sf	0		0sf	0				
Functional Utility	Well/Septic	Public/Septic	0		Well/Septic					
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC					
Energy Efficient Items	Windows	Windows			Windows					
Garage/Carport	2qa2dw	None	+20,000		None	+20,000				
Porch/Patio/Deck	Porch	Porch/Patio	0		Porch					
Fireplace(s)	1 Fireplace	No Fireplace	0		No Fireplace	0				
Other	HrseFclty	HrseFclty			HrseFclty					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 61,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -86,500		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 10.6%			Net Adj. 11.9%			Net Adj. %		
		Gross Adj. 21.0%	\$ 636,000		Gross Adj. 45.4%	\$ 638,500		Gross Adj. %	\$	

SALES COMPARISON APPROACH

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Date of Prior Sale/Transfer	09/01/2023			07/09/2021			
Price of Prior Sale/Transfer	\$650,000			\$0			
Data Source(s)	Realist	Realist		Realist			
Effective Date of Data Source(s)	09/06/2023	09/06/2023		09/06/2023			

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales

ANALYSIS / COMMENTS

Analysis/Comments

Market Conditions Addendum to the Appraisal Report

54857
File No. 34561941

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **9775 Homestead Rd** City **Las Vegas** State **NV** ZIP Code **89143**

Borrower **Catamount Properties 2018 LLC**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	30	33	17	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	5.00	11.00	5.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	13	8	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.6	0.7	2.1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$416,701	\$416,000	\$475,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	23	14	13	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$445,000	\$459,450	\$449,944	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	8	22	43	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	98%	99%	100%	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **An analysis was performed on 80 competing sales over the past 12 months. For those sales, a total of 40.0% were reported to have seller concessions. This analysis shows a change of +2.1% per month. Concessions are increasing, but when seen usually consist of 3% or less towards closing costs.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

An analysis was performed on 80 competing sales over the past 12 months. For those sales, a total of 1.3% were reported to be REO.

Cite data sources for above information. **MLS/Realist**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The subject neighborhood market area has experienced increasing values over the last year. When sales are narrowed to those in direct competition with the subject in the last 6 months they show increasing overall value trends. The sales considered competing with the subject were within the boundaries noted on page one with Gla from 1500 sf to 2265 sf. Due to the lack of similar comparables the search was expanded to 3 miles, the gla range was removed, and went back in time 5 years to find sales to bracket subject's site size and to attempt to locate a similar sale with a basement.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

esign.alamode.com/verify Serial:6C97C824

Signature	Signature
Appraiser Name Joseph Ruiz	Supervisory Appraiser Name
Company Name Ruiz Appraisal Services	Company Name
Company Address 8248 Abercrombe Way, Las Vegas, NV 89145	Company Address
State License/Certification # A.0208569-RES State NV	State License/Certification # State
Email Address ruizappraisalservices@gmail.com	Email Address

Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	9775 Homestead Rd						
City	Las Vegas	County	Clark	State	NV	Zip Code	89143
Lender/Client							



Subject Front

9775 Homestead Rd
Sales Price
Gross Living Area 1,885
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;PwrLn
Site 1.03 ac
Quality Q4
Age 30



Subject Rear



Subject Street

JA

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	9775 Homestead Rd				
City	Las Vegas	County	Clark	State	NV
Lender/Client				Zip Code	89143



Comparable 1

10406 Homestead Rd
 Prox. to Subject 0.43 miles N
 Sale Price 625,000
 Gross Living Area 2,339
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;PwrLn
 Site 20038 sf
 Quality Q4
 Age 1



Comparable 2

10300 Homestead Rd
 Prox. to Subject 0.34 miles N
 Sale Price 725,000
 Gross Living Area 2,288
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;PwrLn
 Site 20038 sf
 Quality Q4
 Age 33



Comparable 3

8585 Ohare Rd
 Prox. to Subject 0.13 miles S
 Sale Price 600,000
 Gross Living Area 2,904
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.1
 Location N;Res;
 View N;Res;PwrLn
 Site 40075 sf
 Quality Q4
 Age 43

JA

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	9775 Homestead Rd				
City	Las Vegas	County	Clark	State	NV
Lender/Client				Zip Code	89143



