

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

Address	5661 Saddletree Road, Pahrump, NV 89061	Order ID	9365841	Property ID	35459632
Inspection Date	05/28/2024	Date of Report	05/28/2024		
Loan Number	57531	APN	4308109		
Borrower Name	Catamount Properties 2018 LLC	County	Nye		

Tracking IDs					
Order Tracking ID	5.24_BPO	Tracking ID 1	5.24_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DONNIE L COOPER	Condition Comments	
R. E. Taxes	\$742	The subject appeared to be in good condition from the road. The roof looks good and the siding needs paint but appears to be in serviceable condition.	
Assessed Value	\$32,505		
Zoning Classification	Residential VR-20		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(The property looks secure, but vacant. There are no vehicles or personal items in the yard.)			
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Community Mgmt Grp 702-942-2500		
Association Fees	\$17 / Month (Other: None)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	The subject is located in the HOA of Cottonwood. It's a mix of manufactured homes and single family residence. There are no amenities included with the HOA fee of \$17 a month.	
Sales Prices in this Neighborhood	Low: \$180000 High: \$494900		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5661 Saddletree Road	6171 Katie Ln	5860 Bonnie St	1731 Heritage Dr
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89061	89061	89048	89048
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	3.89 ¹	4.02 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$300,000	\$229,000	\$299,900
List Price \$	--	\$300,000	\$229,000	\$299,900
Original List Date		02/08/2024	05/15/2024	04/30/2024
DOM · Cumulative DOM	-- · --	110 · 110	13 · 13	28 · 28
Age (# of years)	21	26	35	33
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,512	1,525	1,794	1,410
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	7	6	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.46 acres	1.13 acres	1.10 acres	1.10 acres
Other	--	--	--	--

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Current Listings - Cont.

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

- Listing 1** Listing #1 is located .6 miles away from the subject and is similar in GLA. This property is superior because it has new paint, updated wood laminate flooring and SS appliances. The rest of the kitchen looks dated. On the exterior there's new paint and a detached 2 car garage.
- Listing 2** Listing #2 is is similar in GLA and located 3.89 miles away from the subject. The interior is dated with the original kitchen cabinets and appliances. The exterior has no landscaping similar to the subject property. This property is inferior to the subject.
- Listing 3** Listing #3 is located 4 miles away from the subject and is similar in GLA. This property has been updated with white cabinets, white quartz countertops and SS appliances. The floors are vinyl/wood laminate throughout the living areas and carpet in the bedrooms. This property is superior to the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5661 Saddletree Road	3860 E Navajo Blvd	5631 Bridger St	5621 Doubletree Rd
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89061	89061	89061	89061
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.85 ¹	0.09 ¹	0.10 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$250,000	\$310,000	\$315,000
List Price \$	--	\$250,000	\$310,000	\$315,000
Sale Price \$	--	\$246,000	\$310,000	\$315,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	05/08/2024	02/16/2024	01/25/2024
DOM · Cumulative DOM	-- · --	90 · 90	49 · 49	92 · 92
Age (# of years)	21	23	2	25
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,512	1,609	1,493	1,694
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	7	5	6
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.46 acres	1.10 acres	0.46 acres	0.46 acres
Other	--	Lot	Garage	garage
Net Adjustment	--	\$0	-\$10,000	-\$10,000
Adjusted Price	--	\$246,000	\$300,000	\$305,000

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Recent Sales - Cont.

