

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>	7769 Britton Rose Drive, Las Vegas, NV 89178	<b>Order ID</b>	9205963	<b>Property ID</b>	35173794
<b>Inspection Date</b>	03/11/2024	<b>Date of Report</b>	03/11/2024		
<b>Loan Number</b>	55140	<b>APN</b>	176-27-417-002		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	3.8_CitiBPO_update	<b>Tracking ID 1</b>	3.8_CitiBPO_update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Catamount Properties 2018 Llc	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$6,132	Based on exterior observation, subject property appears to be in average condition and not in need of immediate repair
<b>Assessed Value</b>	\$162,015	
<b>Zoning Classification</b>	sfr	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Lockbox)	
<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 market has stabilized in the past few months with increased exposure time with less than 100% sale to list ratio with 2 REO transactions
<b>Sales Prices in this Neighborhood</b>	Low: \$399,000 High: \$825,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7769 Britton Rose Drive	7787 Minas Ridge Drive	10647 Stronghold Court	10509 Olinda Street
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89178	89178	89179	89179
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.35 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$575,000	\$580,000	\$600,000
<b>List Price \$</b>	--	\$575,000	\$580,000	\$600,000
<b>Original List Date</b>		03/08/2024	10/04/2023	02/07/2024
<b>DOM · Cumulative DOM</b>	-- · --	3 · 3	126 · 159	5 · 33
<b>Age (# of years)</b>	9	10	16	8
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories colonial	2 Stories colonial	2 Stories colonial	2 Stories colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,471	2,615	2,695	2,471
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 3	4 · 3 · 1	4 · 3 · 1
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	Pool - Yes
<b>Lot Size</b>	0.10 acres	0.09 acres	0.13 acres	0.10 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Welcome home to this beautiful home featuring a rooftop deck and in a gated community.

**Listing 2** Welcome home to this fabulous Mountain's Edge property. This corner lot home, on a cul-de-sac, features dual primary bedrooms (one up and one down), 4 total bedrooms, second floor loft, den/flex space on first floor, 3.5 baths, 3-bay garage, laminate-wood flooring throughout the first floor, granite countertops in kitchen, large kitchen island, stainless steel appliances, contemporary finishes throughout, wood banisters, covered front patio, window blinds throughout, upstairs primary bathroom with separate shower and tub, ceiling fan prewires, and low-maintenance desert landscaping. Conveniently located near the 215 Beltway, Blue Diamond Road, I-15, Mountain's Edge Regional Park, Exploration Peak Park and Mountain's Edge Marketplace.

**Listing 3** Indulge in refined living within this recently upgraded two-story residence situated in a serene neighborhood. Spanning a spacious 2,471 square feet, this meticulously maintained home boasts four bedrooms, four bathrooms, a spacious loft, and a 2-car garage. The heart of the home lies within the recently upgraded kitchen, featuring modern appliances, stylish countertops, and ample workspace, seamlessly connecting to the dining and living areas. Whether preparing a casual meal or hosting a lavish event, this culinary haven provides the perfect backdrop. Retreat to the primary suite with an opulent double vanity and a huge closet. Step outside to unwind in the pool or entertain in style under the covered patio, epitomizing the essence of indoor/outdoor living. 360 view from the rooftop! Experience the perfect blend of luxury in this meticulously crafted and recently upgraded residence.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7769 Britton Rose Drive	10596 Olinda Street	10391 Montes Vascos Drive	9723 High Alpine Street
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89178	89179	89178	89178
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 <sup>1</sup>	0.43 <sup>1</sup>	0.99 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$540,000	\$569,000	\$619,900
List Price \$	--	\$540,000	\$549,000	\$599,000
Sale Price \$	--	\$565,000	\$549,000	\$585,000
Type of Financing	--	Unknown	Conv	Conv
Date of Sale	--	12/01/2023	01/26/2024	08/23/2023
DOM · Cumulative DOM	-- · --	4 · 32	58 · 106	36 · 67
Age (# of years)	9	9	17	17
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories colonial	2 Stories colonial	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	2,471	2,318	2,661	2,462
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.10 acres	0.10 acres	0.17 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$20,000
Adjusted Price	--	\$565,000	\$549,000	\$565,000