Comparable 4

8640 Brent Ln
 Prox. to Subject 0.59 miles S
 Sale Price 575,000
 Gross Living Area 1,500
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;PwrLn
 Site 1.07 ac
 Quality Q4
 Age 28



Comparable 5

9931 Homestead Rd
 Prox. to Subject 0.22 miles N
 Sale Price 725,000
 Gross Living Area 1,839
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;PwrLn
 Site 2.33 ac
 Quality Q4
 Age 35

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

JA

Photograph Addendum

Borrower	Catamount Properties 2018 LLC						
Property Address	9775 Homestead Rd						
City	Las Vegas	County	Clark	State	NV	Zip Code	89143
Lender/Client							



**MLS Photo of
10406 Homestead Rd**



**MLS Photo of
8585 Ohare Rd**



**MLS Photo of
9931 Homestead Rd**

JA

Location Map

Borrower	Catamount Properties 2018 LLC			
Property Address	9775 Homestead Rd			
City	Las Vegas	County	Clark	State NV Zip Code 89143
Lender/Client				



JK

Aerial Map

Borrower	Catamount Properties 2018 LLC						
Property Address	9775 Homestead Rd						
City	Las Vegas	County	Clark	State	NV	Zip Code	89143
Lender/Client							



JK

Supplemental Addendum

File No. 34561941

Borrower	Catamount Properties 2018 LLC						
Property Address	9775 Homestead Rd						
City	Las Vegas	County	Clark	State	NV	Zip Code	89143
Lender/Client							

URAR: Other Highest & Best Use Explanation

The highest and best use for this property is as improved. It is located in an area that has similar homes in a similar setting. The homes are well accepted in the market. The zoning is SFR. The four tests for highest and best use include: be legally permissible, be physically possible, be financially feasible and be maximally productive. The subject satisfies all of these tests.

ClearCapital.com, Inc. Nevada Registration #AMC.0000143

For this appraisal report the total compensation paid to the appraiser is \$220.00, and the total compensation retained by Clear Capital is \$440.00.

GLA Reporting:

The subject's GLA of 1885 sf was obtained through Clark County, NV real property records and confirmed through Realist and prior MLS (#2517637).

Comments on Sales Comparison

Most weight is given to sale 3 for proximity to subject and similar condition, then sale 2 for recent sale date and similar age, then sale 1 for recent sale date, then sale 4 for most similar site size, and then sale 5 for similar GLA and condition. The appraised value falls between the unadjusted and adjusted sales prices of the comparable sales.

There are no similar active or pending sales, therefore no current listings were utilized in the report.

All sales were included for location in the immediate market and bracketing the subject's characteristics.

Location and view adjustments were based on grouped data analysis and comparison with the included sales.

The subject is located in close proximity to a school but not directly next to it. Sale 3 is also located in close proximity to a school but not directly next to it and was included to support the value and marketability. No proven significant market adjustment was found therefore no adjustment was made.

The subject and all sales are located in close proximity to a park but not directly next to it. Since all sales have the same location, no adjustments are warranted.

The subject and all sales have views of power lines. Since all sales have the same view, no adjustment are warranted.

Time adjustments were applied from contract date based on 1004 mc market data for sales within 12 months. Based on the 1004MC data for sales in the last 3-6 months since the contract date shows the market has increased 2.4% per month, therefore Sale 3 has increased 14.4% since the contract date. Time adjustment for sales over 12 months was based on MLS Trend Vision Data for the zip code. Sale 4 has increased 9% and Sale 5 has increased 14% since the contract dates.

Site adjustments were only proven for differences over 0.25 acres. Based on a simple regression of the sales in the market over the last 36 months, an adjustment of \$160,000 per acre was determined and applied for site differences over 0.25 acres.

Gla and bath adjustments were based on grouped data analysis of sales in the market area over the last 36 months. No adjustment warranted for difference in bedroom or total room count, since the distribution of that square footage is considered a buyers preference. Based on the grouped data analysis of sales in the market area over the last 36 months, a \$5,000 adjustment per half bath and a \$10,000 adjustment per full bath was determined and applied to the sales. Based on the grouped data analysis of sales and a simple regression of the market area over the last 36 months, an adjustment for the GLA of \$45 per sqft for a difference over 100 sqft was determined and applied to the sales.