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

- Sold 1** Sold #1 is similar in GLA and is located 1.86 miles away from the subject. The kitchen looks updated with newer cabinets and vinyl/wood flooring. The rest of the has carpet and is dated like the subject. The exterior is plain and is mostly rock like the subject. This property is the most similar, to the subject
- Sold 2** Sold #2 is similar in GLA, has the same lot size and is located in the same neighborhood as the subject. This property is superior to the subject because it is fairly new and has all newer finishes, like dark cabinets, white quartz countertops and SS appliances. The floors are wood laminate in the living areas and carpet in the bedrooms. The exterior is all dirt except for the concrete driveway in the front.
- Sold 3** Sold #3 is also located in the same neighborhood at .1 miles away from the subject. It's similar in GLA and has the same size lot. This property has curb appeal with a white picket fence and a grass lawn and trees. The kitchen has oak cabinets, Formica countertops and wood laminate floors. The bathrooms are dated and the bedrooms have carpet. In back there is a covered patio and rock landscaping. This property is superior to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		The subject last sold for \$165,000 on 6/05/2006.					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$270,000	\$270,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$250,000	--
Comments Regarding Pricing Strategy		
<p>Listing #2 and sold #2 are the most similar in look and condition. They both have no landscaping like the subject. The comps closer to the subject are selling at a higher price, but mostly because of condition. However, some of that value is in the HOA neighborhood. With that said, I took the similar comps and blended them with the neighborhood comps and landed in the middle of them.</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



