

APPRAISAL OF REAL PROPERTY



LOCATED AT

6001 Silvalde Ln
Las Vegas, NV 89135
VILLAGE 16A-PARCEL C PLAT BOOK 151 PAGE 85 LOT 53

FOR

Wedgewood Inc
2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA 90278

OPINION OF VALUE

1,095,000

AS OF

05/30/2024

BY

Kristina Allan
Appraise Vegas LLC
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Henderson, NV 89052
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Exterior-Only Inspection Residential Appraisal Report

57097
File # 6001Silvalde

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 6001 Silvalde Ln City Las Vegas State NV Zip Code 89135
 Borrower Catamount Properties 2018 LLC Owner of Public Record Young Christopher J County Clark
 Legal Description VILLAGE 16A-PARCEL C PLAT BOOK 151 PAGE 85 LOT 53
 Assessor's Parcel # 164-36-613-036 Tax Year 2024 R.E. Taxes \$ 6,252
 Neighborhood Name Village 16A-Parcel C Map Reference 21-59-36 Census Tract 0058.58
 Occupant Owner Tenant Vacant Special Assessments \$ 14,508 PUD HOA \$ 104 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Market Value
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Per GLVARMLS, there has been no known listings for the subject in the 12 months prior to the effective date of the appraisal.

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	339	Low 0	Multi-Family	5 %
Neighborhood Boundaries The subject is bounded to the north by W Russell Rd, to the west by Mesa Park Dr, to the east by S Hualapai Wy and to the south by Mesa Park Dr.								3,050	High 23	Commercial	5 %
Neighborhood Description There are no apparent factors that should affect the subject's marketability. The subject has access to all necessary supporting facilities including schools, shopping, recreation and employment centers.								637	Pred. 11	Other	5 %

Market Conditions (including support for the above conclusions) Trends in real estate are directly related to historic, economic, demographic, and political forces within a market area. The appraiser has examined recent sales and listing information as is available.

SITE

Dimensions See Attached Plat Area 6970 sf Shape Rectangular View A;Res;CtyStr
 Specific Zoning Classification (RS80) Zoning Description Residential Single-Family 80
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe *** See
 Additional Comments ***
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Asphalt
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 32003C2550F FEMA Map Date 11/16/2011
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe *** See Additional Comments ***
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 The subject site is slightly rectangular and exact dimensions not available thru assessor records. The county reports the subject site 6970 sqft which appears to be the most accurate therefore the actual sqft used instead of irregular dimension calculations. There was no significant external obsolescence noted.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Data Source for Gross Living Area GLVARMLS & Tax

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Patio	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Avg	Fuel Gas	<input checked="" type="checkbox"/> Porch Entry	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Southwest	Roof Surface Concrete Tile/A	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 2017	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wall	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 3	Window Type Vnl/Hzt/Slidng/A	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)			
Finished area above grade contains: 7 Rooms 3 Bedrooms 2.1 Bath(s) 2,523 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) Assumed Typical				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.).				C3;No updates in the prior 15 years;The subject is a 7 years old home with a stucco exterior.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe.				*** See Additional Comments ***
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.

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There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 649,500 to \$ 1,899,000		There are 26 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 418,500 to \$ 1,300,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	6001 Silvalde Ln Las Vegas, NV 89135	10381 Bressana Dr Las Vegas, NV 89135	10325 Bressana Dr Las Vegas, NV 89135
Proximity to Subject		0.13 miles SE	0.16 miles SE
Sale Price	\$	\$ 1,100,000	\$ 970,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 486.08 sq.ft.	\$ 384.46 sq.ft.
Data Source(s)		GLVAR#2514403;DOM 74	GLVAR#2498186;DOM 72
Verification Source(s)		Doc#231106000552	Doc#230915000962
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	0
Concessions		Conv;0	0
Date of Sale/Time		s11/23;c10/23	+77,000
Location	N;Res;Res	N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	6970 sf	9148 sf	-19,602
View	A;Res;CtyStr	N;Res;Res	-5,000
Design (Style)	DT1;Southwest	DT1;Southwest	
Quality of Construction	Q4	Q4	
Actual Age	7	7	
Condition	C3	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	7 3 2.1	6 3 3.0	-5,000
Gross Living Area	2,523 sq.ft.	2,263 sq.ft.	+32,500
Basement & Finished Rooms Below Grade	Osfc	Osfc	
Functional Utility	Average	Average	
Heating/Cooling	F/A / C/A	F/A / C/A	
Energy Efficient Items	None	None	
Garage/Carport	2ga2dw	2ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio	
Pool/Spa	None	Pool/Spa	-75,000
Net Adjustment (Total)		⊗ + □ - \$ 4,898	⊗ + □ - \$ 92,000
Adjusted Sale Price of Comparables		Net Adj. 0.4 % Gross Adj. 19.5 % \$ 1,104,898	Net Adj. 9.5 % Gross Adj. 10.5 % \$ 1,062,000

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) GLVARMLS# & County

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) GLVARMLS# & County

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)	GLVARMLS#&CntyRcrds	GLVARMLS#&CntyRcrds	GLVARMLS#&CntyRcrds
Effective Date of Data Source(s)	05/30/2024	05/30/2024	05/30/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has no prior sales for the three years prior to the effective date of this appraisal.

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach \$ 1,095,000
Indicated Value by: Sales Comparison Approach \$ 1,095,000 Cost Approach (if developed) \$ 1,133,458 Income Approach (if developed) \$

The sales comparison approach is considered the best indicator of value because it reflects the attitudes of the buyers and sellers in the marketplace. It is considered the most reliable method for a supported market value and is relied upon for this report.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. The subject property was appraised in its "as is" condition.

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,095,000 , as of 05/30/2024 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Subject Property Identification: The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth of for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision-making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. The appraiser is not a qualified home inspector or engineer and does not represent those services. This appraisal is not a warranty against any defect of the improvements.

The analysis, opinions, and conclusions were developed, and prepared, in conformity with the requirements of: 2020-2021 USPAP – (Uniform Standards of Professional Appraisal Practice), AIR, and FIRREA, (in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and enforcement act of 1989, (12 U.S.C. 3331 ET SEQ), and any other applicable state and local regulatory authorities. This appraiser has complied with the Appraiser Independence Requirements outlined in (TILA) Regulation Z, Section 1026.4. See the expanded AIR language presented on the attached USPAP Addendum.

At the request of the client, this appraisal has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The UAD data standard also requires the use of whole numbers in certain data fields. The appraiser was required to round certain numeric entries in order to comply with the UAD data standard.

This report is not a home inspection. This report is not intended for use by any third party. The buyer has not and may not rely on any information contained in this report to assist in any purchase actions or loan decisions. This report is not a home inspection and may not be relied upon as such, in the event the borrower and/or the lender should require or desire an opinion of the quality of any appointments, functions of the mechanical or structural integrity of any components of the subject property, the borrower or the lender must order a commercial home inspection from a third party qualified to provide such detail. Should new information be uncovered at that home inspection, the appraiser reserves the right to modify this report.

Highest and Best Use: The subject property fulfills all four stages of the test; (1) Physically possible; (2) Legally permitted; (3) Economically feasible; (4) Maximally productive. The subject property is within the conformity of the surrounding neighborhood and is a legally permissible use based on its current zoning. The lot size, shape, physical condition, and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based upon the current market conditions, the present use is its financially feasible and maximally productive use. The highest and best use is its present use.

The predominant price on page one is the median of the value range for all residential properties within the subject neighborhood. By definition 50% of all homes in the subject neighborhood will be priced below the indicated predominant price and 50% of all homes will be priced above the indicated predominant price. Due to the appraiser's opinion of market value being between the high and the low end of the price range for homes in the subject neighborhood, this will have no impact on marketability.

