

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	10218 Chestnut Sweet Street, Las Vegas, NEVADA 89131	Order ID	9026604	Property ID	34802671
Inspection Date	11/17/2023	Date of Report	11/17/2023		
Loan Number	55838	APN	12504611037		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	11.15_BPO	Tracking ID 1	11.15_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	TRP FUND IV LLC	Condition Comments The subject property appears to have had regular, routine exterior maintenance. No exterior damages and/or deferred maintenance was identified.
R. E. Taxes	\$2,198	
Assessed Value	\$118,843	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Locked front door)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Log Cabin Ranch 702-737-8580	
Association Fees	\$69 / Month (Landscaping,Other: Management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject property is located in a non-gated community of 626 properties in the Northwest area of Las Vegas. The community has low monthly HOA fees and appears well-maintained. Close to schools, shopping and major surface streets. Freeway access is limited.
Local Economy	Depressed	
Sales Prices in this Neighborhood	Low: \$372400 High: \$733000	
Market for this type of property	Decreased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10218 Chestnut Sweet Street	8916 El Diablo St	8912 Martin Downs Pl	7916 Canyons Park Ave
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89131	89131	89131	89131
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.07 ¹	0.95 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$489,900	\$489,900	\$500,000
List Price \$	--	\$449,900	\$475,000	\$500,000
Original List Date		08/30/2023	10/06/2023	10/26/2023
DOM · Cumulative DOM	-- · --	79 · 79	42 · 42	22 · 22
Age (# of years)	15	19	19	15
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,815	1,894	1,894	1,815
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	4 · 2
Total Room #	6	5	5	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	--	--	--	Pool - Yes Spa - Yes
Lot Size	0.18 acres	0.12 acres	0.19 acres	0.18 acres
Other	None	None	Solar panels	Solar panels

* 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** REDUCED!!! - BEAUTIFULLY APPOINTED 3 BEDROOM AND 2 BATH SINGLE STORY HOME LOCATED IN THE HEART OF SILVERSTONE RANCH IN Northwest Las Vegas. EASY ACCESS TO PARKS, WALKING AND HIKING TRAILS, FREEWAY ACCESS AND SCHOOLS. OPEN FLOOR PLAN WITH OVERSIZED FAMILY ROOM WITH FIREPLACE AND MANTLE. GOURMET KITCHEN WITH LEVEL 3 GRANITE COUNTER TOPS, FLAT PANEL MAPLE CABINETS AND BREAKFAST BAR JUST THE PERFECT PLACE TO ENTERTAIN FAMILY AND FRIENDS. OVERSIZED PRIMARY BEDROOM WITH BAY WINDOWS, SPA LIKE BATH WITH SEPARATE SHOWER AND TUB AND WALK-IN CLOSETS. 2 ADDITIONAL OVERSIZED BEDROOMS WITH BATH ACCESS. Adjust +\$5K for bedroom, +\$2K for bath,+\$3900 for lot,-\$4800 for GLA. ADJUSTED LIST PRICE: \$443,800.
- Listing 2** Large corner lot with beautiful landscape. The luxury Silverstone ranch living is the place you've been looking for. The floor plan is a nice open space that gives natural light and volume ceilings. Gourmet kitchen opens up to the family area With a eat in nook area, breakfast bar, beautiful countertops and plenty of cabinet space for storage. The master room features a beautiful bay window that is separate from the other rooms. You're beautiful master bathroom has dual sinks, garden bathtub, with a separate shower in your master bath. High ceilings with an oversized two car garage that also has electric car hook up. Beautiful large size backyard that is Easy to maintain, low maintenance with nice landscaping. This home has access to walking trails that are just a short distance from the property. Adjust +\$5K for bedroom, +\$2K for bath, -\$10K for solar panels, -\$1200 for lot,-\$4800 for GLA. ADJUSTED LIST PRICE: \$466,000.
- Listing 3** Welcome home to your serene desert oasis. You're surrounded by Tule Springs Fossil Beds National Park & Floyd Lamb State Park! Your outdoor lifestyle has just begun. Once inside, you'll find room to connect and hang out. Or, if quiet time is what you crave, there are rooms for everyone. The kitchen is open to the living room, so you can talk and still be in the action. Big windows fill the home with light, making the whole house feel bright. You'll love the backyard when it's time to play or recover from your outdoor activities! Jump into the refreshing pool or relax in the spa. It's like having a vacation spot right at home. Plus, there are bonuses. "RV Parking" with room for a small trailer, making travel more convenient. Your home will be the perfect spot to start and end all your adventures. And solar! There are no equipment payments here; it's paid off! Adjust +\$2K for bath, -\$10K for solar panels -\$10K for pool. ADJUSTED LIST PRICE: \$482,000.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10218 Chestnut Sweet Street	7912 Rushmore Ave	8941 Sherwood Park Dr	8933 Sherwood Park Drive
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89131	89131	89131	89131
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	1.32 ¹	1.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$520,000	\$479,000	\$498,999
List Price \$	--	\$489,000	\$475,000	\$498,999
Sale Price \$	--	\$455,000	\$470,000	\$498,999
Type of Financing	--	Cash	Cash	Va
Date of Sale	--	04/18/2023	07/03/2023	06/14/2023
DOM · Cumulative DOM	-- · --	134 · 134	48 · 45	38 · 89
Age (# of years)	15	14	18	18
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,815	2,102	1,894	1,894
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2	3 · 2
Total Room #	6	6	5	5
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	0.18 acres	0.21 acres	0.13 acres	0.12 acres
Other	None	None	Solar Panels	Solar panels
Net Adjustment	--	-\$17,500	-\$14,500	-\$13,900
Adjusted Price	--	\$437,500	\$455,500	\$485,099

