

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>	863 Nutmeg Place Unit 18, Reno, NV 89502	<b>Order ID</b>	9074727	<b>Property ID</b>	34901711
<b>Inspection Date</b>	12/18/2023	<b>Date of Report</b>	12/18/2023		
<b>Loan Number</b>	56160	<b>APN</b>	020-372-63		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Washoe		

Tracking IDs					
<b>Order Tracking ID</b>	12.18_BPO	<b>Tracking ID 1</b>	12.18_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	SATTLER, GERALD E	The subject appeared to be maintained with no damage noted when viewed from the street.
<b>R. E. Taxes</b>	\$1,000	
<b>Assessed Value</b>	\$37,929	
<b>Zoning Classification</b>	MF30	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Occupied	
<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>	Alpine Vista Kenyon & Asso 775-674-8000	
<b>Association Fees</b>	\$225 / Month (Pool,Other: common area maintenance)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject is located in a neighborhood of condos/townhouses that are maintained in average to good condition. It is centrally located to amenities.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$150,000 High: \$315,000	
<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
Street Address	863 Nutmeg Place Unit 18	4602 Neil Rd #94	859 Nutmeg Pl #21	159 Smithridge Park
City, State	Reno, NV	Reno, NV	Reno, NV	Reno, NV
Zip Code	89502	89502	89502	89502
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 <sup>1</sup>	0.04 <sup>1</sup>	0.30 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$190,000	\$204,900	\$295,000
List Price \$	--	\$159,000	\$199,000	\$295,000
Original List Date		07/06/2023	11/13/2023	12/02/2023
DOM · Cumulative DOM	-- · --	165 · 165	35 · 35	16 · 16
Age (# of years)	44	43	44	54
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories condo	1 Story condo	2 Stories condo	2 Stories condo
# Units	1	1	1	1
Living Sq. Feet	856	644	936	1,040
Bdrm · Bths · ½ Bths	2 · 1 · 1	1 · 1	2 · 1 · 1	2 · 1 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes	Pool - Yes
Lot Size	.00 acres	.00 acres	.00 acres	.00 acres
Other	--	--	--	--

\* Listing 2 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** Adjustments would be: -5000 condition, +6360 GLA, +2500 half bath = +3860 for a total \$162,860

**Listing 2** Adjustments would be: there would be no adjustments. Total \$199,000 .....

**Listing 3** Adjustments would be: +1000 age, -5520 GLA = -6520 for a total \$288 480 .....

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	863 Nutmeg Place Unit 18	1465 E Peckham Ln #35	859 Nutmeg Place #10	865 Nutmeg Pl #11
<b>City, State</b>	Reno, NV	Reno, NV	Reno, NV	Reno, NV
<b>Zip Code</b>	89502	89502	89502	89502
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.05 <sup>1</sup>	0.01 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$195,000	\$240,000	\$230,000
<b>List Price \$</b>	--	\$195,000	\$240,000	\$230,000
<b>Sale Price \$</b>	--	\$189,000	\$240,000	\$220,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	06/20/2023	07/18/2023	08/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	61 · 61	48 · 48	53 · 53
<b>Age (# of years)</b>	44	39	44	44
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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 condo	1 Story condo	2 Stories condo	2 Stories condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	856	624	936	936
<b>Bdrm · Bths · ½ Bths</b>	2 · 1 · 1	1 · 1	2 · 1 · 1	2 · 1 · 1
<b>Total Room #</b>	5	4	5	5
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<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	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	.00 acres	.00 acres	.00 acres	.00 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$8,960	-\$5,000	\$0
<b>Adjusted Price</b>	--	\$197,960	\$235,000	\$220,000

\* Sold 3 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.

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

**Sold 1** Adjustments: -500 age, +6960 GLA, +2500 half bath = +8960 .....

**Sold 2** Adjustments: -5000 condition .....

**Sold 3** Adjustments: no adjustments needed .....

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		Per tax records, subject last sold on 03-27-1992 for \$40,000					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$225,000	\$225,000
<b>Sales Price</b>	\$215,000	\$215,000
<b>30 Day Price</b>	\$197,800	--
<b>Comments Regarding Pricing Strategy</b>		
Sold comp search was .5 miles and 6 months to find comps in same complex. There was only 1 listing within the subject complex.		

