

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	2050 Los Feliz Street Unit 121, Las Vegas, NV 89156	Order ID	9121294	Property ID	35001733
Inspection Date	01/23/2024	Date of Report	01/23/2024		
Loan Number	56375	APN	14023614021		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	1.22_BPO	Tracking ID 1	1.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	PATRICK ROBERTS	Condition Comments The exterior of the property and the common grounds/facilities appears well-maintained by property management.
R. E. Taxes	\$803	
Assessed Value	\$74,828	
Zoning Classification	Residential	
Property Type	Townhome	
Occupancy	Vacant	
Secure?	Yes (On Lockbox)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Moonlight Terrance 702-968-0405	
Association Fees	\$215 / Month (Pool,Landscaping,Insurance,Other: GATED, GROUND, INSUR, MGMT., REC)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject property is located in a gated community of 94 properties in the far East area of Las Vegas. The community has moderately high HOA fees that include numerous amenities for residents. The exterior of the properties and the common grounds/facilities are maintained by property management. Close to schools, shopping and major surface streets. Freeway access is limited.
Local Economy	Depressed	
Sales Prices in this Neighborhood	Low: \$181000 High: \$191000	
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	2050 Los Feliz Street Unit 121	5330 East Charleston Boulevard Unit 5	5971 Blackberry Field Avenue	2050 Los Feliz St Unit 141
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89156	89142	89142	89156
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.37 ¹	3.00 ¹	0.08 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$253,999	\$285,900	\$305,000
List Price \$	--	\$253,999	\$285,900	\$305,000
Original List Date		12/07/2023	01/17/2024	11/19/2023
DOM · Cumulative DOM	-- · --	46 · 47	5 · 6	64 · 65
Age (# of years)	20	26	20	20
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
Style/Design	1 Story Townhouse	2 Stories Townhouse	2 Stories Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,202	1,103	1,278	1,383
Bdrm · Bths · ½ Bths	2 · 2	2 · 2 · 1	2 · 1 · 1	2 · 2
Total Room #	4	5	4	4
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.07 acres	0.05 acres	0.11 acres
Other	None	None	None	None

* 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** Lovely 2-bedroom, 2.5 bathroom, 2 story Townhome located within a gated community and walking distance to school and shops. The community features a community pool and spa, fitness center, clubhouse, walking paths, and visitor parking. Adjust -\$2K for bath,+\$3500 for garage,+\$10K for view, +\$5K for yr built,+\$2500 for lot,+\$5K for GLA. ADJUSTED LIST PRICE: \$277,999.
- Listing 2** Traditional sale! Great 2story home in the east of the valley. Great investment for the savvy investor! Great loft area on the second floor for extra entertaining space or to make into a home office! Easy to maintain desert landscaping! Convenient to freeways, schools, shopping, restaurants, & more! Adjust +\$2K for bath, +\$3500 for garage, +\$10K for view,+\$3900 for lot,-\$3900 for GLA. ADJUSTED LIST PRICE: \$301,400.
- Listing 3** Immaculate Sunrise Manor single-story townhome with breathtaking views! Modern and move-in ready - with gorgeous laminate flooring and brand new carpet throughout the main living area which opens to the totally remodeled kitchen! Featuring Quartz countertops and stainless steel appliances, you will love crafting meals while overlooking the open-concept dining nook and family room. Generously sized bedrooms with dedicated, luxury bathroom finishes. The front, enclosed porch area is ideal for unwinding with a glass of wine after a long day and taking in the views of the glamorous Las Vegas Strip. Adjust +\$10K for condition,-\$9200 for GLA. ADJUSTED LIST PRICE: \$305,800.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2050 Los Feliz Street Unit 121	6479 Elwood Mead Avenue Unit 101	2078 Scanlon Ferry Court Unit 101	2072 Arivada Ferry Court Unit 101
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89156	89156	89156	89156
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.87 ¹	0.96 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$265,000	\$255,000	\$275,000
List Price \$	--	\$244,888	\$245,000	\$272,000
Sale Price \$	--	\$240,000	\$250,000	\$260,000
Type of Financing	--	Conv	Va	Conv
Date of Sale	--	12/13/2023	12/08/2023	09/28/2023
DOM · Cumulative DOM	-- · --	67 · 112	42 · 71	58 · 96
Age (# of years)	20	17	17	16
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	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
Style/Design	1 Story Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,202	1,218	1,218	1,218
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.03 acres	0.03 acres	0.03 acres
Other	None	None	None	None
Net Adjustment	--	+\$8,700	+\$23,500	+\$13,500
Adjusted Price	--	\$248,700	\$273,500	\$273,500

