

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	179 Sage Way, Mesquite, NV 89027	<b>Order ID</b>	8905115	<b>Property ID</b>	34547080
<b>Inspection Date</b>	08/31/2023	<b>Date of Report</b>	09/01/2023		
<b>Loan Number</b>	54859	<b>APN</b>	001-16-611-070		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	08.30.23 BPO Request	<b>Tracking ID 1</b>	08.30.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Dalton William K	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,560	Subject property appears to be in average condition, no repairs noted apparent on the date of inspection.	
<b>Assessed Value</b>	\$81,924		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject is located in suburban location that has close proximity to schools, shops and major highways. The market is currently stable neighborhood. The property conforms to the neighborhood in terms of functional utility, condition, and quality of construction.	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$420,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	179 Sage Way	232 Gean St	65 Gean St	154 Mimosa Way
City, State	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV
Zip Code	89027	89027	89027	89027
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 <sup>1</sup>	0.11 <sup>1</sup>	0.11 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$417,000	\$399,900	\$359,000
List Price \$	--	\$392,800	\$399,900	\$359,000
Original List Date		08/02/2023	08/05/2023	08/12/2023
DOM · Cumulative DOM	-- · --	30 · 30	27 · 27	20 · 20
Age (# of years)	27	28	27	27
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,568	1,568	1,568	1,364
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.15 acres	0.2 acres	0.15 acres
Other	Patio, Porch	Fence	Patio, Porch, Fence	Patio, Porch, Fence

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

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

- Listing 1** Similar in GLA, bedroom, bathroom, lot size and age. Pride of ownership shows throughout this home. Living room, kitchen, hallways all have tile. Located close to shopping, theaters, recreation center. Large fenced back yard with large covered patio. Great space for entertaining.
- Listing 2** Similar in GLA, bedroom, bathroom, lot size and age. Great layout in this good looking single story. Expansive, open living area with vaulted ceilings and display/pot shelves. Very attractive, no HOA neighborhood--restaurants and entertainment just a short drive away, beautiful park at end of block.
- Listing 3** Inferior in GLA, similar in bedroom, bathroom, lot size and age. The kitchen has been transformed with a granite eating bar/island, soft closing cabinets (with pullouts), and all new appliances. An abundance of natural light that invites you to a fully fenced backyard that includes a covered patio; great for entertaining. The landscaping is distinctive, as the outdoor spaces were thoroughly designed and covered with desert plants, providing a great outdoor living space.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	179 Sage Way	163 Grayce Dr	180 Grayce Dr	216 Cottonwood Dr
City, State	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV
Zip Code	89027	89027	89027	89027
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 <sup>1</sup>	0.08 <sup>1</sup>	0.13 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$326,000	\$339,000
List Price \$	--	\$375,000	\$326,000	\$339,000
Sale Price \$	--	\$369,000	\$326,000	\$326,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/20/2023	04/25/2023	06/30/2023
DOM · Cumulative DOM	-- · --	32 · 32	1 · 1	23 · 23
Age (# of years)	27	26	30	29
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,568	1,858	1,498	1,438
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 3 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	0.16 acres	0.15 acres	0.15 acres	0.15 acres
Other	Patio, Porch	None	None	None
Net Adjustment	--	+\$600	+\$1,700	+\$4,800
Adjusted Price	--	\$369,600	\$327,700	\$330,800

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

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

**Sold 1** -2900/gla,1500/garage, 2000/amenities Superior in GLA, similar in bedroom, bathroom and age.

**Sold 2** -2500/Bed, 700/gla,1500/garage, 2000/amenities Inferior in GLA, superior in bedroom, similar in bathroom and age.

**Sold 3** 1300/gla, 1500/garage, 2000/amenities Inferior in GLA, similar in bedroom, bathroom and age. ery nice 3 Bedroom, 2 Bathroom home in Jack Hardy Estates. The East Facing Backyard has unobstructed Mountain Views that you will enjoy morning and evening. Good value in a great location close to shopping and downtown. Certificate of Elevation . has been obtained by the owner.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No sales or listing history available for the subject from the past 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$360,000	\$360,000
<b>Sales Price</b>	\$340,000	\$340,000
<b>30 Day Price</b>	\$330,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is a single family home with gla 1568 sqft in a suburban setting and it appears to be in average condition with no signs of deferred maintenance visible from exterior inspection. The subject should be sold in as-is condition. The market condition is currently stable. The subject is occupied and verified through tax records. Subject's final value represents a value with normal marketing time and based on the most similar and proximate comps in this report. All the necessary adjustments are made and also it would not affect the subject's marketability. Value best supported by sold comp 3 and list comp 3, being the most comparable to the subject in terms of gla, beds, and distance. Comps chosen were more appropriate than closer comps available and were adjusted for in regards to any discrepancies to subject. The sales Comparison Approach were used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



