

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>	1636 Lorna Drive, Henderson, NEVADA 89011	<b>Order ID</b>	9401478	<b>Property ID</b>	35537808
<b>Inspection Date</b>	06/12/2024	<b>Date of Report</b>	06/12/2024		
<b>Loan Number</b>	57777	<b>APN</b>	178-01-616-075		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	6.11_bpo	<b>Tracking ID 1</b>	6.11_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	LATHAM FAMILY TRUST	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,138	No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping, roof appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a 2 story, single family detached home with 2 car attached garage. Roof is pitched composition shingles. It has 1 fireplace, but no pool or spa. Last sold as fair market sale 06/07/2024 for \$330,000 and not listed for sale since purchased. Subject property is located in the eastern area of Henderson in the Summerfield subdivision, Clark County Tax Assessor subdivision #4534. This tract is comprised of 650 single family detached homes which vary in living area from 813-2,460 square feet. Access to schools, shopping is within 1/2-2 miles and freeway entry is within 3 miles. Most likely buyer in this area is first time home buyer with FHA/VA financing or investor/cash sale.	
<b>Assessed Value</b>	\$70,515		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	There is a short market supply of listings within a 1/2 mile radius of subject property. There are 8 homes listed for sale (0 REO, 0 short sale). In the past 12 months, there have been 47 closed MLS transactions in this neighborhood. This indicates a short market supply of listings, assuming 90 days on market. Average days on market time was 61 with range 1-235 days and average sales price was 98% of final list price. Strong presence of investor/flip properties in this area.	
<b>Sales Prices in this Neighborhood</b>	Low: \$267,000 High: \$474,435		
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1636 Lorna Drive	556 Tabony Ave	521 Crony Ave	1068 Wide Brim Ct
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89011	89011	89011	89011
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 <sup>1</sup>	0.12 <sup>1</sup>	1.61 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,623	\$375,500	\$450,000
List Price \$	--	\$330,623	\$375,500	\$450,000
Original List Date		05/15/2024	05/23/2024	04/11/2024
DOM · Cumulative DOM	-- · --	13 · 28	20 · 20	28 · 62
Age (# of years)	38	38	41	25
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,035	1,241	1,229	2,177
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.10 acres	0.11 acres	0.18 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace

\* 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.

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

**Listing 1** Under contract, will be conventional financing. Vacant property when listed. Identical in condition, garage capacity and age. It is inferior in square footage, baths, but is superior in lot size. This property is inferior to subject property.

**Listing 2** Not under contract. Vacant property when listed. Identical in condition, garage capacity and nearly identical in age. It is inferior in square footage, baths, but is superior in lot size. This property is inferior to subject property.

**Listing 3** Not under contract. Owner occupied property when listed. Identical in bedrooms, condition, garage capacity, fireplace. It is inferior in baths but is superior in square footage, lot size, and age. This property is superior to subject property.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1636 Lorna Drive	1800 Merze Ave	1638 Lorna Dr	543 Dutchman Ave
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89011	89011	89011	89011
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 <sup>1</sup>	0.01 <sup>1</sup>	0.05 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,000	\$414,990	\$398,000
List Price \$	--	\$319,000	\$409,990	\$398,000
Sale Price \$	--	\$285,000	\$409,990	\$398,000
Type of Financing	--	Va	Va	Fha
Date of Sale	--	07/06/2023	09/11/2023	01/04/2024
DOM · Cumulative DOM	-- · --	8 · 98	7 · 72	4 · 43
Age (# of years)	38	32	38	38
Condition	Average	Average	Good	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 ; Residential
Style/Design	2 Stories Bi-level	1 Story Ranch	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,035	1,125	2,035	2,035
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	7	5	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	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	--	--	--	Pool - Yes
Lot Size	0.09 acres	0.08 acres	0.09 acres	0.10 acres
Other	1 Fireplace	No Fireplace	1 Fireplace, Concessions	No Fireplace, Concessions
Net Adjustment	--	+\$104,700	-\$40,000	-\$61,180
Adjusted Price	--	\$389,700	\$369,990	\$336,820

\* Sold 2 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** Sold with VA financing, no concessions. Tenant occupied property, leased for \$1,100/month when listed. Identical in condition and nearly identical in age. It is inferior in square footage adjusted @ \$100/square foot \$91,000, baths \$2,500, lot size adjusted @ \$5/square foot \$2,200, garage \$8,000, no fireplace \$1,000.
- Sold 2** Sold with VA financing, with \$10,000 in seller paid concessions. Identical in square footage, bedrooms, baths, garage capacity, fireplace, lot size, same street and age. It is superior in condition with new paint, flooring, quartz counters (\$30,000) and seller paid concessions (\$10,000).
- Sold 3** Sold with FHA financing, with \$9,980 in seller paid concessions. Identical in square footage, bedrooms, baths, garage capacity, and age. It is inferior in no fireplace \$1,000 but is superior in condition with new paint, flooring, water heater, stainless appliances (\$30,000), lot size adjusted @ \$5/square foot (\$2,200), pool (\$20,000) and seller paid concessions (\$9,980).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				MLS 2585025 listed for sale for \$350,000 and under contract in 10 days on market. Cash sale, no concessions.			
<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>
05/20/2024	\$350,000	--	--	Sold	06/07/2024	\$330,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$369,000	\$369,000
<b>Sales Price</b>	\$360,000	\$360,000
<b>30 Day Price</b>	\$349,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property should be priced near mid high range of competing listings due to shortage of directly competing listings and low days on market time. It would be expected to sell near high range of adjusted recently closed sales with 90 days on market. This property sold 06/07/2024 for \$330,000 as cash sale with 10 days on market. It appears to have been priced for very quick sale.		

