

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>	2499 Serenity Hollow Drive, Henderson, NV 89052	<b>Order ID</b>	9669882	<b>Property ID</b>	36042496
<b>Inspection Date</b>	10/07/2024	<b>Date of Report</b>	10/10/2024		
<b>Loan Number</b>	55516	<b>APN</b>	178-31-412-006		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	10.4_CitiAgedBPO	<b>Tracking ID 1</b>	10.4_CitiAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear to be in good recently renovated condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Average. This property is a 1 story, single family detached home with 3 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and neighborhood. it has 1 gas fireplace, in-ground pool and spa. Last sold 10/24/2023 for \$562,000 by Trustee Deed. It is currently listed for sale, not under contract. This home is located in a consistent residential tract., located in the Sunridge at Macdonald Ranch subdivision. This tract is located in the central southwestern area of Henderson and is comprised of 398 single family detached homes which vary in square footage from 1,262- 4,820 square feet. Most likely buyer in this area is owner occupant with conventional financing.
<b>R. E. Taxes</b>	\$3,341	
<b>Assessed Value</b>	\$167,477	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(Secured by electronic lock box.)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	Mystic Ridge/Sunridge at Macdonald 702-992-7211	
<b>Association Fees</b>	\$272 / Month (Other: Gated entry)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	There is a nearly balanced supply of competing listings in Sunridge at Macdonald Ranch. Three are 4 homes listed for sale which includes subject property. All listings are fair market transactions. In the past 12 months, there have been 17 closed MLS sales in this area. This indicates a nearly balanced supply of listings, assuming 90 days on market. Average days on market time was 26 with range 4-91 days and average sales price was 93% of final list price. Homes considered to be comparable are single family detached homes within Sunridge at Macdonald Ranch with living area < 3,500 square feet.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$440,000 High: \$1,300,000	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2499 Serenity Hollow Drive	2504 Ashley Rose Ter	892 Timber Walk Dr	2531 Ashley Rose Ter
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89052	89052	89052	89052
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	0.71 <sup>1</sup>	0.10 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$675,000	\$780,000	\$897,990
List Price \$	--	\$675,000	\$780,000	\$897,990
Original List Date		09/02/2024	06/05/2023	08/28/2024
DOM · Cumulative DOM	-- · --	21 · 38	20 · 493	14 · 43
Age (# of years)	26	27	18	27
Condition	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,346	2,346	2,692	3,019
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	5 · 3
Total Room #	7	8	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	--	Pool - Yes Spa - Yes
Lot Size	0.20 acres	0.16 acres	0.18 acres	0.32 acres
Other	1 Fireplace	1 Fireplace	No Fireplace	1 Fireplace

\* 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.

### 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 square footage, bedrooms, baths, garage capacity, fireplace and nearly identical in age. It is inferior in conditoin, lot size, no pool or spa. This property is inferior to subject property.

**Listing 2** Under contract, will be conventional financing. Identical in baths, garage capacity and nearly identical in age. It is inferior in condition, lot size, no fireplace, no pool or spa, but is superior in square footage. This property is inferior to subject property.

**Listing 3** Under contract, will be conventional financing. Identical in condition, garage capacity, fireplace, pool and spa and nearly identical in age. It is superior in square footage, baths, lot size. This property is superior to subject property.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2499 Serenity Hollow Drive	1077 Quiet Summit Pl	1174 Mirage Lake St	2516 Serenity Hollow Dr
<b>City, State</b>	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
<b>Zip Code</b>	89052	89052	89052	89052
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.14 <sup>1</sup>	0.19 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$715,000	\$767,000	\$925,000
<b>List Price \$</b>	--	\$715,000	\$767,000	\$925,000
<b>Sale Price \$</b>	--	\$715,000	\$767,000	\$900,000
<b>Type of Financing</b>	--	01/19/2024	05/30/2024	09/03/2024
<b>Date of Sale</b>	--	04/30/2024	07/29/2024	10/04/2024
<b>DOM · Cumulative DOM</b>	-- · --	63 · 102	12 · 60	4 · 31
<b>Age (# of years)</b>	26	21	26	27
<b>Condition</b>	Good	Average	Good	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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,346	2,333	2,300	2,918
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	4 · 3	5 · 3
<b>Total Room #</b>	7	7	7	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 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 Spa - Yes	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	0.20 acres	0.19 acres	0.15 acres	0.25 acres
<b>Other</b>	1 Fireplace	1 Fireplace	2 Fireplaces	1 Fireplace
<b>Net Adjustment</b>	--	+\$67,200	+\$47,000	-\$61,600
<b>Adjusted Price</b>	--	\$782,200	\$814,000	\$838,400

