

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

Address	1245 Wells Avenue, Logandale, NV 89021	Order ID	8937943	Property ID	34626325
Inspection Date	09/24/2023	Date of Report	09/26/2023		
Loan Number	55270	APN	041-23-101-022		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	09.21.23 BPO Request	Tracking ID 1	09.21.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Thomas H Peterson and Marie Adyell Peterson	Condition Comments While the subject is on a public road and a corner lot that is over grown with many temp living spaces and non-operational vehicles I was able to locate due to post having house number on it and the parcel map in addition to GPS.
R. E. Taxes	\$1,245	
Assessed Value	\$53,360	
Zoning Classification	R-U	
Property Type	Manuf. Home	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$10,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$10,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments The subject is on a public road and a corner lot. It was able to be located due to post having house number on it and the parcel map in addition to GPS. The subject is located in an established rural neighborhood. Area amenities are located within 5 miles and include recreational hunting, fishing, schools, shopping and restaurants.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$199,900 High: \$345,000	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1245 Wells Avenue	980 Cameron Ave.	3160 Lyman Street	681 West Ryan Avenue
City, State	Logandale, NV	Logandale, NV	Logandale, NV	Overton, NV
Zip Code	89021	89021	89021	89040
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.91 ¹	1.49 ¹	4.92 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$299,900	\$519,000	\$199,900
List Price \$	--	\$299,900	\$519,000	\$199,900
Original List Date		08/30/2023	05/12/2023	04/24/2023
DOM · Cumulative DOM	-- · --	3 · 27	136 · 137	154 · 155
Age (# of years)	22	46	51	54
Condition	Average	Excellent	Excellent	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Adverse ; Other	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Other
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	2	2	1
Living Sq. Feet	1,040	1,424	1,440	1,170
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 3 Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.3 acres	2.4 acres	4.26 acres	.61 acres
Other	Lots of over, growth and debris	Cleared land, clean	Mature landscaping, clean	Cleared land, clean

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Current Listings - Cont.

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

- Listing 1** Superior- Horse property with 2 manufactured homes, carport and detached RV shop! 1424+ sq ft converted manufactured home with addition. Two bedrooms with walk in closets and full bathrooms. Covered front deck. 1080sq ft manufactured home used for storage or can be fixed up as a guest house. Detached 1200 sq ft shop w/bathroom. Fully fenced property! Two power meters.
- Listing 2** Superior- Home and casita with great views and location! Heart of Logandale farmland, Horse property 4.26 acres with tastefully, upgraded 1,440 sqft home with covered front porch and patios, Great views off the front porch! Lovely 1000 sqft Casita, with 2 bedrooms, office, kitchen with cute Martha Stewart cabinets & pantry. Life proof flooring. Large tiled bathroom w/w-in shower, dual sinks and roman tub. Extra large 2 car garage, 500 sqft breezeway / workshop can be finished for additional room. 2 stable stalls, storage sheds. Cute EZ care chicken coop with tame-egg laying hens. playhouse and gazebo. Room for garden, pasture or arena. Paved walking/biking path across street to nearby schools, fairgrounds, arenas and ballpark. Two electric meters, newer heat pump, new ductless air/hear system in Casita. Fiber optic internet. New steel roof on Casita & outbuildings, new shingles on garage. Many options! A must see property and rare find in Logandale!
- Listing 3** Inferior as updates are not professional, lot is smaller, Big corner Lot has just gone through some renovations, roof, stucco, patio, and shower.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1245 Wells Avenue	2474 Yamashita Street	728 Mormon Peak Street	4135 Sandy Street
City, State	Logandale, NV	Logandale, NV	Overton, NV	Logandale, NV
Zip Code	89021	89021	89040	89021
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.44 ¹	4.66 ¹	0.57 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$299,000	\$259,000	\$350,000
List Price \$	--	\$299,000	\$259,000	\$350,000
Sale Price \$	--	\$290,000	\$270,000	\$345,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	05/25/2023	06/01/2023	07/01/2023
DOM · Cumulative DOM	-- · --	1 · 0	7 · 7	3 · 2
Age (# of years)	22	27	25	21
Condition	Average	Good	Excellent	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Beneficial ; Other	Beneficial ; Residential	Beneficial ; Other
View	Adverse ; Other	Beneficial ; Mountain	Beneficial ; Residential	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,040	1,456	1,188	1,323
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	8	8	8
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.3 acres	1.92 acres	.2 acres	1.92 acres
Other	Lots of over, growth and debris	Updated, clean, extra covered parking	Highly updated, finished lot, public sewer	Highly updated
Net Adjustment	--	-\$7,750	-\$94,000	-\$28,750
Adjusted Price	--	\$282,250	\$176,000	\$316,250

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Recent Sales - Cont.

