

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	10904 Toscano Gardens St, Las Vegas, NEVADA 89141	Order ID	9251928	Property ID	35261781
Inspection Date	04/03/2024	Date of Report	04/03/2024		
Loan Number	55369	APN	177-32-318-001		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	4.2_BPO_Citi/Atlas_update	Tracking ID 1	4.2_BPO_Citi/Atlas_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$2,838	<p>No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping, appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Average. Subject property is a 2 story, single family detached home with 2 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and neighborhood. It has no fireplaces, pool or spa. Last sold as non MLS home sale 10/12/2023 for \$335,000 as cash sale. There are no MLS records for this property since purchased. Subject property is located in the Industrial Irvin subdivision of Southern Highlands in the southwestern area of Las Vegas. This tract is comprised of 179 single family detached homes which vary in square footage from 1,352-2,085 square feet. Access to schools, shopping is within 1/2-1 mile and freeway entry is within 2-3 miles. Most likely buyer is owner occupant with conventional financing.</p>	
Assessed Value	\$114,666		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Bella Lago 702-362-6262		
Association Fees	\$40 / Month (Other: Management)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>There is a slight shortage of competing listings within a 1/2 mile radius of subject property. On the date of this report there are 10 currently listed homes in this area., (1 REO, 0 short sales). In the past 12 months, there have been 49 closed competing MLS transactions in this area. This would indicate a slight shortage of listings, assuming 90 days on market. Average days on market time was 25 with range 0-127 days and average sale price was 98% of final list price. Homes considered comparable are single family detached homes within a 1/2 mile radius with living area <2,500 square feet.</p>	
Sales Prices in this Neighborhood	Low: \$318,267 High: \$540,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10904 Toscano Gardens St	10818 Rosabella St	11002 Sardinia Sands Dr	10934 Toscano Gardens St
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89141	89141	89141	89141
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.13 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$409,900	\$435,000	\$445,000
List Price \$	--	\$409,900	\$435,000	\$438,800
Original List Date		03/05/2024	03/26/2024	02/12/2024
DOM · Cumulative DOM	-- · --	24 · 29	8 · 8	3 · 51
Age (# of years)	17	19	12	17
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,614	1,345	1,658	1,873
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.06 acres	0.07 acres	0.07 acres
Other	1 Fireplace	No Fireplace	No Fireplace	No Fireplace

* Listing 2 is the most comparable listing to the subject.

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

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

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

Current Listings - Cont.

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

- Listing 1** Under contract, will be conventional financing. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity and nearly identical in age. It is inferior in square footage, lot size, no fireplace. This property is inferior to subject property.
- Listing 2** Not under contract. Tenant occupied property, leased for \$2,000/month when listed. Identical in bedrooms, baths, condition, garage capacity, and nearly identical in age. It is slightly inferior in lot size, no fireplace, but is slightly superior in square footage. It is nearly equal to subject property overall.
- Listing 3** Under contract, will be conventional financing. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity, age and same street. It is inferior in lot size, no fireplace, but is superior in square footage. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10904 Toscano Gardens St	10955 Sardinia Sands Dr	3287 Sicily Heights Ct	3194 Naggio Shores Ave
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89141	89141	89141	89141
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.04 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$379,999	\$440,000	\$463,000
List Price \$	--	\$379,999	\$435,000	\$459,990
Sale Price \$	--	\$385,000	\$435,000	\$460,000
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	02/26/2024	12/20/2023	03/14/2024
DOM · Cumulative DOM	-- · --	9 · 27	9 · 54	4 · 101
Age (# of years)	17	12	16	13
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,614	1,408	1,821	1,997
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	5	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.07 acres	0.09 acres	0.09 acres
Other	1 Fireplace	No Fireplace	No Fireplace, Concessions	No Fireplace, Comcessopms
Net Adjustment	--	-\$6,200	-\$26,900	-\$44,800
Adjusted Price	--	\$378,800	\$408,100	\$415,200

* Sold 2 is the most comparable sale to the subject.

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

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

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

Recent Sales - Cont.

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

- Sold 1** Cash sale, no concessions. Vacant property when listed. Identical in bedrooms, baths, garage capacity and nearly identical in age. It is inferior in square footage adjusted @ \$100/square foot \$20,600, lot size adjusted @\$5/square foot \$2,200, no fireplace \$1,000 but superior in condition (\$30,000). @ \$100/square foot \$20,600, lot size adjusted @\$5/square foot \$2,200, no fireplace \$1,000.
- Sold 2** FHA sale with \$5,000 in seller paid concessions. Owner occupied property when listed. Identical in bedrooms, baths, condition, garage capacity and nearly identical in age. It is inferior in no fireplace \$1,000 but is superior in square footage adjusted @ \$100/square foot (\$20,700), lot size adjusted @ \$5/square foot (\$2,200), and seller paid concessions (\$5,000).
- Sold 3** FHA sale with \$5,300 in seller paid concessions. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity and nearly identical in age. It is inferior in no fireplace \$1,000 but is superior in square footage adjusted @ \$100/square foot (\$38,300), lot size adjusted @ \$5/square foot (\$2,200), and seller paid concessions (\$5,300). Previous escrow fell out, umder contract in 4 days from back on market.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Sold as non MLS sale 10/12/2023 for \$335,000.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	10/12/2023	\$335,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$422,900	\$422,900
Sales Price	\$410,000	\$410,000
30 Day Price	\$402,000	--
Comments Regarding Pricing Strategy		
Subject property should be priced near mid range of competing listings due to slight shortage of directly competing but slowing of pending sales within the past 90-120 days. It is most like Sale #2 which was under contract in 9 days on market. Subject property would be expected to sell slightly above this price point with 90 days on market.		