The subject has a unfinished partial basement. I've searched the entire neighborhood and 3 miles into adjacent markets over the last 5 years to locate a sale with a basement but no comparable sale was located. Basements are not typical and not desired in the area, therefore no value could be determined nor was any value given to the subject's basement.

There was no market proven adjustment found for differences in design style of one story vs two story therefore no adjustment was made.

All comparables are similar to the subject in age. The market recognizes differences in condition rather than age. No age adjustments were made.

The condition adjustments were based on review of interior MMLS photos and comments and applied based on estimated cost to cure using cost data from Builder-cost.net and further support from grouped data analysis.

Sale 1 is a newer built home with little to no depreciation, therefore was given a C2 rating. Based on the grouped data analysis and matched pair analysis with the included sales, an adjustment of \$75,000 was determined and applied to the sale.

Sale 2 has recently been completely updated throughout including updated kitchen, bathrooms, and flooring, therefore given a C3 rating. An adjustment of \$60,000 for the recent updating was determined and applied to the sale.

Sale 4 has been updated throughout including updated kitchen, bathrooms, and flooring, therefore given a C3 rating. An adjustment of \$30,000 for the recent updating was determined and applied to the sale. It was given a smaller adjustment than Sale 2 as it has a smaller GLA and less bathrooms therefore the cost of updates is less.

The subject has a well and private septic tank. Sale 1, Sale 2, Sale 3, and Sale 5 also have wells and private septic tanks and were included to support the value and market ability. No proven significant market adjustment was found therefore no adjustment was made.

Garage adjustments were found to based on an analysis of sales within the subject market. A \$10,000 adjustment per garage bay was determined based on matched paired analysis of similar sales.

There was no market proven adjustment found for differences in carport bays, therefore no adjustment was made.

An adjustment for having a covered patio was found based on an analysis of sales within the subject market. A \$5,000 adjustment was determined based on matched paired analysis of similar sales.

An adjustment for having a casita was found based on an analysis of sales within the subject market. A \$60,000 adjustment was determined based on matched paired analysis of similar sales.

Supplemental Addendum

File No. 34561941

Borrower	Catamount Properties 2018 LLC						
Property Address	9775 Homestead Rd						
City	Las Vegas	County	Clark	State	NV	Zip Code	89143
Lender/Client							

An adjustment for having a horse facilities was found based on an analysis of sales within the subject market. A \$5,000 adjustment was determined based on matched paired analysis of similar sales.

A zero was placed on any grid line were a difference exists, but no proven market adjustment was found.

Adjustments in the lower portion of the grid were based on grouped data analysis and conversation with local agents. Not all adjustments in the Sales Comparison Approach can be directly extracted or supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has applied based on prior observations of the reactions of typical/knowledgeable buyers' and sellers' in the market place. These adjustments are then refined using sensitivity analysis within the grid and tested for reasonableness with the selected comparables. This method is a standard and well accepted practice within the appraisal industry.

On March 13,2020, the United States Government declared a National Emergency concerning the Novel Corona Virus (COVID-19) Pandemic. The effective date of this appraisal is after this declaration and is being performed using historical comparable sales and a consideration of active listings/pending sales in the appraisal conclusion. Due to the changing economic conditions with this outbreak, the future impact to property values is unknown. The impact if any will also vary from market to market.

Sale 3 was on the market for an extended amount of time, a total of 293 days. Based on the MLS listing, there was no mention of any repairs needed or any issues noted. I've attempted to contact the listing agent, Ronald Cale, at 702-275-1619 to get more information but no response was received. It's possible the subject was listed above market value and as the market increased while the subject was on the market, it became within market value over time where it finally sold at the listing price.

Sale 5 was on the market for an extended amount of time, a total of 210 days. This was due to originally being listed above market price. The subject then sold for below the listing price.

Due to the lack of similar sales the most recent, similar and proximal sales were used and then market based adjustments were applied that may exceed typical guidelines of less than 25%.

Sale 4 was used in the report as it has the most similar site size.

Sale 5 was used in the report as it has a similar condition, similar GLA, and brackets the subject's site size.



