

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	1671 Long Horizon Lane, Henderson, NEVADA 89074	Order ID	9199838	Property ID	35162875
Inspection Date	03/06/2024	Date of Report	03/06/2024		
Loan Number	56701	APN	178-16-310-090		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	3.6_BPO	Tracking ID 1	3.6_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	VALORIE BIDWELL GARDNER	No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint and landscaping, appear average to high average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Average. Subject property is a 2 story, single family detached home with 3 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and area. It has 1 gas fireplace and in-ground pool and spa. Last sold as fair market home sale 10/07/2013 for 270,000. There are no MLS records available for this property since purchased. Subject property is located in the Green Valley area of Henderson in the Treviso subdivision. This tract is comprised of 156 single family detached homes which vary in living area from 1,411-4,789 square feet. Access to schools, shopping is within 1/2-1 mile and freeway entry is within 1-2 miles. Most likely buyer is owner occupant with conventional financing.
R. E. Taxes	\$2,298	
Assessed Value	\$138,634	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Secured by deadbolt.)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Legacy Village 702-458-2580	
Association Fees	\$143 / Quarter (Greenbelt,Other: Management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	There is an oversupply of competing listings in this neighborhood. There are 13 competing MLS listings within a 1/2 mile radius of subject property (0 REO, 0 short sale). In the past 12 months there have been 35 closed competing MLS sales in this area. This indicates an oversupply of listings assuming 90 days on market. Average days on market time was 50 days with range 1-319 days and average sale price was 98% of final list price. Homes considered to be comparable are single family detached homes within a 1/2 mile radius from subject property with living area <3,500 square feet. Comps select...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$380,000 High: \$799,950	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

There is an oversupply of competing listings in this neighborhood. There are 13 competing MLS listings within a 1/2 mile radius of subject property (0 REO, 0 short sale). In the past 12 months there have been 35 closed competing MLS sales in this area. This indicates an oversupply of listings assuming 90 days on market. Average days on market time was 50 days with range 1-319 days and average sale price was 98% of final list price. Homes considered to be comparable are single family detached homes within a 1/2 mile radius from subject property with living area <3,500 square feet. Comps selected are all located in non gated subdivisions, 2 story elevations properties and similar in construction quality.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1671 Long Horizon Lane	67 Desert Rain Ln	28 Desert Dawn Ln	16 Palazzo Ter
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89074	89074	89074	89074
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.18 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$515,000	\$539,000	\$570,000
List Price \$	--	\$515,000	\$539,000	\$570,000
Original List Date		12/28/2023	02/27/2024	01/26/2024
DOM · Cumulative DOM	-- · --	45 · 69	4 · 8	16 · 40
Age (# of years)	28	30	31	30
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 Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,255	1,706	2,145	2,727
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	3 · 3	4 · 3
Total Room #	8	7	8	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 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	Pool - Yes	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.13 acres	0.11 acres	0.18 acres	0.15 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace

* 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** Under contract, will be FHA sale. Owner occupied property when listed. Identical in condition, pool, fireplace and nearly identical in age. It is inferior in square footage, baths, lot size and no spa. This property is inferior to subject property.
- Listing 2** Under contract, will be conventional financing. Owner occupied property when listed. Identical in baths, condition, garage capacity, fireplace and nearly identical in age. It is inferior in square footage, no spa but is superior in lot size. This property is slightly inferior overall to subject property.
- Listing 3** Under contract, will be conventional financing. Tenant occupied property, leased for \$2,500/month when listed. Identical in bedrooms, baths, condition, fireplace, pool and spa and nearly identical in age. It is superior in square footage and lot size. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1671 Long Horizon Lane	1618 White Mesa Ct	59 Desert Dawn Ln	142 Kachina Dr
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89074	89074	89074	89074
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.12 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$500,000	\$855,000	\$599,000
List Price \$	--	\$500,000	\$499,900	\$599,000
Sale Price \$	--	\$500,000	\$499,900	\$595,000
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	09/08/2023	06/30/2023	08/28/2023
DOM · Cumulative DOM	-- · --	13 · 44	10 · 67	15 · 51
Age (# of years)	28	0	30	32
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 Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,255	2,122	2,122	2,301
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 3	4 · 3
Total Room #	8	8	8	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	0.13 acres	0.14 acres	0.11 acres	0.20 acres
Other	1 Fireplace	1 Fireplace, Concessions	1 Fireplace	1 Fireplace
Net Adjustment	--	+\$45,600	+\$52,700	-\$19,800
Adjusted Price	--	\$545,600	\$552,600	\$575,200

* 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** Cash sale with \$500 in seller paid concessions. Owner occupied property when listed. Identical in bedrooms, baths, condition, garage capacity, fireplace and nearly identical in age. It is inferior in square footage adjusted @ \$100/square foot \$13,300, no pool or spa \$35,000 but is superior in lot size adjusted @ \$5/square foot (\$2,200) and seller paid concessions (\$500).
- Sold 2** FHA sale with no seller paid concessions. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity, fireplace and nearly identical in age. It is inferior in square footage adjusted @ \$100/square foot \$13,300, no pool or spa \$35,000 and lot size adjusted @ \$5/square foot \$4,400.
- Sold 3** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical in bedrooms, baths, condition, garage capacity, fireplace, pool and spa and nearly identical in age. It is superior in square footage adjusted @ \$100/square foot (\$4,600) and lot size adjusted @ \$5/square foot (\$15,200).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There are no sales or MLS listings for subject property within the past 12 months.			
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	\$567,000	\$567,000
Sales Price	\$562,000	\$562,000
30 Day Price	\$550,000	--
Comments Regarding Pricing Strategy		
Subject property should be priced near mid range of competing listings due to oversupply of competing properties but high demand for pool properties in this area. This property is most like Sale #2 which sold for adjusted sales price of \$552,600. It was under contract in 10 days on market. Subject property would be expected to sell slightly above this price point with 90 days on market.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 67 Desert Rain Ln
Henderson, NV 89074