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

Listing Photos

L1 10818 Rosabella St
Las Vegas, NV 89141



Front

L2 11002 Sardinia Sands Dr
Las Vegas, NV 89141



Front

L3 10934 Toscano Gardens St
Las Vegas, NV 89141



Front

Sales Photos

S1 10955 Sardinia Sands Dr
Las Vegas, NV 89141



Front

S2 3287 Sicily Heights Ct
Las Vegas, NV 89141



Front

S3 3194 Naggio Shores Ave
Las Vegas, NV 89141



Front

ClearMaps Addendum

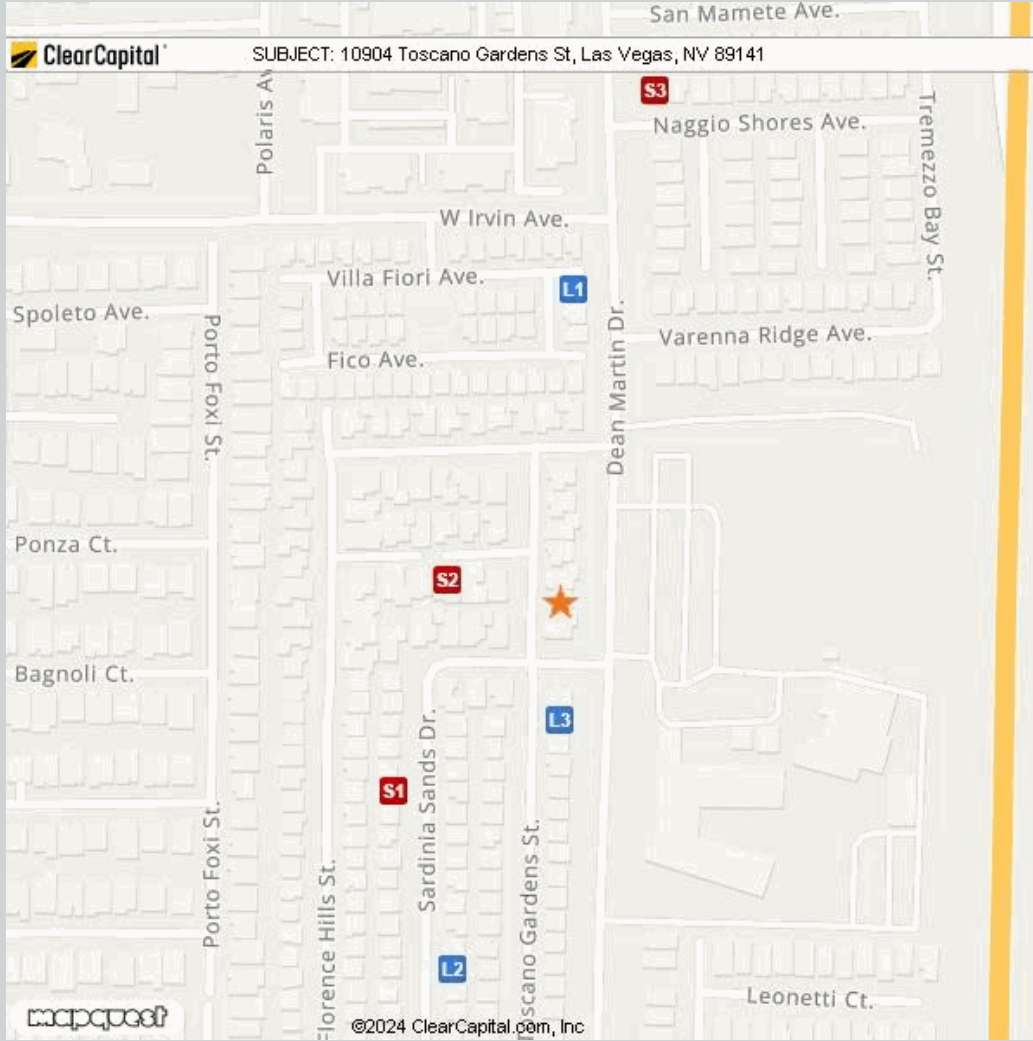
Address ★ 10904 Toscano Gardens St, Las Vegas, NEVADA 89141

Loan Number 55369

Suggested List \$422,900

Suggested Repaired \$422,900

Sale \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10904 Toscano Gardens St, Las Vegas, Nevada 89141	--	Parcel Match
L1 Listing 1	10818 Rosabella St, Las Vegas, NV 89141	0.11 Miles ¹	Parcel Match
L2 Listing 2	11002 Sardinia Sands Dr, Las Vegas, NV 89141	0.13 Miles ¹	Parcel Match
L3 Listing 3	10934 Toscano Gardens St, Las Vegas, NV 89141	0.04 Miles ¹	Parcel Match
S1 Sold 1	10955 Sardinia Sands Dr, Las Vegas, NV 89141	0.09 Miles ¹	Parcel Match
S2 Sold 2	3287 Sicily Heights Ct, Las Vegas, NV 89141	0.04 Miles ¹	Parcel Match
S3 Sold 3	3194 Naggio Shores Ave, Las Vegas, NV 89141	0.18 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	Linda Bothof	Company/Brokerage	Linda Bothof
License No	B.0056344.INDV	Address	8565 S Eastern Ave Las Vegas NV 89123
License Expiration	05/31/2024	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	4.63 miles	Date Signed	04/03/2024

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.

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.