* Sold 1 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** Home is Available, New paint and carpet ready for new owner or Investor. Great 2 bedroom, 2 bath townhome featuring an attached 1 car garage and balcony. This beautiful home has vaulted ceilings and a spacious living room. Nice kitchen with breakfast bar and pantry for lots of storage. Property has been updated, cleaned, and is VACANT. Gated community with a pool. Adjust -\$10K for condition, +\$3500 for garage, +\$10K for view, +\$5200 for lot.
- Sold 2** An exceptional opportunity to own a stunning 2-bed, 2-bath townhome in a gated community with pool! Upon entering the main floor, you are greeted by a bright and spacious living area that boasts an abundance of natural light, vaulted ceilings and beautiful laminate wood flooring. ** The well-appointed kitchen is equipped with stainless steel appliances, ample cabinetry, pantry, and a breakfast bar, perfect for preparing meals and entertaining guests. ** The spacious primary suite features a walk-in closet and a large vanity en-suite bathroom. The second bedroom is located on the opposite end of the home with a full bathroom just steps away. Adjust +\$3500 for garage, +\$10K for view, +\$10K for view.
- Sold 3** This spectacular townhome is nestled in Lake Mead Court subdivision. Boasting an inviting balcony outside the living room/dining room, you'll enjoy breathtaking mountain views that will leave you in awe. This move-in ready townhome is attractively priced, making it an excellent opportunity for homebuyers to enjoy the tranquility and beauty of nature from the comfort of your own home. This townhome is ready for you to settle in immediately- simply bring your belongings and start making memories. Adjust +\$3500 for garage, +\$10K for view.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property has been listed and sold twice in the last two months. Buyer had to re-sale the property due to personal circumstances.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# of Sales in Previous 12 Months	2						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
09/21/2023	\$289,000	12/13/2023	\$279,808	Sold	12/22/2023	\$260,000	MLS
01/03/2024	\$260,000	01/13/2024	\$260,000	Pending/Contract	01/13/2024	\$260,000	MLS
01/13/2024	\$260,000	--	--	Sold	01/19/2024	\$227,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$255,000	\$255,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
The suggested sale price for the subject property is \$250,000 @ \$207.99 per SqFt. The suggested sale price is bracketed by the Adjusted Comparables.		