As of the effective date of the appraisal, the COVID-19 pandemic did not appear to have a negative impact on the marketability of the subject. The subject property was measured to the nearest inch or tenth of a foot. Sketch and measurements are in compliance with ANSI Z765-2021.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value is derived from land sales (when available) or the extraction method.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	283,000
Source of cost data Craftsman Book Building Cost Estimator	DWELLING 2,523 Sq.Ft. @ \$ 315.55	=\$	796,133
Quality rating from cost service Good Effective date of cost data 05/30/2024	0 Sq.Ft. @ \$ 	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch/Patio	=\$	3,000
The reproduction cost estimates are based upon local costs derived from the market. Physical Depreciation is based upon the age/life method. Site value is derived from land sales (when available) or the extraction method. Estimated gross living area is based upon exterior measurements taken at the time of inspection. *** See Additional Comments ***	Garage/Carport 552 Sq.Ft. @ \$ 155.00	=\$	85,560
	Total Estimate of Cost-New	=\$	884,693
	Less Physical Functional External		
	Depreciation 44,235	= \$(44,235)
	Depreciated Cost of Improvements	=\$	840,458
	"As-is" Value of Site Improvements	=\$	10,000
Estimated Remaining Economic Life (HUD and VA only) 57 Years	INDICATED VALUE BY COST APPROACH	=\$	1,133,458

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The income approach is not applicable to this report as homes in the area are typically owner occupied.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal Name of Project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source(s)
Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion
Does the project contain any multi-dwelling units? Yes No Data Source(s)
Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.
Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Kristina Allan
Company Name Appraise Vegas LLC
Company Address 2505 Anthem Village Dr Ste 276
Henderson, NV 89052
Telephone Number 702-813-5982
Email Address office@appraisevegasllc.com
Date of Signature and Report 06/03/2024
Effective Date of Appraisal 05/30/2024
State Certification # A.0005276-CR
or State License # _____
or Other (describe) _____ State # _____
State NV
Expiration Date of Certification or License 03/31/2026

ADDRESS OF PROPERTY APPRAISED

6001 Silvalde Ln
Las Vegas, NV 89135
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,095,000

LENDER/CLIENT

Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd, Suite 100,
Redondo Beach, CA 90278
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

57097
File # 6001Silvalde

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	6001 Silvalde Ln Las Vegas, NV 89135	6013 Andezano Dr Las Vegas, NV 89135			6017 Silvalde Ln Las Vegas, NV 89135					
Proximity to Subject		0.19 miles E			0.02 miles SE					
Sale Price	\$	\$ 825,000			\$ 1,300,000			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 311.56 sq.ft.			\$ 491.68 sq.ft.			\$ sq.ft.		
Data Source(s)		GLVAR#2545988;DOM 73			GLVAR#2525558;DOM 23					
Verification Source(s)		Doc#240301001449			Doc#231031001103					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth	0	ArmLth	0					
Concessions		Cash;580	0	Cash;0	0					
Date of Sale/Time		s03/24;c02/24	+24,750	s10/23;c10/23	+91,000					
Location	N;Res;Res	N;Res;Res		N;Res;Res						
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple						
Site	6970 sf	5663 sf	0	6970 sf						
View	A;Res;CtyStr	N;Res;Res	-5,000	A;Res;CtyStr						
Design (Style)	DT1;Southwest	DT2;Southwest	+100,000	DT1;Southwest						
Quality of Construction	Q4	Q4		Q4						
Actual Age	7	7		7						
Condition	C3	C3		C3						
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	0	Total Bdrms. Baths	0	Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	7 3 2.1	8 4 3.0	-5,000	8 4 3.1	-10,000					
Gross Living Area	2,523 sq.ft.	2,648 sq.ft.	-15,625	2,644 sq.ft.	-15,125			sq.ft.		
Basement & Finished Rooms Below Grade	Osf	Osf		Osf						
Functional Utility	Average	Average		Average						
Heating/Cooling	F/A / C/A	F/A / C/A		F/A / C/A						
Energy Efficient Items	None	None		None						
Garage/Carport	2qa2dw	2qa2dw		2qa2dw						
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio						
Pool/Spa	None	None		Pool/Spa	-75,000					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 99,125	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,125	<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Adjusted Sale Price of Comparables		Net Adj. 12.0 % Gross Adj. 18.2 %	\$ 924,125	Net Adj. 0.7 % Gross Adj. 14.7 %	\$ 1,290,875	Net Adj. % Gross Adj. %	\$			
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
Date of Prior Sale/Transfer			03/02/2023							
Price of Prior Sale/Transfer			\$1,210,000							
Data Source(s)	GLVARMLS#&CntyRcrds	GLVARMLS#&CntyRcrds	GLVARMLS#&CntyRcrds	GLVARMLS#&CntyRcrds						
Effective Date of Data Source(s)	05/30/2024	05/30/2024	05/30/2024	05/30/2024						
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Additional Listings

57097
File # 6001Silvalde

FEATURE	SUBJECT	LISTING # 1	LISTING # 2	LISTING # 3
Address	6001 Silvalde Ln Las Vegas, NV 89135	6009 Silvalde Ln Las Vegas, NV 89135		
Proximity to Subject		0.01 miles S		
List Price	\$	\$ 925,000	\$	\$
List Price/Gross Liv. Area	\$ sq.ft.	\$ 380.19 sq.ft.	\$ sq.ft.	\$ sq.ft.
Last Price Revision Date		04/30/2024		
Data Source(s)		GLVAR#2578923;DOM 28		
Verification Source(s)		Clark#164-36-613-037		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION
Sales or Financing Concessions		Listing	0	
Days on Market		Active		
Location	N;Res;Res	N;Res;Res		
Leasehold/Fee Simple	Fee Simple	Fee Simple		
Site	6970 sf	7405 sf	0	
View	A;Res;CtyStr	A;Res;CtyStr		
Design (Style)	DT1;Southwest	DT2;Southwest	+100,000	
Quality of Construction	Q4	Q4		
Actual Age	7	6	0	
Condition	C3	C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	0	Total Bdrms. Baths
Room Count	7 3 2.1	6 3 2.1	0	
Gross Living Area	2,523 sq.ft.	2,433 sq.ft.	+11,250	sq.ft.
Basement & Finished Rooms Below Grade	0sf	0sf		
Functional Utility	Average	Average		
Heating/Cooling	F/A / C/A	F/A / C/A		
Energy Efficient Items	None	None		
Garage/Carport	2ga2dw	2ga2dw		
Porch/Patio/Deck	Porch/Patio	Porch/Patio		
Pool/Spa	None	None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 111,250	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted List Price of Comparables		Net 12.0 % Gross 12.0 %	\$ 1,036,250	Net % Gross % \$

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	LISTING # 1	LISTING # 2	LISTING # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	GLVARMLS#&CntyRcrds	GLVARMLS#&CntyRcrds		
Effective Date of Data Source(s)	05/30/2024	05/30/2024		

Comments:


 Serial# FD5F1D26
 esign.alamode.com/verify

March 2005

Market Conditions Addendum to the Appraisal Report

57097
File No. 6001Silvalde

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **6001 Silvalde Ln** City **Las Vegas** State **NV** ZIP Code **89135**

Borrower **Catamount Properties 2018 LLC**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	16	4	6	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.67	1.33	2.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	2	2	6	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.7	1.5	3.0	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$598,500	\$677,500	\$815,500	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	27	38	31	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$870,000	\$1,169,500	\$792,500	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	93	115	38	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	93.26%	98.55%	96.58%	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions are typical for homes in the general market area. These concessions have remained stable over the past absorption period.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. **The GLVAR was the data source used to complete the Market Conditions Addendum.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Effective Date:05/30/2024, There were a total of 26 Comparable Settled Sales in the past 12 months. The Median Sales Price for the prior 7-12 months was \$598,500 and for the current to prior 3 months is \$815,500. The Median Days on Market for the prior 7-12 months was 27 and 31 for the current to prior 3 month period. The statistics above were generated from an exported MLS market search.