## 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



Address Verification



Side



Side



Back

## Subject Photos



Street



Street



Other



Other



Other

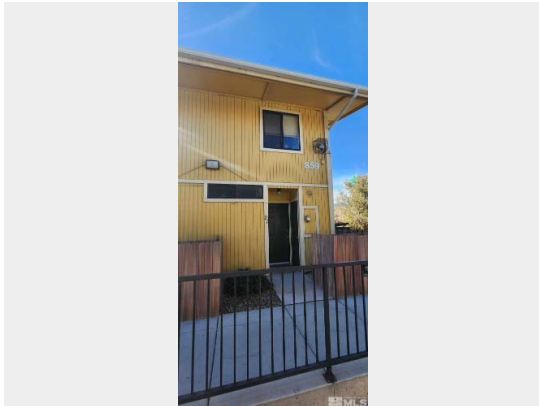
## Listing Photos

**L1** 4602 Neil Rd #94  
Reno, NV 89502



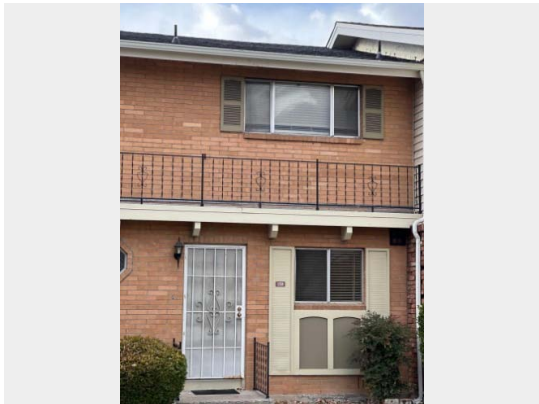
Front

**L2** 859 Nutmeg Pl #21  
Reno, NV 89502



Front

**L3** 159 Smithridge Park  
Reno, NV 89502



Front

## Sales Photos

**S1** 1465 E Peckham Ln #35  
Reno, NV 89502



Front

**S2** 859 Nutmeg Place #10  
Reno, NV 89502



Front

**S3** 865 Nutmeg Pl #11  
Reno, NV 89502



Front



## ClearMaps Addendum

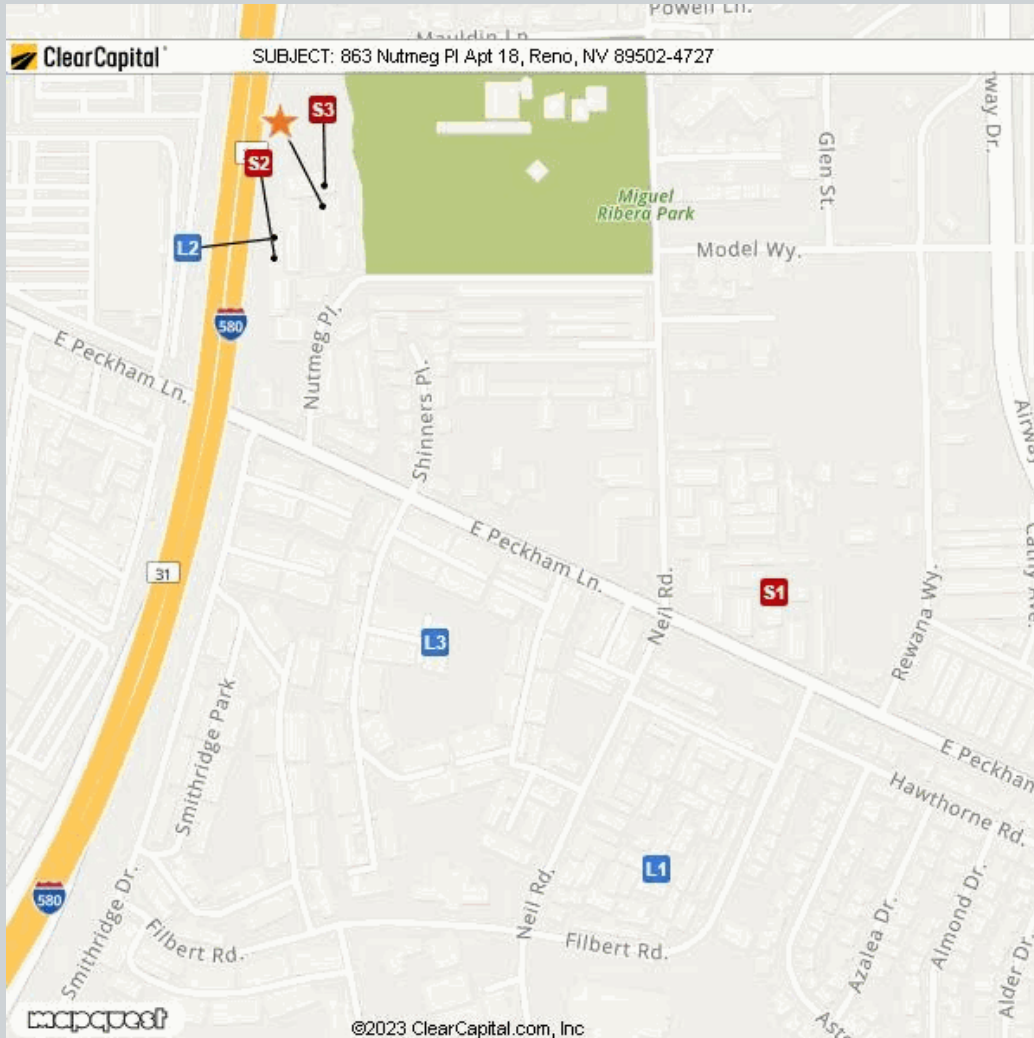
**Address** ★ 863 Nutmeg Place Unit 18, Reno, NV 89502

**Loan Number** 56160

**Suggested List** \$225,000

**Suggested Repaired** \$225,000

**Sale** \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	863 Nutmeg Place Unit 18, Reno, NV 89502	--	Parcel Match
L1 Listing 1	4602 Neil Rd #94, Reno, NV 89502	0.49 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	859 Nutmeg Pl #21, Reno, NV 89502	0.04 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	159 Smithridge Park, Reno, NV 89502	0.30 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1465 E Peckham Ln #35, Reno, NV 89502	0.39 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	859 Nutmeg Place #10, Reno, NV 89502	0.05 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	865 Nutmeg Pl #11, Reno, NV 89502	0.01 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>	Kathleen Bray	<b>Company/Brokerage</b>	CalNeva Realty
<b>License No</b>	S.0174694	<b>Address</b>	3730 St Andrews Dr Reno NV 89502
<b>License Expiration</b>	04/30/2024	<b>License State</b>	NV
<b>Phone</b>	7752031054	<b>Email</b>	buyrenore@gmail.com
<b>Broker Distance to Subject</b>	3.55 miles	<b>Date Signed</b>	12/18/2023

/Kathleen Bray/

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: **Kathleen Bray** ("Licensee"), **S.0174694** (License #) who is an active licensee in good standing.

Licensee is affiliated with **CalNeva 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: **863 Nutmeg Place Unit 18, Reno, NV 89502**
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: **December 18, 2023**

Licensee signature: **/Kathleen Bray/**

**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.