

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	1300 Shadow Mountain Place, Las Vegas, NV 89108	<b>Order ID</b>	9269595	<b>Property ID</b>	35291574
<b>Inspection Date</b>	04/10/2024	<b>Date of Report</b>	04/13/2024		
<b>Loan Number</b>	57132	<b>APN</b>	13825116014		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	4.10_BPO	<b>Tracking ID 1</b>	4.10_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	BERNARDINE E MOSER	The subject is a one story, single family detached home with framed stucco exterior construction that shows some deferred maintenance, overgrown landscaping. The subject shows in fair condition with no visible signs of deterioration, per exterior inspection
<b>R. E. Taxes</b>	\$1,456	
<b>Assessed Value</b>	\$76,072	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(The subject recently sold on lockbox)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$5,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$5,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Urban	The subject is located in a suburban location that has close proximity to schools, parks, shops, and major highways. The market is currently a stable neighborhood. The subject property is located in a neighborhood of similar homes of similar condition, style, and materials.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$219500 High: \$413000	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1300 Shadow Mountain Place	5128 Forrest Hills Ln	4105 Snead Dr	5424 Banjo St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89108	89108	89107	89107
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.30 <sup>1</sup>	1.25 <sup>1</sup>	0.95 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$367,900	\$450,000	\$499,000
List Price \$	--	\$367,900	\$450,000	\$499,000
Original List Date		02/21/2024	04/11/2024	04/06/2024
DOM · Cumulative DOM	-- · --	52 · 52	2 · 2	7 · 7
Age (# of years)	60	52	60	62
Condition	Fair	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; City Skyline
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	2,621	2,207	2,621	2,183
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	6 · 3	4 · 2 · 1
Total Room #	5	6	10	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	Pool - Yes
Lot Size	0.40 acres	0.14 acres	0.22 acres	0.32 acres
Other	workshop	none	iground	guest house

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** GORGEOUS 1 STORY FLOORPLAN IN BEAUTIFUL COMMUNITY \*FRESH PAINT THROUGHOUT, NEW CARPET, DESIGNER TILE \*INCREDIBLE KITCHEN W/GRANITE COUNTERTOPS \*LARGE MASTER W/LOTS OF CLOSETS \*LARGE 2ND AND THIRD BEDROOMS \*LOTS OF CLOSETS SPACE \*HOME LOCATED ON A NICE SIZE LOT W/ BIG COURTYARD & BACKYD \*CLOSE TO PARKS AND SHOPPING.
- Listing 2** Minutes from one of Las Vegas' oldest traditional golf courses & tons of parks, you'll find a quiet neighborhood, with a pretty home sitting on a large lot. Circular drive has a shady tree that sets the ambiance as you enter through double doors to the open great room with new carpet and large sliding door overlooking the tranquil backyard. Floorplan seamlessly flows into your spacious modern-kitchen where you will find an island, quartz counters, SS appliances providing plenty of room for a casual meal or entertaining family & friends. This floorplan with a two separate wings that provides the opportunity for everyone to have their own space, relax or come together. Separate Primary w/ensuite along with 2 large secondary bedrooms share full bath. 3 generous bedrooms along with a family room and full bath round out the many options you'll have to suite your needs. Convenient access to shopping, dining, schools & parks. Minutes to the 95 for a quick commute to the famous LV Strip.
- Listing 3** This home is an oversized 1/3 acre lot with no HOA on a cull de sac. The main level home just had 75% of the roof replaced, completed April 2024. The garage has been converted featuring a separate entrance, separate living room with wood burning fireplace and 1 bedroom upstairs with a full bath. Open family room to living room. Large salt water inground pool with diving board 8 ft. deep 36X20. First level has primary bedroom with 3/4 bath plus 2 bedrooms and one full bath. Newer dual pane windows throughout with solar screens, 6 month new stove, Corian countertops All stainless steel appliances stay. Huge driveway for parking all your vehicles and a gated, covered RV parking spot Backyard has covered patio and room for so much more! Strip and city views from upstairs, close to downtown and the strip. Quick close, be using your own private pool by summer!

