

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	706 Tam O Shanter, Las Vegas, NEVADA 89109	Order ID	9171007	Property ID	35103236
Inspection Date	02/20/2024	Date of Report	02/21/2024		
Loan Number	56520	APN	162-10-210-008		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	2.20_BPO	Tracking ID 1	2.20_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Lacy Charles Frederick & Alice	Based on exterior observation, subject property appears to be in average condition and not in need of immediate repair
R. E. Taxes	\$1,496	
Assessed Value	\$71,929	
Zoning Classification	sfr	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (lockbox)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Las Vegas Country Cl 7027320329	
Association Fees	\$318 / Month (Pool,Landscaping,Other: Gated Grounds, Ground Maintenance, Management, Security())	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The market has stabilized in the past few months with increased exposure time with less than 100% sale to list ratio with 2 REO transactions
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$178,500 High: \$605,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	706 Tam O Shanter	640 Tam O Shanter	2468 El Paseo Circle	3415 Villa Hermosa Drive
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89109	89109	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	1.91 ¹	1.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$387,000	\$409,999
List Price \$	--	\$325,000	\$387,000	\$409,999
Original List Date		02/01/2024	02/13/2024	01/04/2024
DOM · Cumulative DOM	-- · --	5 · 20	8 · 8	38 · 48
Age (# of years)	55	55	50	54
Condition	Average	Good	Good	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 townhouse	2 Stories townhouse	1 Story townhouse	1 Story townhouse
# Units	1	1	1	1
Living Sq. Feet	1,930	1,800	1,675	1,971
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	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	0.02 acres	0.02 acres	0.06 acres	0.10 acres
Other	--	--	--	--

* 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** Own a piece of Las Vegas history with this 3 bedroom, 2.5 bath townhome located in the guard-gated prestigious Las Vegas Country Club community. With its prime location overlooking the 16th fairway and renovation potential, this townhome is perfect for investors or homebuyers alike. All bedrooms have balconies for outside enjoyment and views. The expansive first floor has endless possibilities. First floor remodeled to include kitchen with custom raised white cabinets with crown moulding, solid surface countertops, wood laminate floors and stainless steel appliances. Wood laminate floors in living room and dining room. Dining room opens up to an enclosed courtyard, while the living room opens to views of the 16th fairway. Minutes from the fascinating Las Vegas Strip offering entertainment, dining and shopping experiences.
- Listing 2** MOVE IN READY near the airport, Las Vegas Strip, sports arenas, concert venues, and the best restaurants and shopping in the country. Close to major hospital and medical district. Easy access to freeways and arterials. This stunning fully remodeled home in Historic Sunrise Villas 1 will amaze you, from the moment you walk in and see the beautiful medallion on the floor. The large kitchen has white shaker cabinets with soft-close doors, quartz countertops, backsplash, under-sink water heater and recessed lighting. A fan hovers the large living room with vaulted ceilings and a beautiful fireplace. Sliders lead you to a private, peaceful patio with views of the greenbelt and the pool. Patio overhang provides tons of shade. Back inside is an atrium with new, Low-E glass in the skylight. Two ensuite bedrooms, and a 3rd bedroom or den. Porcelain tile throughout. New storage cabinets were just installed in the laundry room. A must-see! Seller will contribute \$5,000 towards closing costs.
- Listing 3** This amazing single-story townhome is located in a gated community just minutes away from the Las Vegas Strip, UNLV, and the airport. It boasts a small, private oasis courtyard with mature landscaping and a sparkling pool. The living room and dining room areas are spacious, while the large kitchen with a breakfast nook opens up to the private courtyard and inground pool. The home features porcelain and tile flooring, along with plantation shutters and crown molding throughout. The primary bedroom is oversized and includes a sitting/dressing area, as well as dual closets with French doors that open up to the courtyard and pool. Additionally, the large second bedroom has access to a private atrium. The home is extremely clean and move-in ready. Don't miss out on this opportunity to live in a gorgeous townhome in a convenient location!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	706 Tam O Shanter	3217 Pinehurst Drive	3448 Manzano Circle,	2463 Palmera Drive
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89109	89109	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	1.90 ¹	1.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$320,000	\$340,000
List Price \$	--	\$380,000	\$320,000	\$340,000
Sale Price \$	--	\$331,777	\$310,000	\$330,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/24/2023	12/29/2023	07/28/2023
DOM · Cumulative DOM	-- · --	42 · 77	42 · 58	11 · 41
Age (# of years)	55	45	49	49
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 townhouse	2 Stories townhouse	1 Story townhouse	1 Story townhouse
# Units	1	1	1	1
Living Sq. Feet	1,930	2,285	1,675	1,720
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	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	0.02 acres	0.03 acres	0.06 acres	0.07 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$331,777	\$310,000	\$330,000