Front

L2 28 Desert Dawn Ln
Henderson, NV 89074



Front

L3 16 Palazzo Ter
Henderson, NV 89074



Front

Sales Photos

S1 1618 White Mesa Ct
Henderson, NV 89074



Front

S2 59 Desert Dawn Ln
Henderson, NV 89074



Front

S3 142 Kachina Dr
Henderson, NV 89074



Front

ClearMaps Addendum

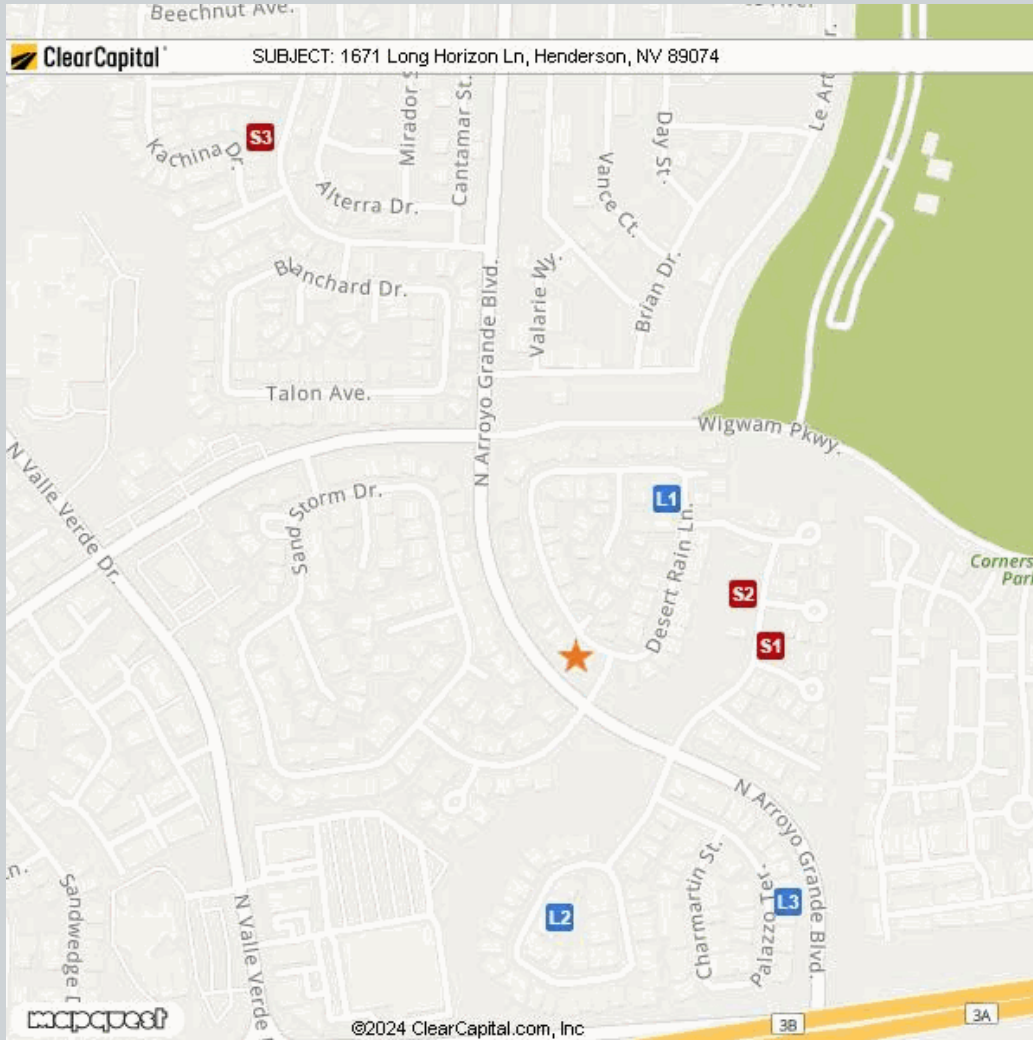
Address ★ 1671 Long Horizon Lane, Henderson, NEVADA 89074

Loan Number 56701

Suggested List \$567,000

Suggested Repaired \$567,000

Sale \$562,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1671 Long Horizon Lane, Henderson, Nevada 89074	--	Parcel Match
L1 Listing 1	67 Desert Rain Ln, Henderson, NV 89074	0.13 Miles ¹	Parcel Match
L2 Listing 2	28 Desert Dawn Ln, Henderson, NV 89074	0.18 Miles ¹	Parcel Match
L3 Listing 3	16 Palazzo Ter, Henderson, NV 89074	0.23 Miles ¹	Parcel Match
S1 Sold 1	1618 White Mesa Ct, Henderson, NV 89074	0.14 Miles ¹	Parcel Match
S2 Sold 2	59 Desert Dawn Ln, Henderson, NV 89074	0.12 Miles ¹	Parcel Match
S3 Sold 3	142 Kachina Dr, Henderson, NV 89074	0.42 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	Linda Bothof	Company/Brokerage	Linda Bothof
License No	B.0056344.INDV	Address	8565 S Eastern Ave Las Vegas NV 89123
License Expiration	05/31/2024	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	3.40 miles	Date Signed	03/06/2024

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.