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1300 Shadow Mountain Place	5409 Bromley Ave	412 Pontius Cir	200 Lindy Dr
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89108	89107	89107	89107
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.60 <sup>1</sup>	1.67 <sup>1</sup>	1.54 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$325,000	\$495,000	\$520,000
<b>List Price \$</b>	--	\$325,000	\$495,000	\$500,000
<b>Sale Price \$</b>	--	\$325,000	\$495,000	\$495,000
<b>Type of Financing</b>	--	Fha	Cash	Conv
<b>Date of Sale</b>	--	02/16/2024	12/18/2023	12/29/2023
<b>DOM · Cumulative DOM</b>	-- · --	6 · 70	10 · 24	22 · 93
<b>Age (# of years)</b>	60	55	49	48
<b>Condition</b>	Fair	Fair	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Other	1 Story Other	1 Story Other	1 Story Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,621	2,022	2,557	2,757
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	4 · 2	5 · 3
<b>Total Room #</b>	5	5	6	8
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	Pool - Yes
<b>Lot Size</b>	0.40 acres	0.16 acres	0.36 acres	0.27 acres
<b>Other</b>	workshop	none	culdesac, RV parking	inground
<b>Net Adjustment</b>	--	\$0	-\$60,000	-\$55,000
<b>Adjusted Price</b>	--	\$325,000	\$435,000	\$440,000

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

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

- Sold 1** Single story home on corner lot. This is a great home. Needs some TLC. Priced accordingly and sold "As-Is." 3 bedrooms, 2 baths, Laundry room, Above Ground pool-(15 ft. round), APPLIANCES ARE NOT INCLUDED IN THE SALE. Wood-burning fireplace, Garage has been converted into a sound-proof room for recording music, also a dark-room for film developing. Buyer to verify all info. Thank you for showing. CALL First/Large dog.
- Sold 2** Nestled at the end of a quiet cul-de-sac, your dream home awaits! This charming no HOA, 4 bed, 2 bath residence, located near the 95 freeway, offers a perfect blend of comfort and convenience. Generously sized bedrooms with California Closet Organizers, provide ample space for your family's needs, creating the perfect sanctuary for rest and relaxation. Step into your private oasis – a sprawling backyard on a generous 15,000 sq ft lot. Perfect for entertaining, gardening, or simply enjoying the serenity of the outdoors. Adjacent to the expansive 3 car garage is your own designated space for your RV, boat, or additional vehicles. The kitchen boasts a generous floor plan, allowing for easy movement and interaction, whether you're preparing a gourmet meal or entertaining guests. Adjacent to this culinary masterpiece is a large 15X5 pantry with shelving, a treasure trove of storage for provisions and kitchen essentials. This property isn't just a house; it's a home where memories are made.
- Sold 3** Large Single Story Home with Pool on massive lot. Offers attached in-law suite with private bathroom, kitchenette, & separate exterior access. Conveniently located within 10mins to the Downtown & Strip you'll find one of the largest 5 bedroom floor plans in this community with No HOA. Great potential for AirBnB or family looking for plenty of space with nearly 2800sf. The backyard is nearly 12,000sf with a pool, playground area, multiple storage sheds, and plenty of parking. This could be a wonderful remodel project as well. The HVAC unit, main electrical panel, & water heater have all been replaced in recent years so with a little cosmetic updating you could turn this home into a premiere property.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject sold on 4/5/2024, mls #2570557			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
03/26/2024	\$424,900	--	--	Sold	04/05/2024	\$425,800	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$440,000	\$450,000
<b>Sales Price</b>	\$430,000	\$440,000
<b>30 Day Price</b>	\$420,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The market was slow for comps similar to the subject's style and condition within the immediate neighborhood. Due to the lack of available comps, I went back 6 months, out in distance 2 miles, and even with relaxing gla search criteria I was unable to find any comps which fit the condition requirements. Within 2 miles and back 6 months I found 8 comps of which I could only use 6 due to condition factors. The comps used are the best possible currently available comps within 2 miles and the adjustments are sufficient for this area to account for the differences in the subject and comparables.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Other