If the subject is a unit in a condominium or cooperative project, complete the following:

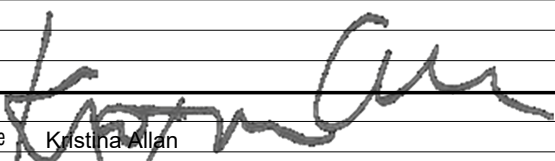
Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

esign.alamode.com/verify Serial:FD5F1D26

Signature 
 Appraiser Name **Kristina Allan**
 Company Name **Appraise Vegas LLC**
 Company Address **2505 Anthem Village Dr Ste 276, Henderson, NV 89**
 State License/Certification # **A.0005276-CR** State **NV**
 Email Address **office@appraisevegasllc.com**

Signature _____
 Supervisory Appraiser Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

Supplemental Addendum

File No. 6001Silvalde

Borrower	Catamount Properties 2018 LLC						
Property Address	6001 Silvalde Ln						
City	Las Vegas	County	Clark	State	NV	Zip Code	89135
Lender/Client	Wedgewood Inc						

RECONCILIATION AND FINAL ANALYSIS

The COST APPROACH was considered and determined to be unnecessary to produce credible assignment results. The Cost Approach to value estimates the property value as the value of its components, the underlying land, and the depreciated value of the improvements. Because there is insufficient market evidence to credibly support the derivation of total depreciation, the cost approach is not given any consideration in the appraiser's final analysis. Use of the data, in the whole or in the part, for other purposes is not intended by the appraiser.

The INCOME APPROACH to value estimates the value of a property based on the income of the property. This approach was not considered applicable due to the fact that the majority of housing stock in the area is owner-occupied and not typically used for investment property and the subject is not currently used as an income-producing property.

The SALES COMPARABLE APPROACH is considered the best indicator of value because it reflects the attitudes of the buyers and sellers in the marketplace. It is considered the most reliable method for a supported market value and is relied upon for this

HIGHEST AND BEST USE

The legal use of the site allows for single family residences only and that is what the subject is. The current improvements conform to the neighborhood and can be rebuilt if destroyed. There is demand for such residential properties in this market as evidenced by the recent sales activity and the comparable sales used within this appraisal report. New homes are being built and older homes are being renovated validating it's financially feasible to do so. There is no other competing use for the site. The highest and best use as vacant is to build a single family residential improvement. While the likely buyer of the subject will upgrade the property, the improvements in their "as is" condition contribute value to the site. Since the property, as developed, is worth more than if vacant and ready for development, the highest and best use as improved is the property's current use.

COMMENTS ON COST APPROACH

Remaining economic life: over 30 years. The cost approach has only been developed by the appraiser as an analysis to support their opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

GATED COMMENT*** ARE UTILITIES / OFF-SITE IMPROVEMENTS TYPICAL

The streets maintained by HOA and has a formal maintenance agreement. This is typical for the market area. Maintenance appears adequate. The private street allows access to public services. Private street is common and acceptable in the market and no effect on marketability. The PUD has CC&Rs which are typical and no effect on marketability.

SALES COMPARISON APPROACH

Supplemental Addendum

File No. 6001Silvalde

Borrower	Catamount Properties 2018 LLC						
Property Address	6001 Silvalde Ln						
City	Las Vegas	County	Clark	State	NV	Zip Code	89135
Lender/Client	Wedgewood Inc						

Sellers concessions of 0-3% are typical for the market area therefore no adjustments made for concessions below 3%.

Sellers concessions over 3% were adjusted for difference as derived from the market.

The sales price of the comparables was not significantly affected by the payment of sellers paid closing costs.

Sales were taken from the subject's immediate area.

These sales are the most similar in size, style, age, location and utility available.

All sales were used in the final valuation. Listings and Pendings were used as supporting data.

Sales were adjusted for condition per descriptions noted in GLVAR MLS as derived from the market.

Lot adjustments were made on an individual basis with regards to size, topography, terrain and location. There was no market difference found for lot sizes within 2000 difference therefore no adjustment made and lot size therefore considered bracketed.

Age adjustments for comparables are based on \$1,000.00 per year, over 10 years, rounded of actual age difference to the subjects age. The \$1000.00 figure reflects the market recognition of a premium for newer less lived in dwelling and reflects the differences in physical incurable (long lived) items between the subject and these comparables.

Net, Gross and/or line item adjustments exceed lender guidelines however the most recent and similar sales were used.

Sales were over 90 days however within the last year and used to better bracket the subject's features and amenities.

After an exhaustive search of traditional data sources, the comparables chosen in this valuation represent the best indicators of value available to the appraiser at the time of inspection. The further than typical distances, older sale data and higher than normal single line and gross adjustments are considered typical of the market and unavoidable.

The adjustments utilized in this report reflect contributory value of a particular amenity. These adjustments were derived through reconciliation of historical matched pair analysis, cost minus depreciation utilizing Craftsman Book Building Cost Estimator, multiple regression analysis, sensitivity analysis and conversation with local realtors, brokers, and other industry professionals.

Any difference in room count between the subject and the comparables used is considered normal for the area and is not felt to have any adverse effect on marketability.

In the Sales comparison approach analysis grid, bathrooms are adjusted for on the first line and gross living area / room count are adjusted together on the second line. Differences of less than one hundred square feet living area are not adjusted as no significant market difference noted and living area therefore considered bracketed.

The subject and all sales are from same/similar HOA/PUD therefore no market adjustments made.

Sales #1, #2 and #3 given primary weight as most recent and similar.

Supplemental Addendum

File No. 6001Silvalde

Borrower	Catamount Properties 2018 LLC						
Property Address	6001 Silvalde Ln						
City	Las Vegas	County	Clark	State	NV	Zip Code	89135
Lender/Client	Wedgewood Inc						

RESIDENTIAL APPRAISAL ADDENDUM

To comply with 2021 - 2022 USPAP Standards 2-2A, this appraisal is officially an "Appraisal Report" as defined by this standard.

Scope of work: At the request of the client, this appraisal report has been prepared in compliance with the uniform appraisal dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data that is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained through third party sources (public records, MLS). Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

Comments on Subject: The subject is a two-story, single family residence, with the stucco exterior finish, concrete tile roof, 2-car garage and concrete slab foundation. The site size is +/- 6,970 sq ft level lot and appears adequately drained. The subject's exterior improvements include porch, patio and driveway.

URAR: Neighborhood - Description: The subject neighborhood is located in the Village 16A-Parcel C with all commercial and support services in close proximity. Access to the neighborhood is provided by the major connector roads of W Russell Rd & S Hualapai Way. Kathy L. Batterman Elementary School is 4 minutes' drive from the subject property. There are no adverse factors which affect the neighborhood in general or the subject property in particular. The subject neighborhood and market boundaries consist of a wide variety of homes including single family suburban neighborhoods, etc. Other land use (See attached addenda for other land use).

Comments on other land use: 5% Other land uses are vacant land which consists of state property, City/Town Property, residential developable & undevelopable land, parking Lots, land for houses of industrial developable land, etc.

Highest and Best Use - Zoned: The subject is zoned Residential Single-Family 80. Legal improvement uses are limited to planned development use and permitted complementary uses. The value of the subject as improved exceeds the value as vacant. The subject is located in a neighborhood characterized by residential properties, and a change in land use is not likely in the near future. Therefore, the highest and best use of the subject is its present single-family residential use.

Flood designation status is from an independent source and should be confirmed by the lender from their source.

The subject could be rebuilt (100% of the original footprint of the dwelling) as is in the event of a fire or other similar catastrophe, according to Local Inspectional Services Department.