\* Sold 1 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** Experience the ultimate in modern living with our sought-after split-level design complemented by a rooftop deck offering breathtaking 360-degree vistas of the surrounding mountains and the dazzling strip. This stunning 3-bed/den home is highlighted by a luxurious gourmet kitchen equipped with sleek stainless-steel appliances, a spacious island, and elegant granite countertops. Enjoy the exclusivity of a lot nestled within a peaceful cul-de-sac. Your guests will be welcomed by the charm of custom handrails gracing the staircase and an inviting entryway. Get your chores done in style and convenience with a separate laundry room adorned with custom cabinets. You can entertain to your heart's content in your exquisite backyard with a solar heated pool, a relaxing spa, and a covered outdoor dining area. Double the FUN with two family areas and two distinct outdoor entertainment spaces. Call for an appointment today!
- Sold 2** Check Out This Massive 7,400 SqFt Cul-De-Sac Lot in Gated Mountains Edge Community! This 2 Story Home Is Over-Sized in Almost Every Aspect. Even the 2 Car Garage is Expansive at 588 SqFt Allowing You That Extra Space You Need. Upon Entry You Are Welcomed in Wonder w/ Incredibly High Vaulted Ceilings & Ample Windows Offering Plenty of Natural Lighting. Kitchen Features Tasteful & Aesthetic Design w/ Stainless Steel Appliances, Tile Backsplash, Grey Cabinets & Granite Countertops. Bedroom Located Downstairs. Ceiling Fans in EVERY Room. Massive Primary Bedroom Boasts A Sizeable Balcony W/ Stellar Mountain Views To Complete Anyone's Day. Paired w/ Large Walk-in Closet & Beautiful Bathroom, Your Rest & Relaxation is Around the Corner! Large Loft Upstairs. The Backyard is Unusually Large For the Area. Due to its Sheer Size - Your Possibilities Are Endless! Put in a Pool, Playground, Basketball Court - Its Your Call! Don't Forget to Utilize the Many Community Amenities Available to You.
- Sold 3** Allow me to present to you this exquisite guard gated, 4-bedroom, 3-bathroom house that is sure to exceed your expectations. The vaulted ceilings reach for the heavens, creating an expansive and airy atmosphere that is truly awe-inspiring. Sunlight dances through the oversized windows, casting a warm glow upon the marble floors and filling the room with an abundance of natural light. This inviting haven is perfect for both intimate family gatherings and lavish social affairs. Adjacent to the living area, you will discover the gourmet kitchen. Complete with high-end stainless steel appliances, custom cabinetry, and sparkling granite countertops. Outdoor bliss awaits you as you step into the backyard. A private hot tub takes center stage, beckoning you to immerse yourself in its warm, bubbling waters while surrounded by serenity. Adjacent to the hot tub, a meticulously manicured putting green awaits, offering the perfect opportunity to practice your swing.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Wedgewood Homes Realty, LLC - WEDG	currently listed					
<b>Listing Agent Name</b>	Alessandra D. Oancea						
<b>Listing Agent Phone</b>	702-353-6256						
<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>
02/23/2024	\$575,000	--	--	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$570,000	\$570,000
<b>Sales Price</b>	\$565,000	\$565,000
<b>30 Day Price</b>	\$555,000	--
<b>Comments Regarding Pricing Strategy</b>		
All comps selected are single family detached homes within 1 mile of the subject. These comps are within 20% GLA of the subject and are in similar condition as the subject and sold in the past 180 days.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 7787 Minas Ridge Drive  
Las Vegas, NV 89178