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

- Sold 1** Superior- Move in ready beautifully maintained Manufactured home with a 20x30 workshop! Plenty of room to park your toys or animals! Vaulted ceilings and open floorplan. Kitchen with tile Plank wood like flooring. Back patio is set on the east side perfect for afternoon BBQs and entertaining. This home is located in the heart of Moapa Valley with close proximity to trails or downtown. Moapa Valley is gateway to Logandale Trails, the Valley of Fire and the Northside of Lake Mead National Recreation Area. Less than 1 hour to the shops of N Las Vegas and 1 hour from the entertainment of the Las Vegas Strip.
- Sold 2** Sold 2 adj -\$153,423.00 inferior lot size, -\$15,000.00 inferior garage, -\$1,500.00 inferior age, +\$24,000.00 superior square footage. Move in ready! Upgrades include: new roof, flooring, countertops, larger back porch, paint and light fixtures throughout the home! Home contains new A/C, water heater and has a carport and easy to maintain landscaping.
- Sold 3** Sold 3 adj adj -\$15,000.00 inferior lot size, -\$15,000.00 inferior garage, -\$500.00 for age, +\$70,750.00 superior square footage. Horse property, move in ready! Fenced yard . 3 bedrooms with the primary bedroom having a large walk in closet. Kitchen has breakfast bar and laminated wood flooring.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			It was sold once being listed 03/25/2019 and closing VA on 08/13/2019.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$199,980	\$300,000
Sales Price	\$187,000	\$285,000
30 Day Price	\$176,000	--
Comments Regarding Pricing Strategy		
Current market is entering the cooling period that we see through hunting season which ends in January and seasonal historic data.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported
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Subject Photos