HBU and COVID: The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

The global outbreak of a "novel corona virus" known as Covid-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Supplemental Addendum

File No. 6001Silvalde

Borrower	Catamount Properties 2018 LLC						
Property Address	6001 Silvalde Ln						
City	Las Vegas	County	Clark	State	NV	Zip Code	89135
Lender/Client	Wedgewood Inc						

Comments on Sales Comparison

Sales Selection: Extensive research was conducted to develop a competitive market analysis by obtaining the most recent, proximate, and comparable listings, pending sales, and closed sales. Not all data analyzed was included in this report, but is available in the work file. The sales selected by the appraiser were chosen based on the most similar location, design style, quality of construction, condition, size, additional features, and overall marketability relative to the subject property. Where necessary, appropriate adjustments have been made to the comparable sales relative to the subject to equalize or bracket its characteristics. The data used for comparison was considered to be the most recent, proximate, and equivalent to the subject; and after market adjustments, supports the estimated value.

Predominant value: The appraiser recognizes that the subject market value is above/below the predominant value for the subject neighborhood however the subject is not considered to be an over/under improvement.

Real estate taxes: Due to the statewide property tax reform act of 2006, real estate taxes are subject to change during an assessable transfer of interest. The market value stated in this report assumes that the property would sell at the indicated value. The new taxes would be based upon the market value stated in the report and calculated by multiplying the appropriate assessment ratio times the appropriate mileage rate.

Digital pictures: The digital pictures provided with this appraisal were not altered from their condition as of the date of inspection. The digital pictures included in the appraisal accurately reflect each of the identified properties as viewed by the appraiser.

Appraisal disclosure statement: I have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report, within the three-year period immediately preceding acceptance of this assignment.

AIR compliant statement: No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the client

Certification Statement: I, Kristina Allan, have not performed any services involving the Subject property within the 3 years prior to this assignment. This information has been disclosed to the client prior to the engagement of this appraisal.

Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	6001 Silvalde Ln						
City	Las Vegas	County	Clark	State	NV	Zip Code	89135
Lender/Client	Wedgewood Inc						



Subject Front

6001 Silvalde Ln
Sales Price
Gross Living Area 2,523
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;Res
View A;Res;CtyStr
Site 6970 sf
Quality Q4
Age 7

Subject Rear



Subject Street

Photograph Addendum

Borrower	Catamount Properties 2018 LLC						
Property Address	6001 Silvalde Ln						
City	Las Vegas	County	Clark	State	NV	Zip Code	89135
Lender/Client	Wedgewood Inc						



SUBJECT LEFT SIDE



SUBJECT RIGHT SIDE



SUBJECT ADDRESS



SUBJECT ACROSS



ALTERNATIVE SUBJECT STREET

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC			
Property Address	6001 Silvalde Ln			
City	Las Vegas	County Clark	State NV	Zip Code 89135
Lender/Client	Wedgewood Inc			



Comparable 1

10381 Bressana Dr
 Prox. to Subject 0.13 miles SE
 Sale Price 1,100,000
 Gross Living Area 2,263
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;Res
 View N;Res;Res
 Site 9148 sf
 Quality Q4
 Age 7



Comparable 2

10325 Bressana Dr
 Prox. to Subject 0.16 miles SE
 Sale Price 970,000
 Gross Living Area 2,523
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;Res
 View N;Res;Res
 Site 7841 sf
 Quality Q4
 Age 7



Comparable 3

6190 Willow Rock St
 Prox. to Subject 0.18 miles S
 Sale Price 1,130,000
 Gross Living Area 2,823
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.1
 Location N;Res;Res
 View A;Res;CityStr
 Site 8276 sf
 Quality Q4
 Age 7

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	6001 Silvalde Ln				
City	Las Vegas	County	Clark	State	NV
Lender/Client	Wedgewood Inc			Zip Code	89135



Comparable 4

6013 Andezano Dr
 Prox. to Subject 0.19 miles E
 Sale Price 825,000
 Gross Living Area 2,648
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;Res
 View N;Res;Res
 Site 5663 sf
 Quality Q4
 Age 7



Comparable 5

6017 Silvalde Ln
 Prox. to Subject 0.02 miles SE
 Sale Price 1,300,000
 Gross Living Area 2,644
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;Res
 View A;Res;CtyStr
 Site 6970 sf
 Quality Q4
 Age 7

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Listing Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	6001 Silvalde Ln						
City	Las Vegas	County	Clark	State	NV	Zip Code	89135
Lender/Client	Wedgewood Inc						



Listing 1

6009 Silvalde Ln
Proximity to Subject 0.01 miles S
List Price 925,000
Days on Market Active
Gross Living Area 2,433
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.1
Age/Year Built 6

Listing 2

Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age/Year Built

Listing 3

Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age/Year Built

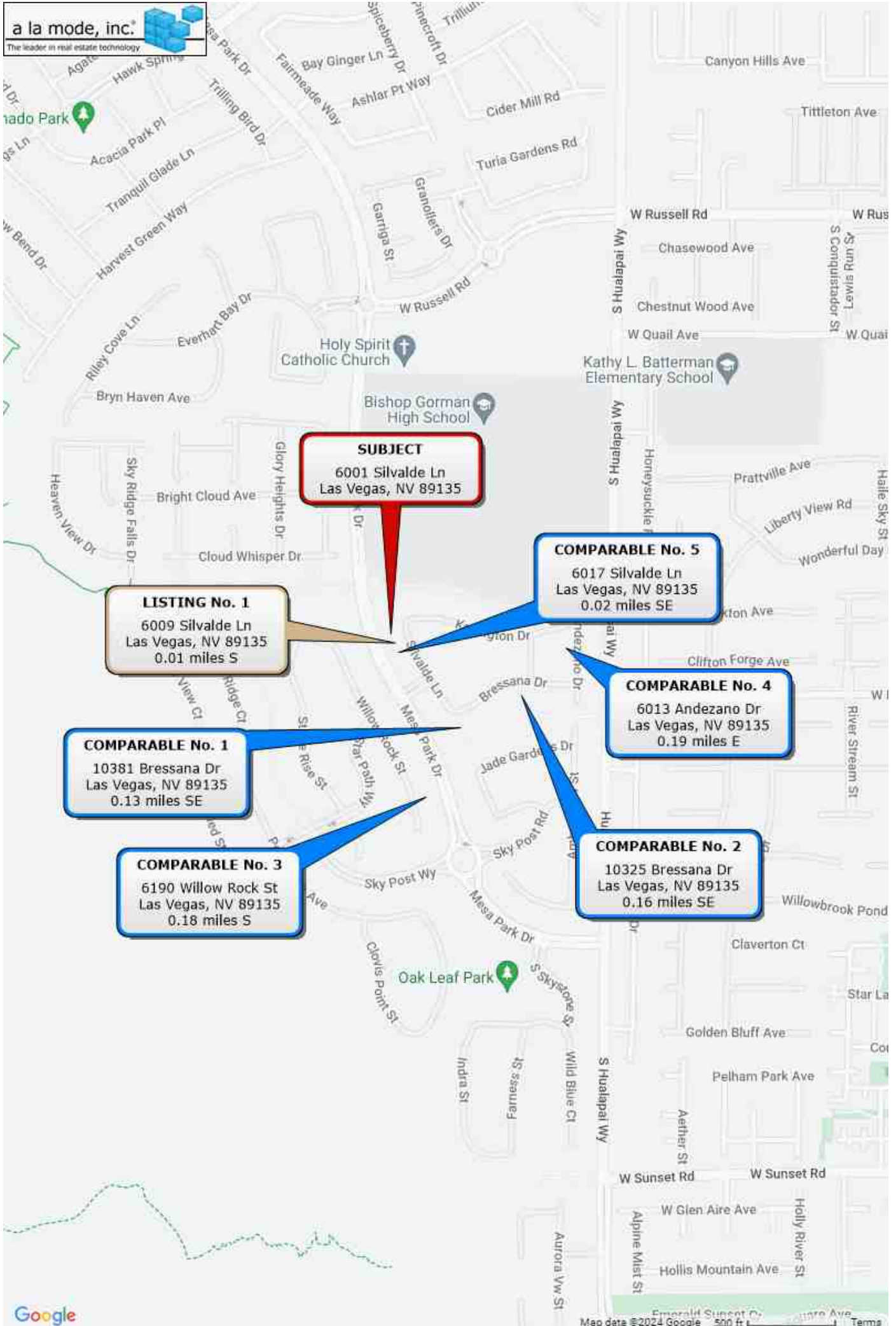
Serial# FD5F1D26
esign.alamode.com/verify