Front

**L2** 10647 Stronghold Court  
Las Vegas, NV 89179



Front

**L3** 10509 Olinda Street  
Las Vegas, NV 89179



Front

## Sales Photos

**S1** 10596 Olinda Street  
Las Vegas, NV 89179



Front

**S2** 10391 Montes Vascos Drive  
Las Vegas, NV 89178



Front

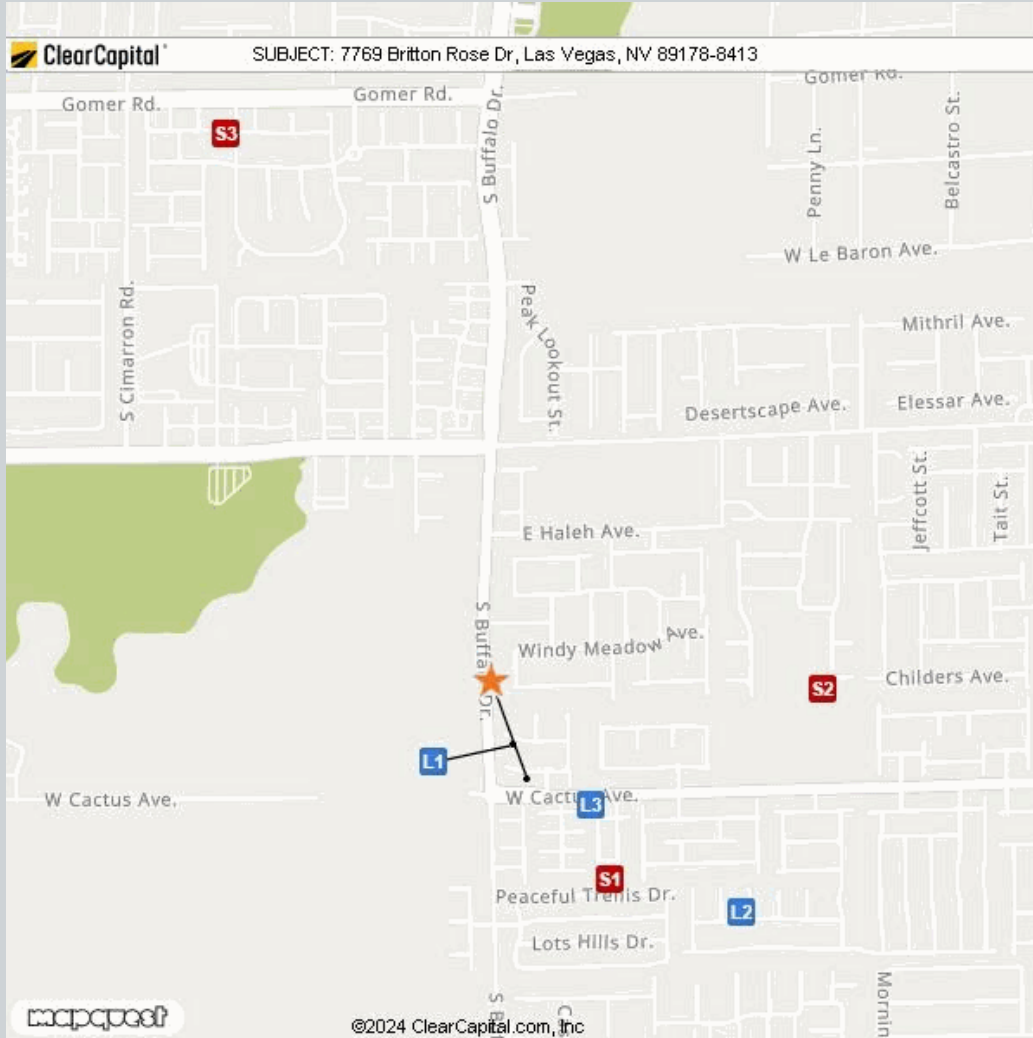
**S3** 9723 High Alpine Street  
Las Vegas, NV 89178



Front

## ClearMaps Addendum

**Address** ★ 7769 Britton Rose Drive, Las Vegas, NV 89178  
**Loan Number** 55140      **Suggested List** \$570,000      **Suggested Repaired** \$570,000      **Sale** \$565,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7769 Britton Rose Drive, Las Vegas, NV 89178	--	Parcel Match
L1 Listing 1	7787 Minas Ridge Drive, Las Vegas, NV 89178	0.05 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	10647 Stronghold Court, Las Vegas, NV 89179	0.35 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10509 Olinda Street, Las Vegas, NV 89179	0.10 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	10596 Olinda Street, Las Vegas, NV 89179	0.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10391 Montes Vascos Drive, Las Vegas, NV 89178	0.43 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	9723 High Alpine Street, Las Vegas, NV 89178	0.99 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>	Clint Whiting	<b>Company/Brokerage</b>	Innovation Realty
<b>License No</b>	b.1002077	<b>Address</b>	8215 S. Eastern Ave #285 Las Vegas NV 89123
<b>License Expiration</b>	12/31/2024	<b>License State</b>	NV
<b>Phone</b>	7023792512	<b>Email</b>	CLINT@INNOVATIONVEGAS.COM
<b>Broker Distance to Subject</b>	8.42 miles	<b>Date Signed</b>	03/11/2024

/Clint Whiting/

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: **Clint Whiting** ("Licensee"), **b.1002077** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovation Realty** (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: **7769 Britton Rose Drive, Las Vegas, NV 89178**
2. Licensee is informed that the Beneficiary's interest in the real property is that of a third party making decisions or performing due diligence for an existing or potential lien holder.
3. The intended purpose of this BPO is to assist the Beneficiary in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence.
4. Licensee certifies that Licensee has no existing or contemplated interest in the property, including without limitation the possibility of Licensee representing the seller or any purchaser.

Issue date: **March 11, 2024**

Licensee signature: **/Clint Whiting/**

**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.