* 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** A rare opportunity to own a spacious 2285 square foot townhome in the prestigious guard-gated community of Las Vegas Country Club. This home located on the 6th tee box of the golf course has 3 bedrooms, 2 and a half bathrooms, and an attached 2-car garage, offering ample space for comfortable living. The kitchen boasts stainless steel appliances and elegant granite countertops, perfect for cooking and entertaining guests. The neutral color palette and upgraded fixtures and cabinets add a touch of sophistication to the home's ambiance. Las Vegas Country Club is a highly sought-after community located just minutes from the vibrant Las Vegas Strip and Airport. The location provides easy access to world-class entertainment, shopping, and dining experiences. Please note that this home requires a little TLC, offering the perfect opportunity for someone looking to add their personal touch and make it their own. Don't miss out on this rare find in one of Las Vegas' most iconic communities.
- Sold 2** Have you always desired a relaxed lifestyle while remaining conveniently close to the iconic Las Vegas Strip? Look no further! This charming single-story townhome is situated within a gated community boasting lush green landscapes and mature trees. The property is so well-kept. It offers proximity to the Strip, the airport, shopping, dining options, and more. The seller has invested approximately \$35k in top-of-the-line windows and glass door, providing energy efficiency throughout the entire house. The home features three comfortably sized bedrooms, two bath, and a 2-car garage. Each bedroom and the living room are equipped with ceiling fan & lights. There is EV outlet in garage. The neighboring unit had caught on fire, and the fire department leaked some water to this unit in the living room. It was professionally repaired by insurance. Special assessments of \$55 was told to expire in 2024. Don't miss the chance to explore this inviting property and make it your cozy new home!
- Sold 3** This large well maintained Single Story townhome has a great spacious floorplan and attached 2 car garage. The home features a beautiful courtyard to welcome you home or to enjoy the outdoor space under the pergola. In the center of the home you will find an atrium adjacent to the 3rd bedroom with natural light by skylight. Cozy up to the fireplace in your large living room area with a vaulted ceiling or enjoy the peace and quiet out to the back patio. Plenty of storage, walk in closet in PB. Bedrooms and kitchen have custom cabinet built-ins. Charming quiet gated community with pool/spa, mature landscaping and easy access to shops, the strip or the airport.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was recently sold			
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
01/09/2024	\$270,000	--	--	Sold	02/15/2024	\$311,500	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$320,000	\$320,000
Sales Price	\$315,000	\$315,000
30 Day Price	\$305,000	--
Comments Regarding Pricing Strategy		
All comps selected are townhouses within 2 miles of the subject. These comps are within 20% GLA of the subject and are in similar condition as the subject and sold in the past 180 days.		