Building Sketch

Borrower	Catamount Properties 2018 LLC						
Property Address	6001 Silvalde Ln						
City	Las Vegas	County	Clark	State	NV	Zip Code	89135
Lender/Client	Wedgewood Inc						

Location Map

Borrower	Catamount Properties 2018 LLC			
Property Address	6001 Silvalde Ln			
City	Las Vegas	County	Clark	State NV Zip Code 89135
Lender/Client	Wedgewood Inc			



Site Plan



Flood Map

5/24/24, 11:58 AM

Matrix

Criteria Map Results

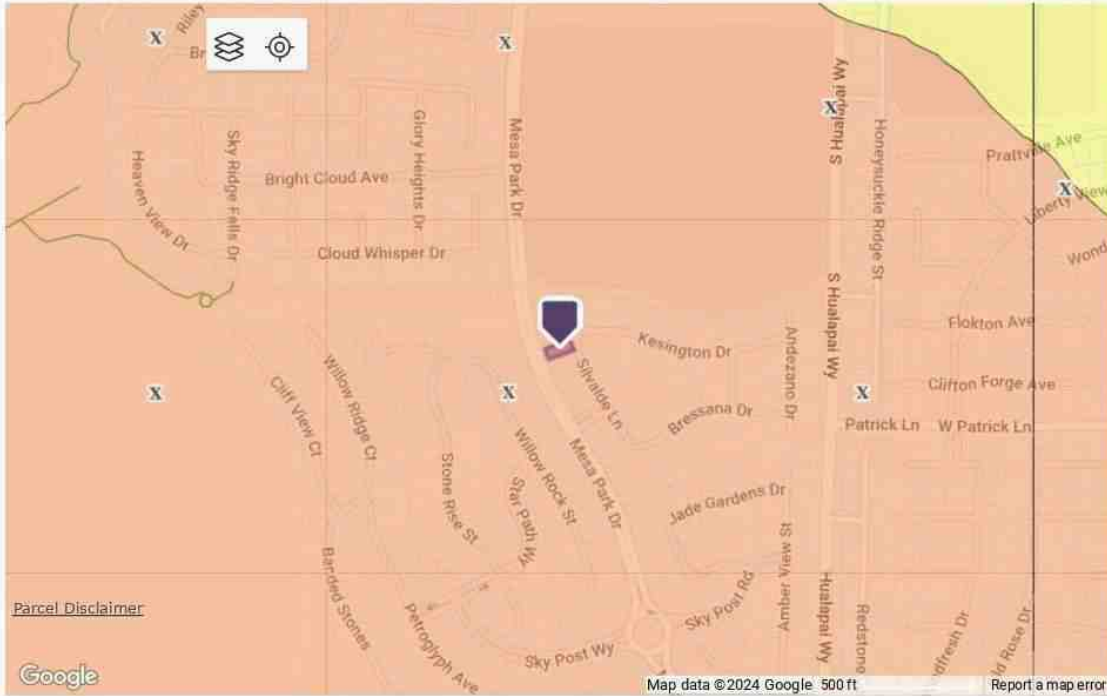
Previous Next 1 of 1 Checked 0 All None Page Tax Grid display Display 360 Property View at 1 per page

6001 Silvalde Lane, Las Vegas, NV 89135-1852 History 09/27/2019

[View Comparable Properties](#)

Flood Map

Flood Zone Code: **X** Special Flood Hazard Area (SFHA): **Out**
Flood Zone Date: **11/16/2011** Within 250 Feet of Multiple Flood Zone: **No**
Flood Zone Panel: **32003C2550F** Flood Community Name: **CLARK COUNTY**
Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Street Number is like '6001*'
Street Name is like 'silva*'
Found 1 result in 0.02 seconds.

Aerial Map



Plat Map

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- ROAD PARCEL NUMBER
- PARCEL NUMBER
- ACREAGE
- PARCEL SUBSEQUENCE NUMBER
- PLAT RECORDING NUMBER
- BLOCK NUMBER
- LOT NUMBER
- GOV. LOT NUMBER

T21S R59E
 136 137 138 139
 165 164 163 16
 174 175 176 17
 194 193 192 10

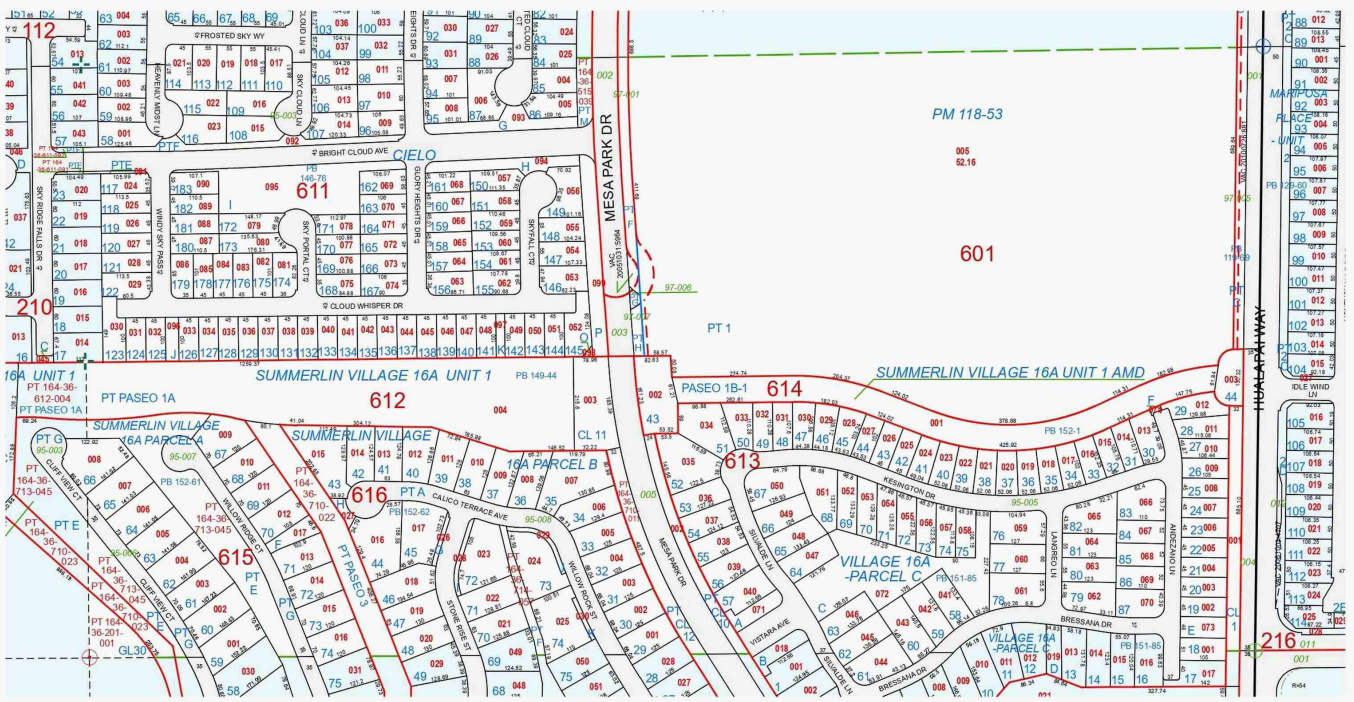
36

S 2 NE 4

164-36-6

Scale: 1" = 200'
 Rev: 1/8/2019

CLARK COUNTY NEVADA



[Signature]