USPAP Compliance Addendum

Loan # 54857
File # 34561941

Borrower	Catamount Properties 2018 LLC		
Property Address	9775 Homestead Rd		
City	Las Vegas	County	Clark
		State	NV
		Zip Code	89143
Lender/Client			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS


Additional USPAP related issues requiring disclosure and/or any state mandated requirements: I have made a personal exterior only inspection of the subject property.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is under 90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is under 90 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

esign.alamode.com/verify Serial:6C97C824	
Signature <u></u> Name <u>Joseph Ruiz</u> Date of Signature <u>09/10/2023</u> State Certification # _____ or State License # <u>A.0208569-RES</u> State <u>NV</u> Expiration Date of Certification or License <u>06/30/2024</u> Effective Date of Appraisal <u>09/07/2023</u>	Signature _____ Name _____ Date of Signature _____ State Certification # _____ or State License # _____ State _____ Expiration Date of Certification or License _____ Supervisory Appraiser Inspection of Subject Property <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Clear Capital, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Wedgewood Inc, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Clear Capital has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

esign.alamode.com/verify Serial:6C97C824

Signature 

09/10/2023
Date

Joseph Ruiz
Appraiser's Name

A.0208569-RES
State License or Certification #

State Title or Designation

06/30/2024 NV
Expiration Date of License or Certification State

9775 Homestead Rd, Las Vegas, NV 89143
Address of Property Appraised



Appraisal License

APPRAISER LICENSE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That: JOSEPH MANUEL RUIZ

License Number: A.0208569-RES

Is duly authorized to act as a LICENSED RESIDENTIAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the license is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: March 31, 2023

Expire Date: June 30, 2024

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statutes, has caused this license to be issued with its Seal printed thereon. This license must be conspicuously displayed in place of business.

FOR: RUIZ APPRAISAL SERVICES
8248 ABERCROMBE WAY
LAS VEGAS, NV 89145

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



JK

E & O



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/09/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW, THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NUTMEG INS AGENCY INC 76210789 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	CONTACT NAME: PHONE (866) 467-8730 FAX (A/C, No): (A/C, No, Ext): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC#
INSURED Ruiz Appraisal Services 8248 ABERCROMBE WAY LAS VEGAS NV 89145-4766	INSURER A : Hartford Fire Insurance Company 19682 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	<input type="checkbox"/> UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT E.L. DISEASE -EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
A	Professional Liability Retention \$1,000 Per Claim			76OH0511045	2/7/2023	2/7/2024	Limit Per Claim \$1,000,000 Aggregate Limit \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDER

For Informational Purposes
 8248 ABERCROMBE WAY
 LAS VEGAS NV 89145-4766

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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ACORD 25 (2016/03)

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JK

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Tax Record - Page 1

Briana Johnson, Assessor

- [Assessor Map](#)
 [Aerial View](#)
 [Building Sketch](#)
 [Ownership History](#)
 [Neighborhood Sales](#)
 [New Search](#)

GENERAL INFORMATION	
PARCEL NO.	125-05-706-002
OWNER AND MAILING ADDRESS	MCGEE FAMILY REVOCABLE LIVING TRUST ETAL MCGEE FRANCISCO & TERESA TRS 6555 FENCE JUMPER AVE LAS VEGAS NV 89131-0222
LOCATION ADDRESS	9775 HOMESTEAD RD
CITY/UNINCORPORATED TOWN	CLARK COUNTY
ASSESSOR DESCRIPTION	SURVEY FILE 123 PAGE 33 LOT 706-2
RECORDED DOCUMENT NO.	* 20160818:01604
RECORDED DATE	AUG 18 2016
VESTING	NS-NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	125
APPRAISAL YEAR	2022
FISCAL YEAR	2023-24
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2022-23	2023-24
LAND	61250	70000
IMPROVEMENTS	60681	66070
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	121,931	136,070
TAXABLE LAND + IMP (SUBTOTAL)	348,374	388,771
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	121,931	136,070
TOTAL TAXABLE VALUE	348,374	388,771

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)


ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.03 ACRES
ORIGINAL CONST. YEAR	1993

JK

Tax Record - Page 2

LAST SALE PRICE	
MONTH/YEAR	
SALE TYPE	
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	1885	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	916	BEDROOMS	3	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	2 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE			1
TOTAL GARAGE SQ. FT.	618				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<p>125057</p> <p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> <div style="text-align: center;">  </div>

Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.

JA