\* Sold 2 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** Cash sale. Vacant property when listed. identical in bedrooms, baths, garage capacity, fireplace, pool, and nearly identical in square footage and age. It is inferior in condition \$60,000, no spa \$5,000 and lot size adjusted @ \$5/square foot \$2,200.
- Sold 2** Sold with conventional financing. Vacant property when listed. Identical in condition, garage capacity, age. It is inferior in square footage adjusted @ \$100/square foot \$4,600, lot size adjusted @\$5/square foot \$10,900, no pool or spa \$35,000, but is superior in baths (\$2,500), fireplaces (\$1,000).
- Sold 3** Sold with conventional financing. Vacant property when listed. Identical in condition, pool, fireplace, same street, and nearly identical in age. It is inferior in no spa \$5,000, garage capacity \$4,000, but is superior in square footage adjusted @\$100/square foot (\$57,200), baths (\$2,500) and lot size adjusted @\$5/square foot (\$10,900).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	The Baird Group,LLC	Sold by Trustee Deed 10/24/2023. MLS 2556822 Listed for sale and withdrawn. MLS 2560545 Listed for sale, 1 price reduction and withdrawn. MLS 2622958 Listed for sale, not under contract.					
<b>Listing Agent Name</b>	Steven D. Baird						
<b>Listing Agent Phone</b>	702-592-9927						
<b># of Removed Listings in Previous 12 Months</b>	2						
<b># of Sales in Previous 12 Months</b>	1						
<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>
--	--	--	--	Sold	10/24/2023	\$562,000	Tax Records
01/31/2024	\$749,900	02/01/2024	\$749,900	Withdrawn	02/15/2024	\$749,900	MLS
02/15/2024	\$729,900	10/04/2024	\$899,900	Withdrawn	03/30/2024	\$699,900	MLS
10/04/2024	\$899,900	--	--	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$869,000	\$869,000
<b>Sales Price</b>	\$835,000	\$835,000
<b>30 Day Price</b>	\$820,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property should be priced near mid range of competing listings due to balanced supply of competing properties in this area but slowing of pending sales. This property is most like Sale #1, sold for adjusted sales price of \$814,000. This property was under contract in 12 days on market. Subject property would be expected to sell near high range of adjusted recently closed sales 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** 2504 Ashley Rose Ter  
Henderson, NV 89052