Other

## Listing Photos

**L1** 5128 Forrest Hills Ln  
Las Vegas, NV 89108



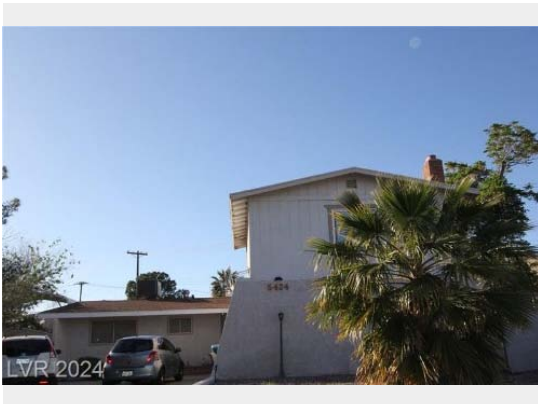
Front

**L2** 4105 Snead DR  
Las Vegas, NV 89107



Front

**L3** 5424 Banjo ST  
Las Vegas, NV 89107



Front

## Sales Photos

**S1** 5409 Bromley AVE  
Las Vegas, NV 89107



Front

**S2** 412 Pontius CIR  
Las Vegas, NV 89107



Front

**S3** 200 Lindy DR  
Las Vegas, NV 89107



Front

## ClearMaps Addendum

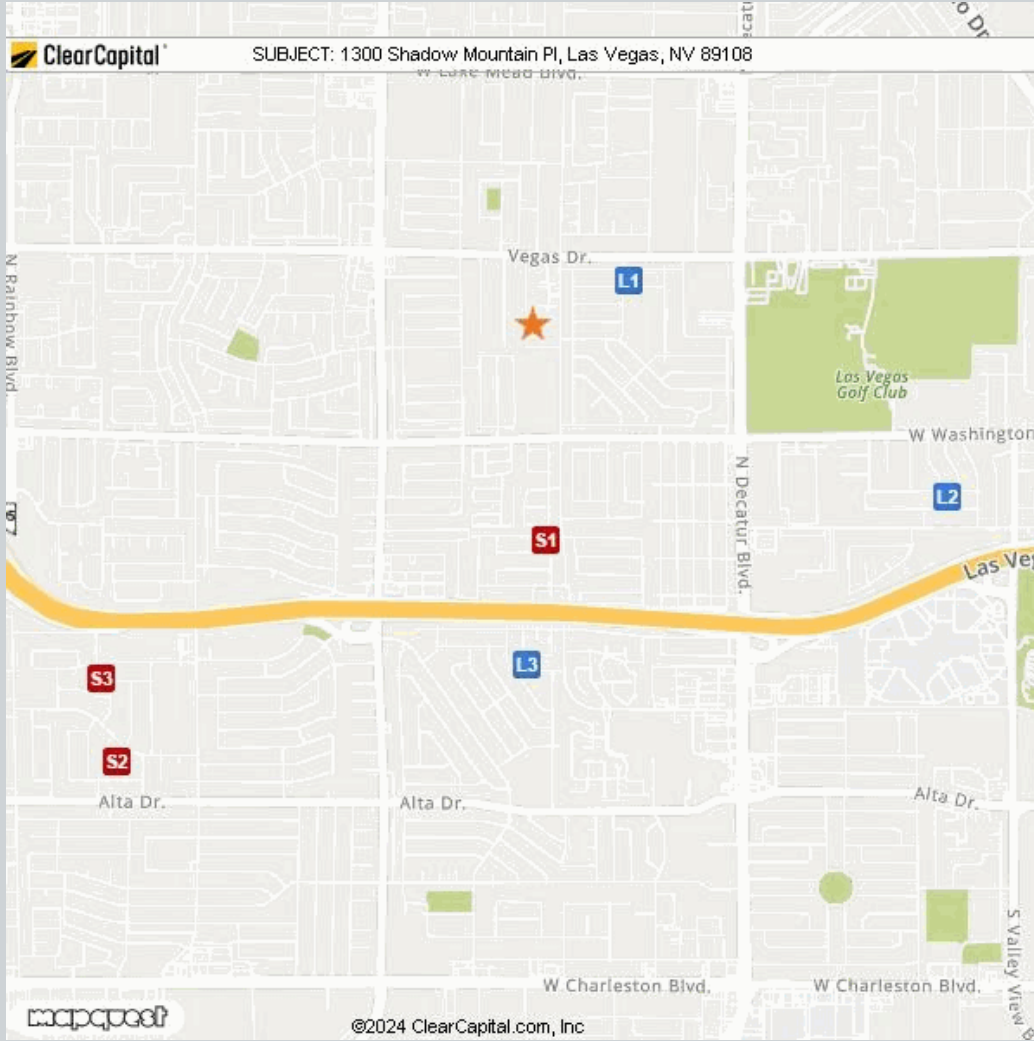
**Address** ★ 1300 Shadow Mountain Place, Las Vegas, NV 89108