* 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** You won't want to miss out on this beautiful one-story corner lot near Floyd Lamb (Tule Springs) Park! A quiet area near Tule Fossil Bed National Monument and close to Mount Charleston! Potential RV parking and a gorgeously gated porch. Garage has extra storage room and entry to house. Large foyer entry and open/spacious family and living areas. Convenient to shopping and healthcare facilities! Adjust +\$2K for bath,-\$2K for lot,-\$17,500 for GLA.
- Sold 2** Upgraded Inside and Out with almost new owned Solar System by Robco Electric! Low power bills for efficiency. Pulte built quality construction all in your new 1 story turnkey home full of Pride of Ownership that looks like a model home. Situated on a corner lot with no rear neighbors. Amazing tranquil mountain views to Mt Charleston, Red Rock, and the Sheep Mountains to the North from the backyard and front gated patio. Your new home features upgrded wood look tile flooring, shutters throughout, an actual laundry room, surround sound, granite counters, maple cabinets, upgraded sink/faucet, 3 spacious bedrooms with the separate master suite having views as well. The backyard has 2 covered patios, pavers, astroturf, easy maintenance landscape, and raised garden beds. Enjoy the serene settings while you BBQ and relax for coffee and breakfast or outdoor dinners! Make sure to check out the Virtual Tour Link to the Matterport walking tour to see everythig about this great home. Adjust -\$10K for condition,+\$5K for bedroom, +\$2K for bath, -\$10K for solar panels,+\$3300 for lot,-\$4800 for GLA.
- Sold 3** This one is a MUST SEE! One of the BEST Pulte Floor plans of all time! This 3 Bedroom 2 bath single story home Boasts Pride of Ownership! Almost 1900 Sq ft! Original Owners took Excellent Care of this home and made wonderful selections of upgrades! The Lot, Overlooks the Bluff, no neighbors behind! Open Fencing with wonderful sunset views, The Pool made to play or float in, pool has a newer energy efficient variable speed motor, in ground vacuum system & solar heating. Wood Floors in Bedrooms and Tile in Main Living and Wet Areas! Polished with Great Selections in Fans and Decor. Adjust +\$5K for bedroom, +\$2K for bath, -\$10K for solar panels,+\$3900 for lot,-\$4800 for GLA, -\$10K for pool.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property has no MLS listing history within the last two years.			
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	\$465,000	\$465,000
Sales Price	\$456,000	\$456,000
30 Day Price	\$419,520	--
Comments Regarding Pricing Strategy		
The suggested sale price for the subject property is \$456,000 @ \$238.24 per SqFt. The suggested sale price is bracketed by the Adjusted Comparables. ***PLEASE NOTE*** Due to the location of the subject property,		

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.
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Subject Photos



Front



Address Verification



Side



Side



Side



Side

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 8916 El Diablo St
Las Vegas, NV 89131