Satellite Map

5/24/24, 11:58 AM

Matrix

Criteria Map Results

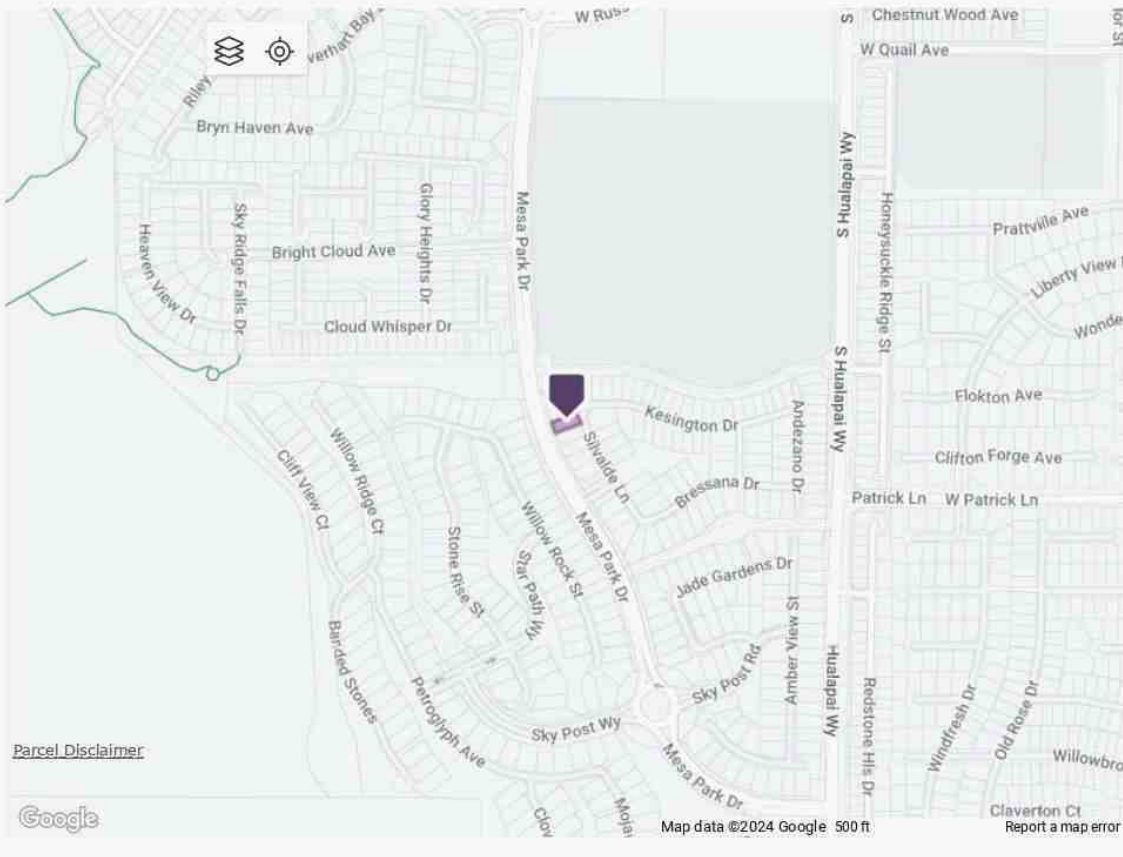
Previous Next 1 of 1 Checked 0 All None Page Tax Grid display

Display 360 Property View at 1 per page

6001 Silvalde Lane, Las Vegas, NV 89135-1852 History 09/27/2019

[View Comparable Properties](#)

Parcel Map

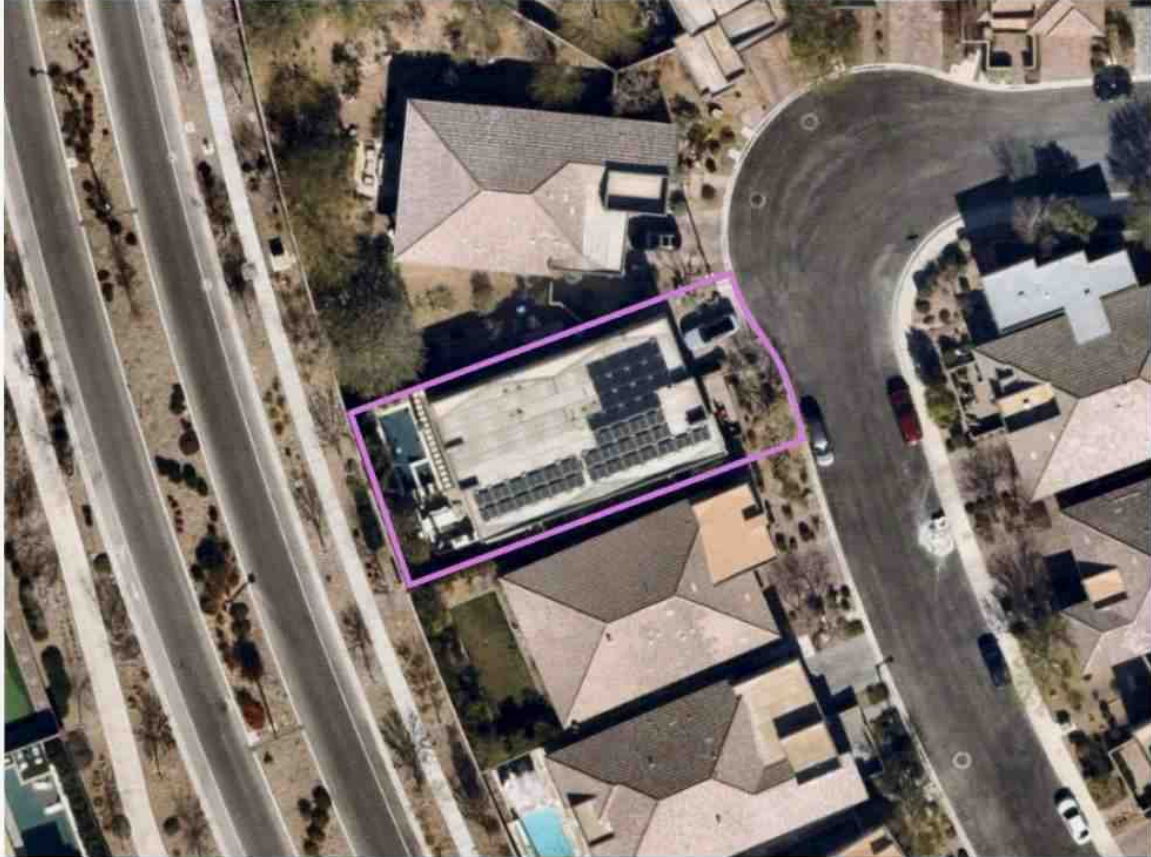


Street Number is like '6001'
Street Name is like 'silva'
Found 1 result in 0.02 seconds.

Zoning

5/24/24, 12:00 PM

index



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 05/24/2024

Property Information

Parcel: 16436613036
Owner Name(s): YOUNG CHRISTOPHER J
Site Address: 6001 SILVALDE LN
Jurisdiction: Clark County - 89135
Zoning Classification: Residential Single-Family 80 (RS80)
Planned Landuse: Summerlin South Single Family (MP-SF)

Misc Information

Subdivision Name:	VILLAGE 16A-PARCEL C	Construction Year:	2017
Lot Block:	Lot:53 Block:	T-R-S:	21-59-36
Sale Date:	09/2018	Census tract:	5858
Sale Price:	\$724,000	Estimated Lot Size:	0.159
Recorded Doc Number:	20180927 00002416		
Flight Date:			

Elected Officials

Commission:	F - Justin Jones (D)	City Ward:	
US Senate:	Jacky Rosen, Catherine Cortez-Masto	US Congress:	3 - Susie Lee (D)
State Senate:	9 - Melanie Scheible (D)	State Assembly:	9 - Steve Yeager (D)
School District:	E - Lola Brooks	University Regent:	13 - Stephanie Goodman
Board of Education:	3 - Felicia Ortiz	Minor Civil Division:	Las Vegas



ASSESSMENT MANAGEMENT GROUP

Friday, May 24, 2024 | 12:02:34 PM

- Home page
- About AMG**
- Notice of Sale
- Important Dates
- Payment Addresses
- Delinquencies & Foreclosures
- Parcel Detail Search
- FAQ
- Tax Services
- Contact AMG

Parcel Detail Search Results

[Login](#)

AMG assumes **NO** liability as to the accuracy of the data produced and published on this website.