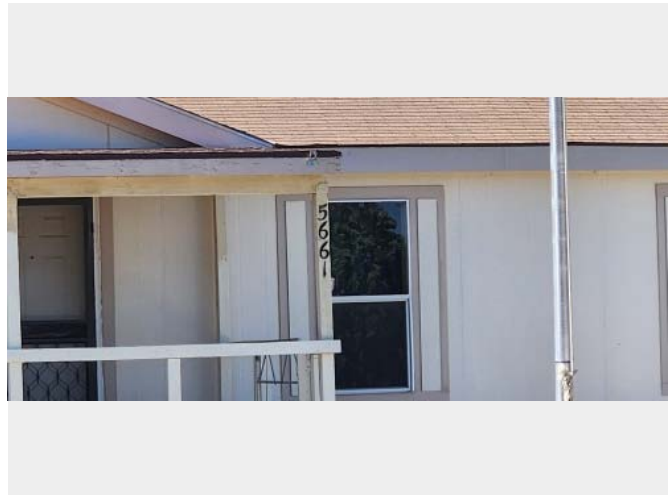
Front



Front



Address Verification



Address Verification



Address Verification



Side

Subject Photos



Side



Side



Back



Street



Street



Street

Listing Photos

L1 6171 Katie Ln
Pahrump, NV 89061



Front

L2 5860 Bonnie St
Pahrump, NV 89048



Front

L3 1731 Heritage Dr
Pahrump, NV 89048



Front

Sales Photos

S1 3860 E Navajo Blvd
Pahrump, NV 89061



Front

S2 5631 Bridger St
Pahrump, NV 89061



Front

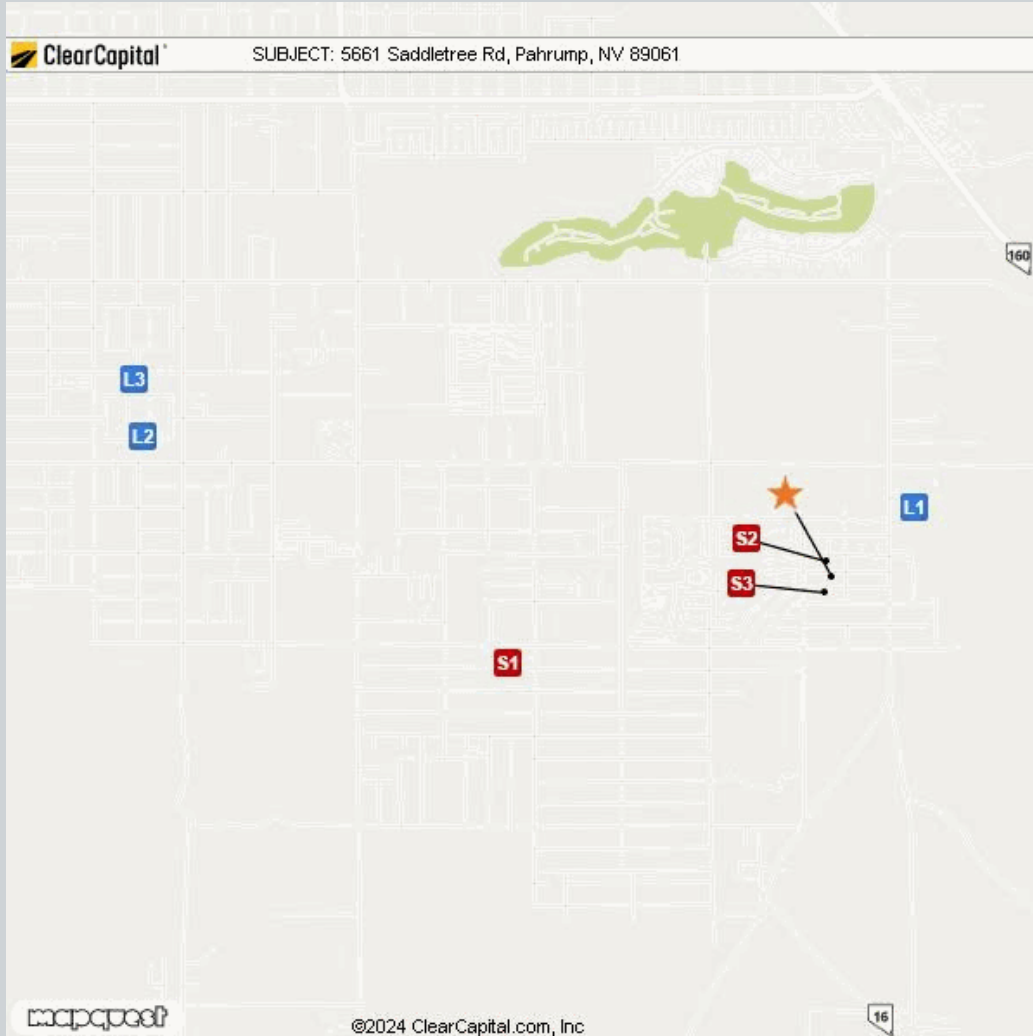
S3 5621 Doubletree Rd
Pahrump, NV 89061



Front

ClearMaps Addendum

Address ★ 5661 Saddletree Road, Pahrump, NV 89061
Loan Number 57531 **Suggested List** \$270,000 **Suggested Repaired** \$270,000 **Sale** \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5661 Saddletree Road, Pahrump, NV 89061	--	Parcel Match
L1 Listing 1	6171 Katie Ln, Pahrump, NV 89061	0.60 Miles ¹	Parcel Match
L2 Listing 2	5860 Bonnie St, Pahrump, NV 89048	3.89 Miles ¹	Parcel Match
L3 Listing 3	1731 Heritage Dr, Pahrump, NV 89048	4.02 Miles ¹	Parcel Match
S1 Sold 1	3860 E Navajo Blvd, Pahrump, NV 89061	1.85 Miles ¹	Parcel Match
S2 Sold 2	5631 Bridger St, Pahrump, NV 89061	0.09 Miles ¹	Parcel Match
S3 Sold 3	5621 Doubletree Rd, Pahrump, NV 89061	0.10 Miles ¹	Parcel Match

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

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

Addendum: Report Purpose

Market Approach and Market Time

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

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

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

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

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

Broker Name	Alex Kursman	Company/Brokerage	Innovative Real Estate Strategies
License No	S.0066265.LLC	Address	2975 S. Rainbow Blvd #J Las Vegas NV 89146
License Expiration	06/30/2024	License State	NV
Phone	7028826623	Email	akursman@hotmail.com
Broker Distance to Subject	37.22 miles	Date Signed	05/28/2024

/Alex Kursman/

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: **Alex Kursman** ("Licensee"), **S.0066265.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovative Real Estate Strategies** (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: **5661 Saddletree Road, Pahrump, NV 89061**
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: **May 28, 2024**

Licensee signature: **/Alex Kursman/**

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.