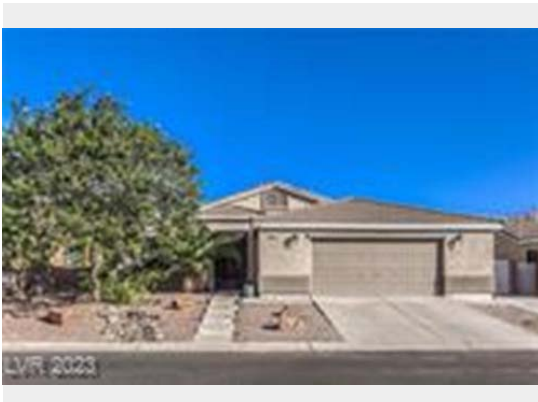
Front

L2 8912 Martin Downs Pl
Las Vegas, NV 89131



Front

L3 7916 Canyons Park Ave
Las Vegas, NV 89131



Front

Sales Photos

S1 7912 Rushmore Ave
Las Vegas, NV 89131



Front

S2 8941 Sherwood Park Dr
Las Vegas, NV 89131



Front

S3 8933 Sherwood Park Drive
Las Vegas, NV 89131



Front

ClearMaps Addendum

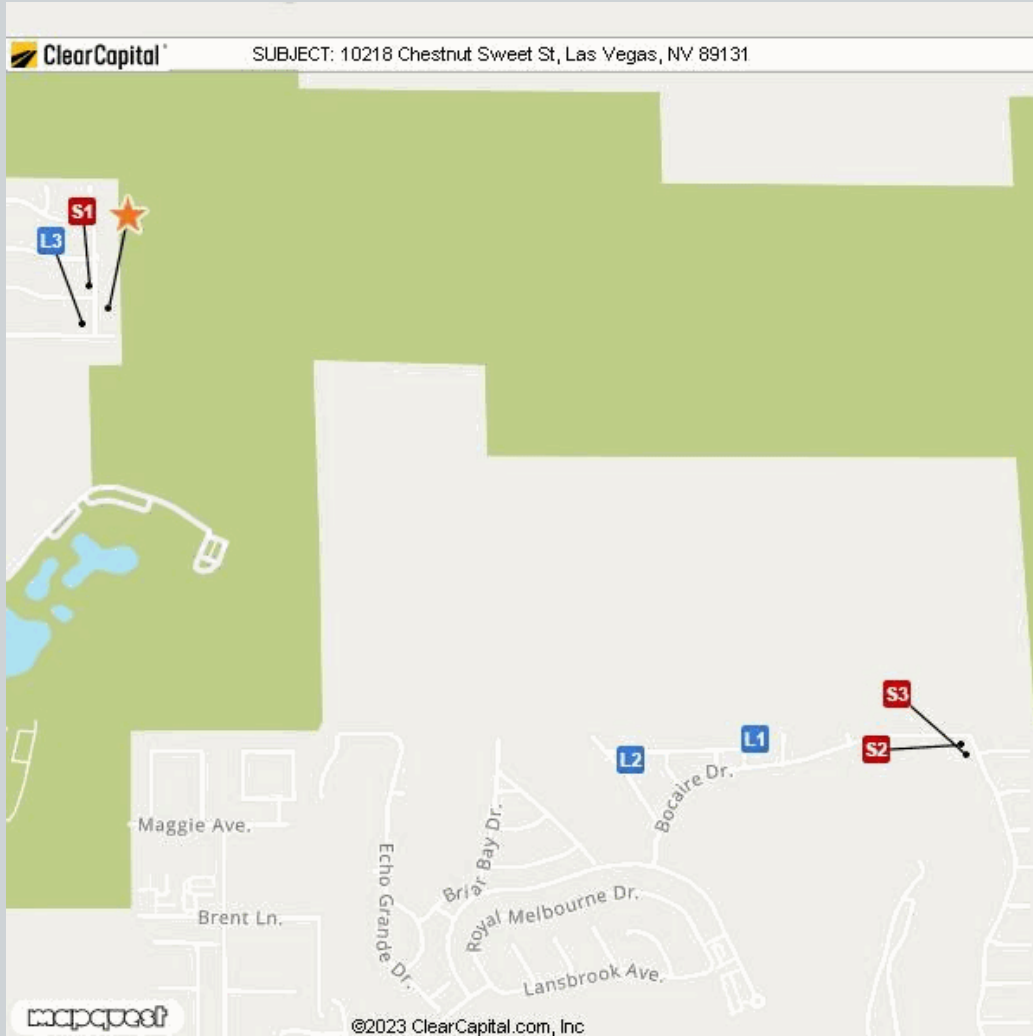
Address ★ 10218 Chestnut Sweet Street, Las Vegas, NEVADA 89131

Loan Number 55838

Suggested List \$465,000

Suggested Repaired \$465,000

Sale \$456,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10218 Chestnut Sweet Street, Las Vegas, Nevada 89131	--	Parcel Match
L1 Listing 1	8916 El Diablo St, Las Vegas, NV 89131	1.07 Miles ¹	Parcel Match
L2 Listing 2	8912 Martin Downs Pl, Las Vegas, NV 89131	0.95 Miles ¹	Parcel Match
L3 Listing 3	7916 Canyons Park Ave, Las Vegas, NV 89131	0.04 Miles ¹	Parcel Match
S1 Sold 1	7912 Rushmore Ave, Las Vegas, NV 89131	0.04 Miles ¹	Parcel Match
S2 Sold 2	8941 Sherwood Park Dr, Las Vegas, NV 89131	1.32 Miles ¹	Parcel Match
S3 Sold 3	8933 Sherwood Park Drive, Las Vegas, NV 89131	1.34 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	MARGERY BAIRD	Company/Brokerage	The Nitro Group-REALTY ONE
License No	S.0059003	Address	4124 Autumndale Av North Las Vegas NV 89031
License Expiration	12/31/2024	License State	NV
Phone	7024319001	Email	info@MargisTrademarkSvc.com
Broker Distance to Subject	6.17 miles	Date Signed	11/17/2023

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.