Amounts updated as of 5/23/2024 6:00:55 PM.

Parcel #	District #/AMG ID	Name	Status	Unbilled Principal
16436613036	159 / 7601	YOUNG CHRISTOPHER J	ACTIVE	\$10,183.52

Situs & Legal Description	Original Assessment	***Payoff
6001 , SILVALDE , LN VILLAGE 16A-PARCEL C PLAT BOOK 151 PAGE 85 LOT 53	\$14,508.48	\$9,750.76

	Principal	Interest	*Penalty	Other	Total Due
Current Installment Due (6/1/2024)	\$323.77	\$315.22	\$0.00	\$0.00	\$638.99
**Estimated Next Installment (12/1/2024)	\$333.48	\$305.51	\$0.00	\$0.00	\$638.99

Current Installment Due and Payoff Amounts are valid to 6/1/2024.

* Penalties are added monthly until the Total Due is paid in full.

**Estimated installments are subject to change due to interest credits and/or other adjustments.

*** Payoff value is valid through the next Due Date, unless the parcel is delinquent. If the parcel is delinquent, contact AMG for a current payoff amount.

Payments must be received or postmarked on or before the payment due date. Any payment received after the payment due date will be charged a non-prorated monthly penalty of \$216.45. All assessment payments must be paid in US funds / currency.

Mailing Date: 4/1 & 10/1 **Make Checks Payable to:** CLARK COUNTY TREASURER - SID

Due Dates: 6/1 & 12/1 **Mail Payments to:** CLARK COUNTY TREASURER - SID
FILE 57254
LOS ANGELES, CA 90074-7254

Final Payment: 6/1/2035

IMPORTANT NOTICE

Any property closing escrow 15 days (60 to 90 days for Reno and Washoe County) prior to the mailing date of the assessment bill or after the mailing date, **MUST BE PAID FROM ESCROW**. Assessment bills are only mailed once prior to the due date. Assessment bills are mailed to the current owner of record, as recorded with the Assessor's office on the day the bill is mailed, 30 or 60 days prior to the due date.

Absolute Commitment to Superior Service, Resources, and Technology.
Assessment Management Group

Office: 702-796-0082 | Fax: 702-796-8826

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

**REAL ESTATE PROFESSIONAL
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

DEFENSE COSTS WITHIN LIMITS

THIS POLICY CONTAINS PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NRE40PL100413-00

Renewal of: New

1. Named Insured: Appraise Vegas, LLC

2. Address: 2505 Anthem Village Drive, Suite E 276
Henderson , NV 89052

3. Policy Period: **From: July 1, 2023** **To: July 1, 2024**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.

4. Limit of Liability:
A. Each Claim Limit of Liability \$ 1,000,000
B. Policy Aggregate Limit of Liability \$ 1,000,000

5. Deductible: \$ 5,000 Each Claim

6. Policy Premium: \$ 2399

7. Retroactive Date: July 1, 2010

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:
Accelerant National Insurance Company
400 Northridge Rd. Suite 800
Sandy Springs, GA 30350

9. Program Administrator: OREP Insurance Services, LLC – info@orep.org

10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: May 22, 2023

By: Isaac Peck
Authorized Representative

Appraiser's License

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That : KRISTINA ANN ALLAN

Certificate Number: A.0005276-CR

Is duly authorized to act as a CERTIFIED RESIDENTIAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: March 12, 2024

Expire Date: March 31, 2026

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statutes, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

**FOR: APPRAISEVEGAS LLC
2505 ANTHEM VILLAGE DR STE 276
HENDERSON, NV 89052**

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



Tax Records

5/24/24, 11:57 AM

Matrix

Tax Property Tax - One Page

Property		
Parcel #: 164-36-613-036	Address: 6001 Silvalde LN	Census Tract: 005858
TN-RG-SE: 21 - 59 - 36	PropCity: Las Vegas	Zip Code: 89135-1852
Tot Value: \$294,959	Land Use: Sfr	
GEO ID: 21-59-36		

Assessor Description		
File-Page: 151-85	Subdivision: Village 16A-Parcel C	
Assr Lot: 53 Block:	Area:	Bldg: Unit: Tract:
Assr Desc: VILLAGE 16A-PARCEL C PLAT BOOK 151 PAGE 85 LOT 53		

Owner & Doc Information		
Owner Name: Young Christopher J	DOC DATE: 09/27/2018	DOC NUMBER: 180927002416
2nd Owner:		DV
Address: 6001 Silvalde Lane -		
City: Las Vegas State: NV Zip Code: 89135		
Prev Owner: Pn Ii Inc		

Land & Building Information		
Land Value: \$283,000	Impr Value: \$559,740	Schools: Clark County
FrontxDpth:	Topography:	Zoning:
Acres: 0.160	Act Yr Blt: 2017	Tot Rooms: 6
Lot SqFt: 6,970	Eff Yr Blt: 2017	Bedrooms: 3
# of Buildings: 1	Construction:	Bathrooms: 3
Type Style:	Ext Wall: Frame/Stucco	Full Baths: 2
Stories: 1.00	Flooring:	Half Baths: 1
Roof Matrl: Concrete Tile	Heat Systm: Forced Air	Fireplace YN:
Roof Type:	Air Cond: Central	Fireplaces:

Property Sub-Areas SqFt		
Living Area: 2,523	First Flr: 2,523	Porch 1: Grg/Prkg: 552
Building Sq Ft: 2,523	Second Flr:	Carport:
Total Bldg: 3,075	Upper Area Sq Ft:	
Prim Addition:	Basement Area:	Deck: 200
Above Grade: 2,523	Basement F:	2nd Patio/Deck:
		Basement U:

Sales Information		
County:	PRICE: \$724,000	DATE: 09/27/18
		DEED TYPE: Bargain & Sale Deed

Tax & Assessment							
	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$6,251.92	2024	\$294,959	\$195,909	\$99,050	2024	
Prev:	\$6,069.96	2023	\$250,867	\$180,867	\$70,000	2023	
	\$5,892.35	2022	\$235,102	\$165,102	\$70,000	2022	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

MLS Listing - Page 1

5/24/24, 12:03 PM

Matrix

360 Property View

Listing

LVR		Single Family Residential		Ownership		05/24/2024 12:03 PM		
ML#	1972073	Offc	NEHR	PubID	095475	Status	H	
Address	6001 /SILVALDE /Lane		Unit		StatusUpdate		L/Price \$759,880	
Building #		Bldr/Manf	Pulte	Model	Parklane	CondoCnv	N	
County	CLARK	Parcel#	164-36-613-036		Zoning	SINGLE	YrBuilt 2017/NEW	
		T / R / S	21 / 59 / 36		Const Est Start		Const Est End	
Cmnty	NONE	Subdiv	VILLAGE 16A-PARCEL C		City/Town	Las Vegas	State NV	
Assoc/Comm Feat Desc		CC&RS, COMMUNITY Wall, Gated, Jogging, Not Age Restricted, RV Restrictions					Gated	Yes
Elem K-2	BERK	Elem 3-5	BERK	YrRound	N	Junior	FATS	
				Highsch	SIER	Subdiv#	CensTrc5840	
							MetroMap	

PROPERTY INFORMATION				#Baths	FB	3/4	HB	Tot	
Bldg Desc	1 Story	Prop Desc		0		2	1	3	
Type	DETACHED	Conv	N						
Roof	FLAT	Unit Desc		#Bedrms	3	#Den/Oth	1	#Loft	0
Garage	2/ATTACHD, ENTRYHS, FINISHD, STORAGE			Converted Garage	N	Prkng Desc			
AppxLivArea	2,523	#Acres +/-	0.160	Lot SqFt	6,970	Lot Desc	Under 1/4 Acre	Carports	0
ApprxAddLivArea		AddLivAreaDesc		ApprxTotalLivArea		ConvertRealProp	2,523		
Manuf	No	Length		Width		MH-YrBlt	No		
PvSpa	No			PvPool	No	Pool Size +/-			
				Heated Pool					

Dir From 215, go west on Sunset Road, north on Hualapai Way, west on Mesa Park Drive, east on Vistara Ave and left to sales office at 10382 Kesington Drive.