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



Street

Listing Photos

L1 640 Tam O Shanter
Las Vegas, NV 89109



Front

L2 2468 El Paseo Circle
Las Vegas, NV 89121



Front

L3 3415 Villa Hermosa Drive
Las Vegas, NV 89121



Front

Sales Photos

S1 3217 Pinehurst Drive
Las Vegas, NV 89109



Front

S2 3448 Manzano Circle,
Las Vegas, NV 89121



Front

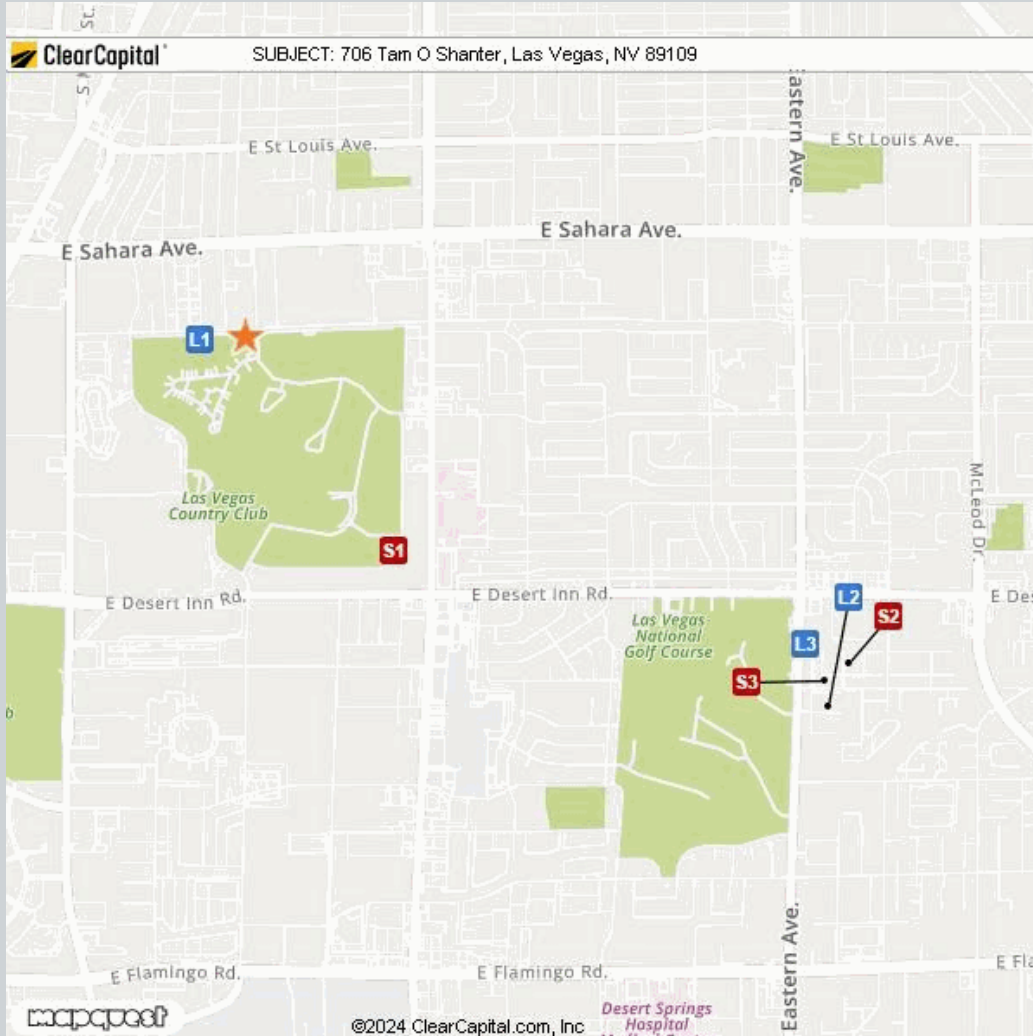
S3 2463 Palmera Drive
Las Vegas, NV 89121



Front

ClearMaps Addendum

Address ★ 706 Tam O Shanter, Las Vegas, NEVADA 89109
Loan Number 56520 **Suggested List** \$320,000 **Suggested Repaired** \$320,000 **Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	706 Tam O Shanter, Las Vegas, Nevada 89109	--	Parcel Match
L1 Listing 1	640 Tam O Shanter, Las Vegas, NV 89109	0.12 Miles ¹	Parcel Match
L2 Listing 2	2468 El Paseo Circle, Las Vegas, NV 89121	1.91 Miles ¹	Parcel Match
L3 Listing 3	3415 Villa Hermosa Drive, Las Vegas, NV 89121	1.77 Miles ¹	Parcel Match
S1 Sold 1	3217 Pinehurst Drive, Las Vegas, NV 89109	0.72 Miles ¹	Parcel Match
S2 Sold 2	3448 Manzano Circle,, Las Vegas, NV 89121	1.90 Miles ¹	Parcel Match
S3 Sold 3	2463 Palmera Drive, Las Vegas, NV 89121	1.87 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Clint Whiting	Company/Brokerage	Innovation Realty
License No	b.1002077	Address	8215 S. Eastern Ave #285 Las Vegas NV 89123
License Expiration	12/31/2024	License State	NV
Phone	7023792512	Email	CLINT@INNOVATIONVEGAS.COM
Broker Distance to Subject	7.11 miles	Date Signed	02/21/2024

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.