## Clear Capital Quality Assurance Comments Addendum

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

## Subject Photos



Front



Address Verification



Side



Side



Street

## Listing Photos

**L1** 556 Tabony Ave  
Henderson, NV 89011



Front

**L2** 521 Crony Ave  
Henderson, NV 89011



Front

**L3** 1068 Wide Brim Ct  
Henderson, NV 89011



Front



## Sales Photos

**S1** 1800 Merze Ave  
Henderson, NV 89011



Front

**S2** 1638 Lorna Dr  
Henderson, NV 89011



Front

**S3** 543 Dutchman Ave  
Henderson, NV 89011



Front

## ClearMaps Addendum

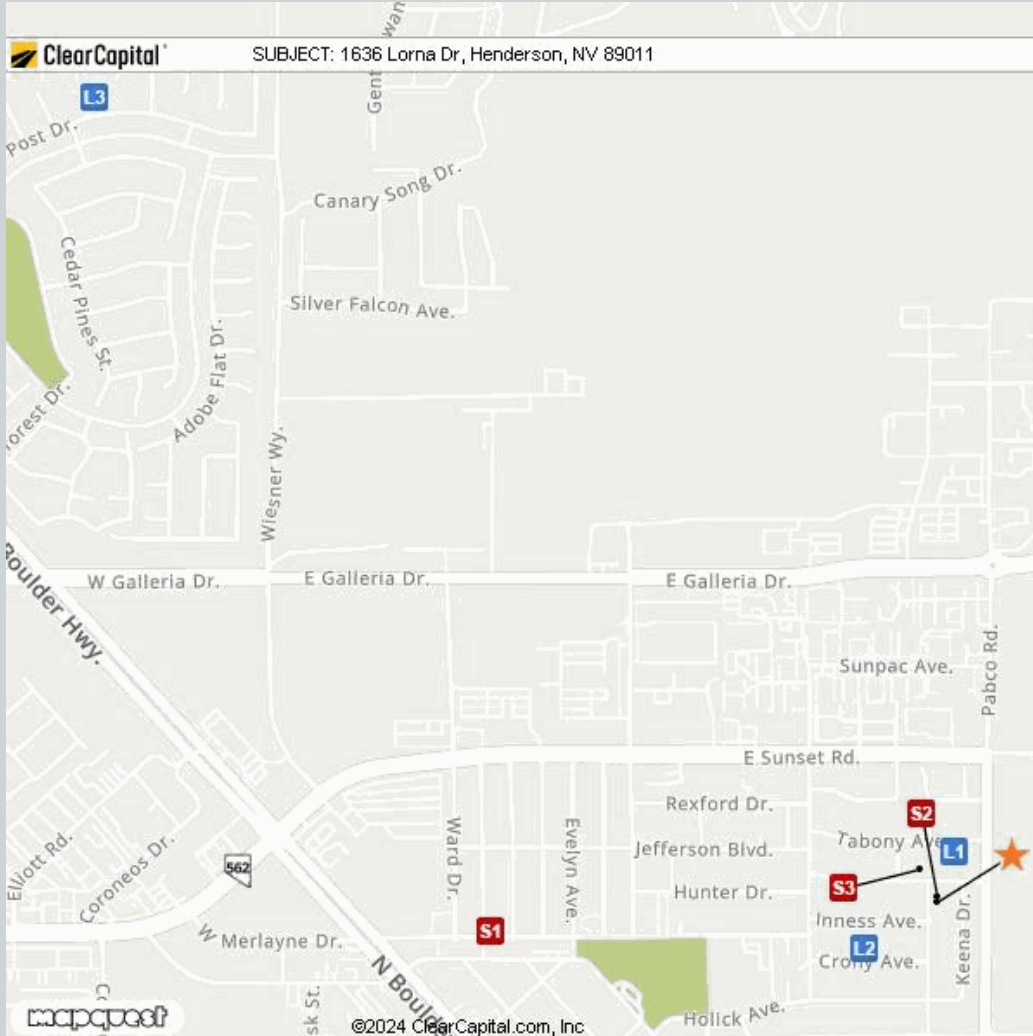
**Address** ★ 1636 Lorna Drive, Henderson, NEVADA 89011

**Loan Number** 57777

**Suggested List** \$369,000

**Suggested Repaired** \$369,000

**Sale** \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1636 Lorna Drive, Henderson, Nevada 89011	--	Parcel Match
L1 Listing 1	556 Tabony Ave, Henderson, NV 89011	0.07 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	521 Crony Ave, Henderson, NV 89011	0.12 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1068 Wide Brim Ct, Henderson, NV 89011	1.61 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1800 Merze Ave, Henderson, NV 89011	0.62 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1638 Lorna Dr, Henderson, NV 89011	0.01 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	543 Dutchman Ave, Henderson, NV 89011	0.05 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>	Linda Bothof	<b>Company/Brokerage</b>	Linda Bothof
<b>License No</b>	B.0056344.INDV	<b>Address</b>	8565 S Eastern Ave Las Vegas NV 89123
<b>License Expiration</b>	05/31/2026	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	7.28 miles	<b>Date Signed</b>	06/12/2024

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

## Disclaimer

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

Unless otherwise specifically agreed to in writing:

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