Public Remarks Beautiful 1 of a kind model for sale in highly desirable south Summerlin location! Too many upgrades in this home to list! Gourmet chef kitchen w/Kitchen Aid appliances, laminate flooring in main area, upgraded tile in baths & laundry, deluxe showers in baths, barn doors at den, energy efficient home w/low-e windows & tankless water, backyard fully landscaped, no neighbor behind, intimate gated community w/87 homes, neighborhood park & more!

Primary Bedroom	11x13	BBDOWN, DNSTRS	Primary Bath	SHOWER
2nd Bedroom	10x12	DNSTRS	3rd Bedroom	11x11 DNSTRS
Den	15x10	DBLDRS	Dining Room	12x13 KITDIN
Kitchen	BRKBAR, NOOK, ISLAND, RECESS, MMWL, MRBCTP, STAINSTEELAPPLI, WALKPAN		Great Room	16x23 DNSTRS

PBR Down? Y
 Constrctn STUCSID
 Refrg Y Dispos Y Dishw Y Washer Inc Y Dryer Inc Y
 OthApplnces ENSTAPL, MICROWV, WTCNDL
 MultiGen
 Interior CEILFN
 Firepl 2/GAS
 Firepl Loc CRTPTO, LIVING
 House Face East House Views MOUNTVW
 Exterior BBQSTUB, COURTYD, CVPATIO, PATIO, PRIVYRD
 Landscap DESERT, BUDDRIP, SYNGRS
 Heat Sys CENTRAL, PRGTHR, ZONHVAC HtFuel GAS
 Cool Sys CENTRAL, PRGTHR, SEER13 CLFuel ELEC
 Utility Info CABWIRE Energy LOWEWIN
 Water Htr: Tankless Battery
 Internet Y Public Address Y AVM Y Commentary Y
 AsscFee Y AssocName CAMCO
 AsscFee1 \$80/M AsscFee2 TotMnthlyHOA
 Assc Fee Includes GATED, GROUND, MGMT, SECURT
 Earn Dep \$25,000 Ann Tax \$7,500 Court App N Short Sale
 Finance Consid CASH, CONV, FHA, VA Buyer Inc? N Foreclo N Repo/REO N Litig/Typ N
 Lockbox E LockboxLocation Front Door TempOffMktStatus T Status Date

VOW/FINANCIAL/LISTING OFFICE INFORMATION			
AsscFee	Y	AssocName	CAMCO
AsscFee1	\$80/M	AsscFee2	TotMnthlyHOA
Assc Fee Includes	GATED, GROUND, MGMT, SECURT		
Earn Dep	\$25,000	Ann Tax	\$7,500
Finance Consid	CASH, CONV, FHA, VA		
Lockbox	E	LockboxLocation	Front Door

Ag/Ag Remarks COURTESY LISTING. AGENTS VERIFY SCHOOLS. LA not representing seller. Questions? Call 702-769-2323. Buyer & Buyer's agent each responsible to verify all info/rooms/sizes/data. You must accompany & register your client on the first visit to receive commission. Financing incentive to use Pulte financing

AGENT/ OFFICE INFORMATION			
L/Agent	Joanna Piette	L/Aph	702-493-5305
Office	New Home Resource	Agt Fax #	
Off Add	8689 W Sahara Ave #120, Las Vegas 89117	OffcPh	702-365-1000
TeamContact	Ray	BrokerName	Joanna Piette
Resident Showing	Sales Agent KEYANY	License #	B.0036782
ContDesc	ComboLB	TeamContPh	702-769-2323
		TeamEmail	ray.abraham@pulte.com
		Power	ON
		AuctTyp	
		Act DOM	163
		AuctDt	
		OrigListPrice	\$759,880
		CDOM	163
		ListDt	03/06/2018
		ExpDt	
		WD	

Energy-Efficient/GREEN Information:
 Green Building Certification No
 Green Year Certified Green Certifying Body ENERGY STAR
 Green Certification Rating Energy Star Certified

MLS Listing - Page 2

5/24/24, 12:03 PM

Matrix

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date 08/16/2018	EstClo/Date 09/28/2018	DaysListingtoClose 205 days	Orig L.Price \$759,880
Sold Terms CONV	ActClo/Date 09/27/2018	BuyersAgtPublicID 237179	Sale Price \$724,000
Sellers Contrib \$5,288	Prop Condition NEW	Buyer Broker VFIN	SP/SqFt \$287
OwnrCarry \$0	Days On Market 163	Broker Office LUXE Estates & Lifestyles LLC, 630 S 4th St #100A, Las Vegas 89101	
Auction Buyer Premium		Sale Type TRADSALE	
Addit Auction Sold Terms			
BuyerAgentName	Derek Hoskins/702-351-4721		
	S.0179921		

Presented by: **Platinum Real Estate Prof**

Agent: Kristina A. Allan S.0198994

Photos



Subject Liens

5/24/24, 12:02 PM

Search

Search Criteria - ParcelNumber: 164-36-613-036, Filter: StartsWith, From Date: 4/3/1905, To Date: 4/15/2024, Doc Type: All

Parcel #	First Party Name	First Cross Party Name	# Pages	Instrument#	Document Type	Modifier	Record Date	Legal Description	Total Value
164-36-613-036	INLAND BANK AND TRUST	YOUNG, CHRISTOPHER J	2	202109100002420	RECONVEYANCE		09/10/2021		\$0.00
164-36-613-036	YOUNG, CHRISTOPHER		1	202109100000762	HOMESTEAD		09/10/2021		\$0.00
164-36-613-036	JYOUNG, CHRISTOPHER	INLAND BANK	19	202108100003469	DEED OF TRUST		08/10/2021		\$0.00
164-36-613-036	INLAND BANK	INLAND BANK	2	202104200002616	ASSIGNMENT		04/20/2021		\$0.00
164-36-613-036	YOUNG, CHRISTOPHER		1	201811280002294	HOMESTEAD		11/28/2018		\$0.00
164-36-613-036	YOUNG, CHRISTOPHER J	INLAND BANK	20	201809270002417	DEED OF TRUST		09/27/2018		\$0.00
164-36-613-036	PN II INC	YOUNG, CHRISTOPHER J	3	201809270002416	DEED		09/27/2018		\$724,000.00

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

USPAP ADDENDUM

57097
File No. 6001Silvalde

Borrower	Catamount Properties 2018 LLC		
Property Address	6001 Silvalde Ln		
City	Las Vegas	County	Clark
		State	NV
		Zip Code	89135
Lender	Wedgewood Inc		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90
EXPOSURE TIME: Estimated length of time that the property interested being appraised would have offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

USPAP 2020-2021 (Effective January 1, 2020 through December 31, 2023) Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Additional Certifications
I certify that, to the best of my knowledge and belief:

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

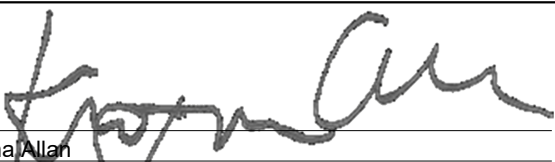
I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments
Appraiser Fee \$220, AMC Fee \$220.

esign.alamode.com/verify Serial:FD5F1D26

APPRAISER:

Signature: 

Name: Kristina Allan

Date Signed: 06/03/2024

State Certification #: A.0005276-CR

or State License #: _____

State: NV

Expiration Date of Certification or License: 03/31/2026

Effective Date of Appraisal: 05/30/2024

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property

Did Not Exterior-only from Street 