**Loan Number** 57132

**Suggested List** \$440,000

**Suggested Repaired** \$450,000

**Sale** \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1300 Shadow Mountain Place, Las Vegas, NV 89108	--	Parcel Match
L1 Listing 1	5128 Forrest Hills Ln, Las Vegas, NV 89108	0.30 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4105 Snead Dr, Las Vegas, NV 89108	1.25 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5424 Banjo St, Las Vegas, NV 89108	0.95 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5409 Bromley Ave, Las Vegas, NV 89108	0.60 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	412 Pontius Cir, Las Vegas, NV 89108	1.67 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	200 Lindy Dr, Las Vegas, NV 89108	1.54 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.



## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.



## Broker Information

<b>Broker Name</b>	Reginald Broaden	<b>Company/Brokerage</b>	WEST COAST REALTY LLC
<b>License No</b>	B.0043579.LLC	<b>Address</b>	6135 THEATRICAL RD LAS VEGAS NV 89031
<b>License Expiration</b>	01/31/2026	<b>License State</b>	NV
<b>Phone</b>	7022184665	<b>Email</b>	westcoastrealty1@gmail.com
<b>Broker Distance to Subject</b>	6.44 miles	<b>Date Signed</b>	04/13/2024

/Reginald Broaden/

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

## Addendum: NV Broker's Price Opinion Qualification

The attached Broker's Price Opinion ("BPO") has been prepared by: **Reginald Broaden** ("Licensee"), **B.0043579.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **WEST COAST REALTY LLC** (Company).

This Addendum is an integral part of the BPO prepared by Licensee and the BPO is considered incomplete without it.

1. This BPO has been prepared for **Wedgewood Inc** (Beneficiary or agent of Beneficiary hereinafter "Beneficiary") regarding the real property commonly known and described as: **1300 Shadow Mountain Place, Las Vegas, NV 89108**
2. Licensee is informed that the Beneficiary's interest in the real property is that of a third party making decisions or performing due diligence for an existing or potential lien holder.
3. The intended purpose of this BPO is to assist the Beneficiary in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence.
4. Licensee certifies that Licensee has no existing or contemplated interest in the property, including without limitation the possibility of Licensee representing the seller or any purchaser.

Issue date: **April 13, 2024**

Licensee signature: **/Reginald Broaden/**

**NOTWITHSTANDING ANY PREPRINTED LANGUAGE TO THE CONTRARY, THIS OPINION IS NOT AN APPRAISAL OF THE MARKET VALUE OF THE PROPERTY. IF AN APPRAISAL IS DESIRED, THE SERVICES OF A LICENSED OR CERTIFIED APPRAISER MUST BE OBTAINED.**

## Disclaimer

**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.