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



Side



Side

Subject Photos



Back



Street



Street



Dining Room



Other



Other

Subject Photos



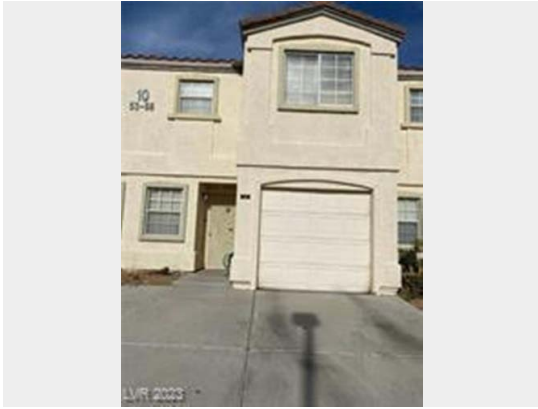
Other



Other

Listing Photos

L1 5330 East Charleston Boulevard Unit 5
Las Vegas, NV 89142



Front

L2 5971 BLACKBERRY FIELD Avenue
Las Vegas, NV 89142



Front

L3 2050 Los Feliz St Unit 141
Las Vegas, NV 89156



Front

Sales Photos

S1 6479 Elwood Mead Avenue Unit 101
Las Vegas, NV 89156



Front

S2 2078 Scanlon Ferry Court Unit 101
Las Vegas, NV 89156



Front

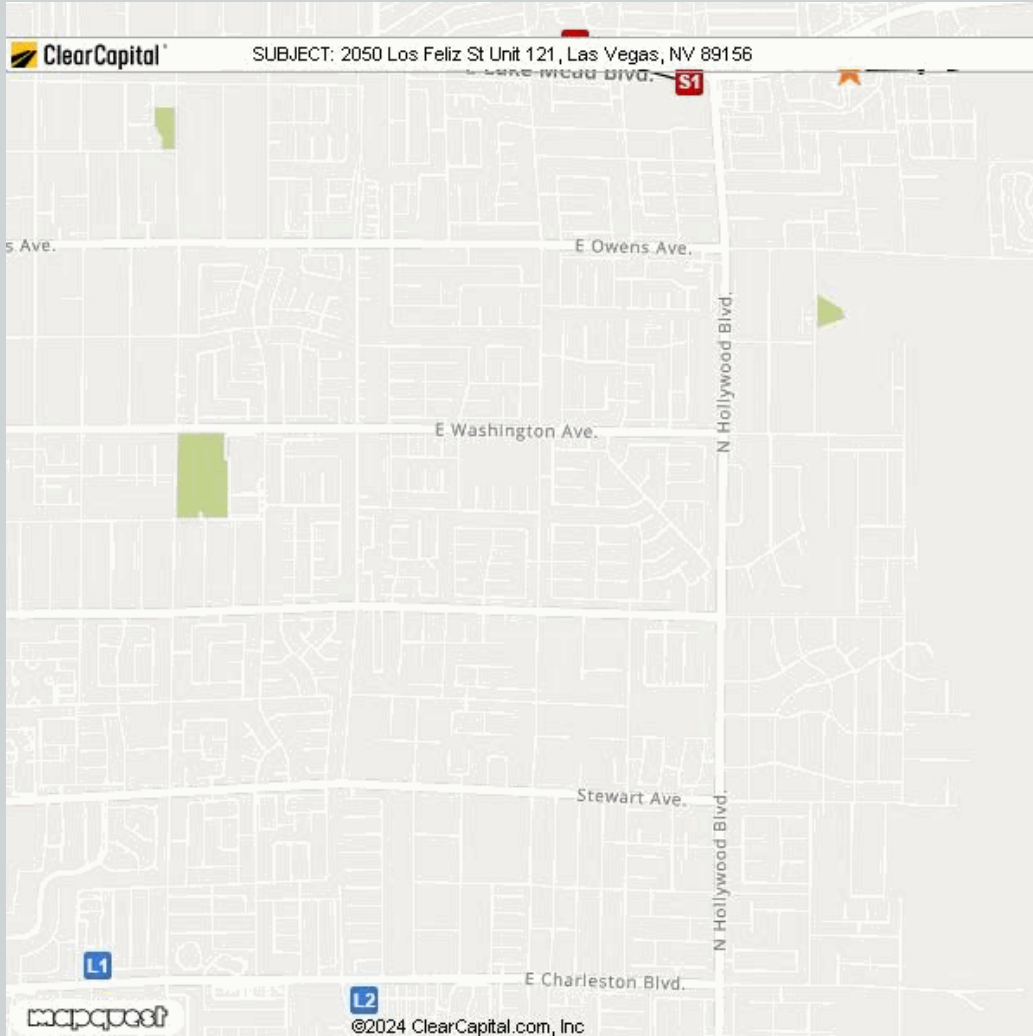
S3 2072 Arivada Ferry Court Court Unit 101
Las Vegas, NV 89156



Front

ClearMaps Addendum

Address ★ 2050 Los Feliz Street Unit 121, Las Vegas, NV 89156
Loan Number 56375 **Suggested List** \$255,000 **Suggested Repaired** \$255,000 **Sale** \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2050 Los Feliz Street Unit 121, Las Vegas, NV 89156	--	Parcel Match
L1 Listing 1	5330 East Charleston Boulevard Unit 5, Las Vegas, NV 89142	3.37 Miles ¹	Parcel Match
L2 Listing 2	5971 Blackberry Field Avenue, Las Vegas, NV 89142	3.00 Miles ¹	Parcel Match
L3 Listing 3	2050 Los Feliz St Unit 141, Las Vegas, NV 89156	0.08 Miles ¹	Parcel Match
S1 Sold 1	6479 Elwood Mead Avenue Unit 101, Las Vegas, NV 89156	0.86 Miles ¹	Parcel Match
S2 Sold 2	2078 Scanlon Ferry Court Unit 101, Las Vegas, NV 89156	0.87 Miles ¹	Parcel Match
S3 Sold 3	2072 Arivada Ferry Court Court Unit 101, Las Vegas, NV 89156	0.96 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	7025010356	Email	info@MargisTrademarkSvc.com
Broker Distance to Subject	10.98 miles	Date Signed	01/23/2024

/MARGERY BAIRD/

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: **MARGERY BAIRD** ("Licensee"), **S.0059003** (License #) who is an active licensee in good standing.

Licensee is affiliated with **The Nitro Group-REALTY ONE** (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: **2050 Los Feliz Street Unit 121, Las Vegas, NV 89156**
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: **January 23, 2024**

Licensee signature: **/MARGERY BAIRD/**

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.