Front

**L2** 892 Timber Walk Dr  
Henderson, NV 89052



Front

**L3** 2531 Ashley Rose Ter  
Henderson, NV 89052

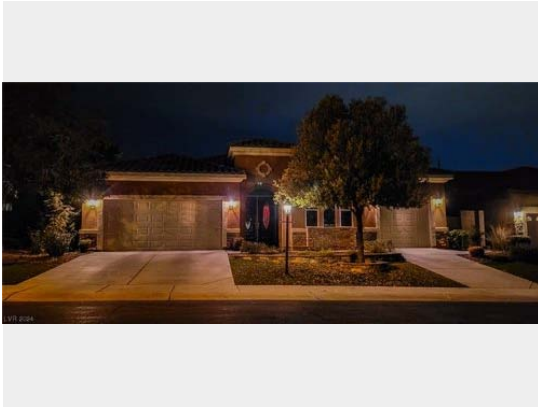


Front



## Sales Photos

**S1** 1077 Quiet Summit Pl  
Henderson, NV 89052



Front

**S2** 1174 Mirage Lake St  
Henderson, NV 89052



Front

**S3** 2516 Serenity Hollow Dr  
Henderson, NV 89052



Front

## ClearMaps Addendum

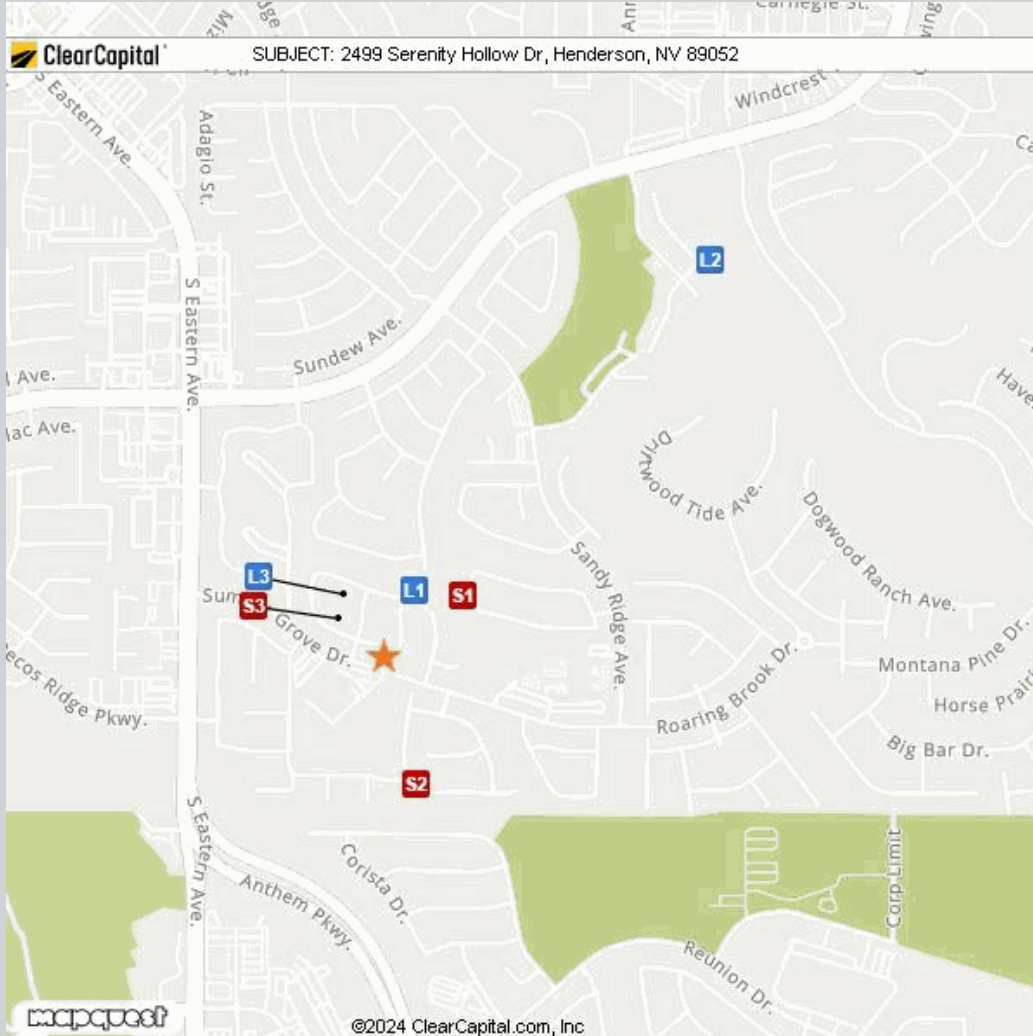
**Address** ★ 2499 Serenity Hollow Drive, Henderson, NV 89052

**Loan Number** 55516

**Suggested List** \$869,000

**Suggested Repaired** \$869,000

**Sale** \$835,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2499 Serenity Hollow Drive, Henderson, nv 89052	--	Parcel Match
L1 Listing 1	2504 Ashley Rose Ter, Henderson, NV 89052	0.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	892 Timber Walk Dr, Henderson, NV 89052	0.71 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2531 Ashley Rose Ter, Henderson, NV 89052	0.10 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1077 Quiet Summit Pl, Henderson, NV 89052	0.14 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1174 Mirage Lake St, Henderson, NV 89052	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2516 Serenity Hollow Dr, Henderson, NV 89052	0.08 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: 07/29/2024

**Purpose:**

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

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

**Undue Influence Concerns**

Please contact [uiprotider@clearcapital.com](mailto:uiprotider@clearcapital.com) for any Undue Influence concerns.

**Independence Hotline**

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

## Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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>	Linda Bothof	<b>Company/Brokerage</b>	Linda Bothof
<b>License No</b>	B.0056344.INDV	<b>Address</b>	8565 S Eastern Ave Las Vegas NV 89123
<b>License Expiration</b>	05/31/2026	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	3.50 miles	<b>Date Signed</b>	10/07/2024

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof** (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: **2499 Serenity Hollow Drive, Henderson, NV 89052**
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: **October 10, 2024**

Licensee signature: **/Linda Bothof/**

**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.