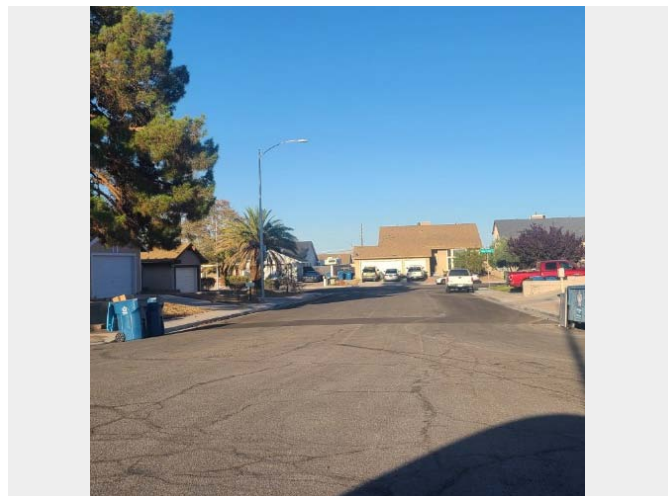
Side



Side



Street



Street



## Subject Photos



Other

## Listing Photos

**L1** 232 Gean St  
Mesquite, NV 89027



Front

**L2** 65 Gean St  
Mesquite, NV 89027



Front

**L3** 154 Mimosa Way  
Mesquite, NV 89027



Front

## Sales Photos

**S1** 163 Grayce Dr  
Mesquite, NV 89027



Front

**S2** 180 Grayce Dr  
Mesquite, NV 89027



Front

**S3** 216 Cottonwood Dr  
Mesquite, NV 89027



Front

## ClearMaps Addendum

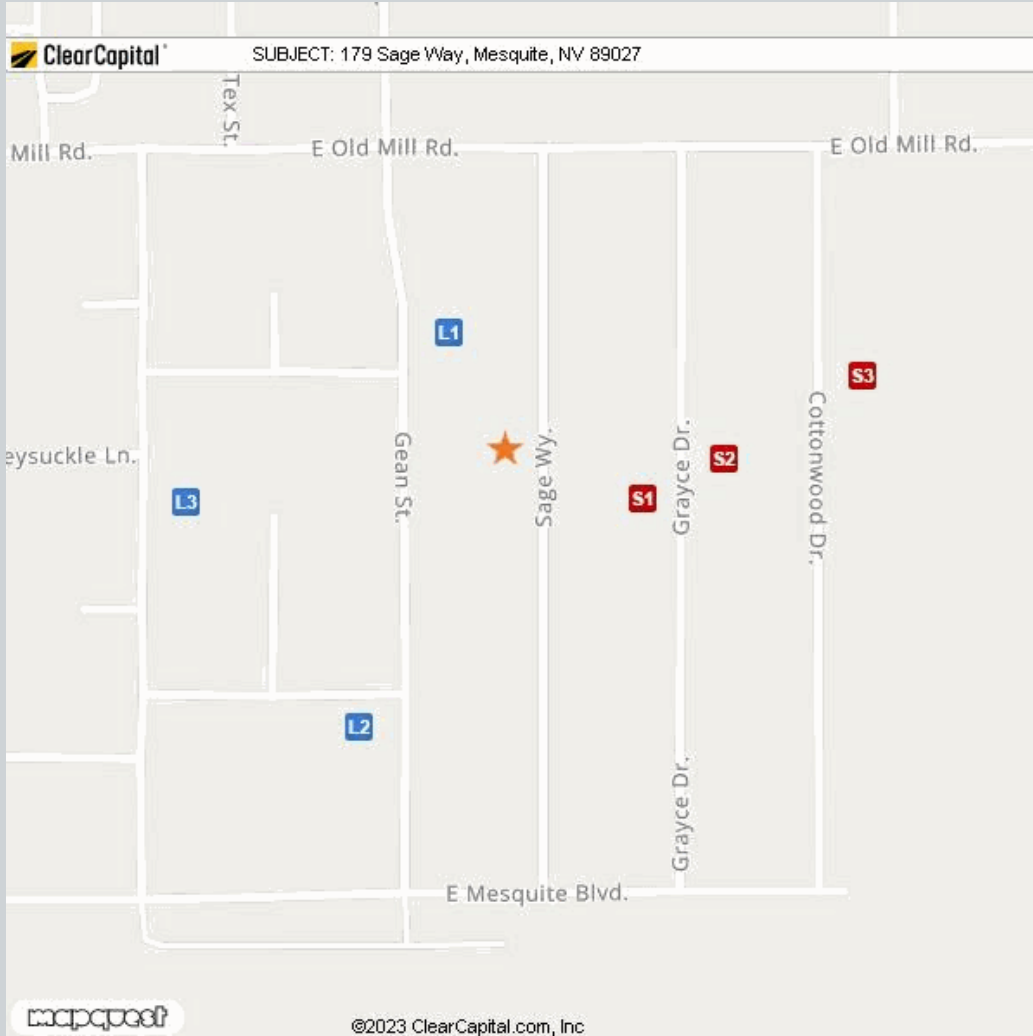
**Address** ★ 179 Sage Way, Mesquite, NV 89027

**Loan Number** 54859

**Suggested List** \$360,000

**Suggested Repaired** \$360,000

**Sale** \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	179 Sage Way, Mesquite, NV 89027	--	Parcel Match
L1 Listing 1	232 Gean St, Mesquite, NV 89027	0.04 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	65 Gean St, Mesquite, NV 89027	0.11 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	154 Mimosa Way, Mesquite, NV 89027	0.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	163 Grayce Dr, Mesquite, NV 89027	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	180 Grayce Dr, Mesquite, NV 89027	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	216 Cottonwood Dr, Mesquite, NV 89027	0.13 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Meline Hakobyan	<b>Company/Brokerage</b>	Realty One Group
<b>License No</b>	S.0066538	<b>Address</b>	7824 Emerald Harbor ct las vegas NV 89128
<b>License Expiration</b>	07/31/2024	<b>License State</b>	NV
<b>Phone</b>	7027678595	<b>Email</b>	melineh75@gmail.com
<b>Broker Distance to Subject</b>	78.77 miles	<b>Date Signed</b>	09/01/2023

/Meline Hakobyan/

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: **Meline Hakobyan** ("Licensee"), **S.0066538** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Realty One 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: **179 Sage Way, Mesquite, NV 89027**
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: **September 1, 2023**

Licensee signature: **/Meline Hakobyan/**

**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.