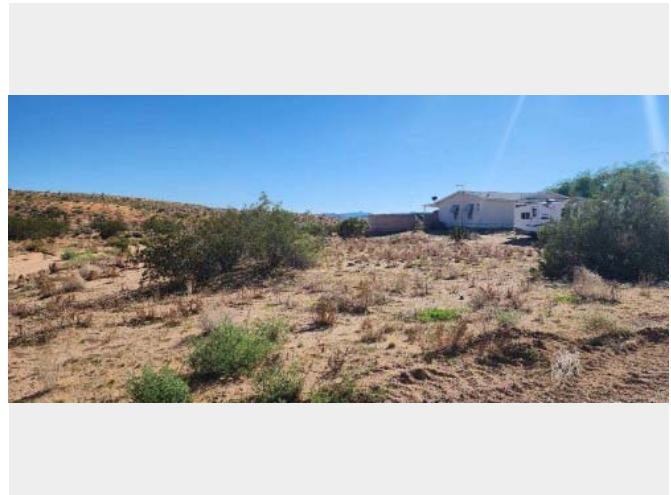
Front



Address Verification



Side



Side



Back



Street

Subject Photos



Street

Listing Photos

L1 980 Cameron Ave.
Logandale, NV 89021



Side

L2 3160 Lyman Street
Logandale, NV 89021



Side

L3 681 West Ryan Avenue
Overton, NV 89040



Front

Sales Photos

S1 2474 Yamashita Street
Logandale, NV 89021



Front

S2 728 Mormon Peak Street
Overton, NV 89040



Front

S3 4135 Sandy Street
Logandale, NV 89021



Front

ClearMaps Addendum

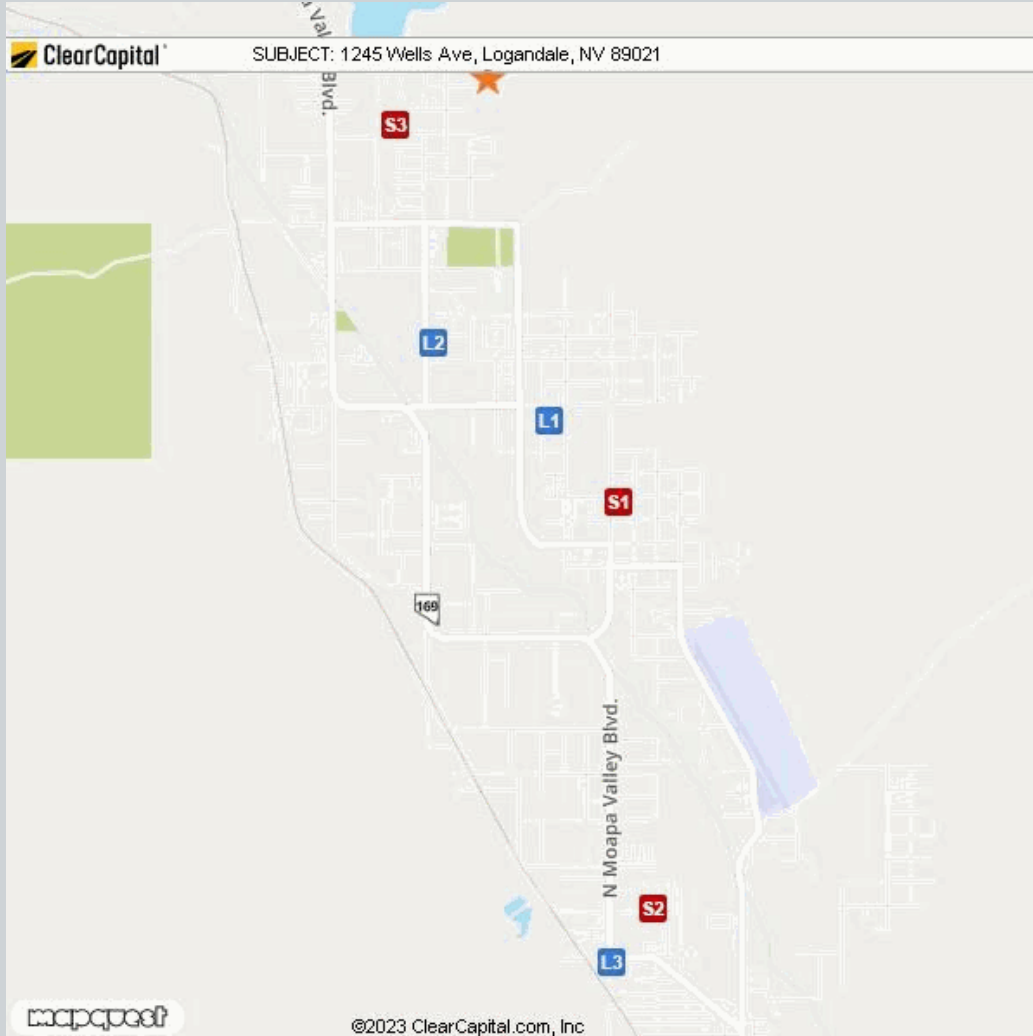
Address ★ 1245 Wells Avenue, Logandale, NV 89021

Loan Number 55270

Suggested List \$199,980

Suggested Repaired \$300,000

Sale \$187,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	1245 Wells Avenue, Logandale, NV 89021	--	Parcel Match
L1	Listing 1	980 Cameron Ave., Logandale, NV 89021	1.91 Miles ¹	Parcel Match
L2	Listing 2	3160 Lyman Street, Logandale, NV 89021	1.49 Miles ¹	Parcel Match
L3	Listing 3	681 West Ryan Avenue, Overton, NV 89040	4.92 Miles ¹	Parcel Match
S1	Sold 1	2474 Yamashita Street, Logandale, NV 89021	2.44 Miles ¹	Parcel Match
S2	Sold 2	728 Mormon Peak Street, Overton, NV 89040	4.66 Miles ¹	Parcel Match
S3	Sold 3	4135 Sandy Street, Logandale, NV 89021	0.57 Miles ¹	Parcel Match

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

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

Addendum: Report Purpose

Market Approach and Market Time

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

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

Definitions:

Fair Market Price

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

Distressed Price

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

Marketing Time

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

Typical for Local Market

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

Addendum: Report Purpose - cont.

Report Instructions

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

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

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

Form Help:

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

Comparable Requirements:

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

Standard Instructions:

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

Report Instructions - cont.

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

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

Broker Information

Broker Name	VICTORIA BARRIOS	Company/Brokerage	Barrios Realty Group
License No	S.0175626	Address	7501 Tule Springs Road #170 Las Vegas NV 89131
License Expiration	10/31/2024	License State	NV
Phone	7029278220	Email	vickie@vickiebarrios.com
Broker Distance to Subject	50.34 miles	Date Signed	09/26/2023

/VICTORIA BARRIOS/

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: **VICTORIA BARRIOS** ("Licensee"), **S.0175626** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Barrios Realty Group** (Company).

This Addendum is an integral part of the BPO prepared by Licensee and the BPO is considered incomplete without it.

1. This BPO has been prepared for **Wedgewood Inc** (Beneficiary or agent of Beneficiary hereinafter "Beneficiary") regarding the real property commonly known and described as: **1245 Wells Avenue, Logandale, NV 89021**
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 26, 2023**

Licensee signature: **/VICTORIA BARRIOS/**

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.