

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	11140 Chesapeake Dr, Reno, NV 89506	Order ID	9497635	Property ID	35723692
Inspection Date	07/23/2024	Date of Report	07/24/2024		
Loan Number	57982	APN	080-261-02		
Borrower Name	Catamount Properties 2018 LLC	County	Washoe		

Tracking IDs					
Order Tracking ID	7.23_bpo	Tracking ID 1	7.23_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	HECKATHORN, JERRY / SUNDT, HELEN	Condition Comments Overall the subject appeared to be in average condition but there was damage to some of the roof near the eaves at the front of the house.
R. E. Taxes	\$1,994	
Assessed Value	\$224,326	
Zoning Classification	LDS	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a low density suburban area of North Reno. It is surrounded by SFRs that are in average to good condition. It is about 3 miles to amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$470,000 High: \$630,000	
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	11140 Chesapeake Dr	10565 Red Pine Rd	11815 N Tupelo St.	11665 Oregon Blvd
City, State	Reno, NV	Reno, NV	Reno, NV	Reno, NV
Zip Code	89506	89506	89506	89506
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	1.34 ¹	1.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$449,000	\$550,000	\$585,000
List Price \$	--	\$449,000	\$515,000	\$585,000
Original List Date		07/12/2024	05/15/2024	04/04/2024
DOM · Cumulative DOM	-- · --	11 · 12	69 · 70	110 · 111
Age (# of years)	46	35	46	41
Condition	Average	Good	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	1 Story conventional	1 Story conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	1,864	1,296	1,952	2,624
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	8	6	6	8
Garage (Style/Stalls)	Detached 4 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.09 acres	1.00 acres	1.05 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.

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

Listing 1 Adjustments would be: -1100 age, -10,000 condition, +22,720 GLA, +4000 garage stalls, +23,740 lot = +39,360 for a total \$488,360

Listing 2 Adjustments would be: +4000 garage stalls, +22,651 lot = + 26,651 for a total \$541,651

Listing 3 Adjustments would be: -30,400 GLA, -2500 half bath, +21,562 = -11,338 for a total \$573,662

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11140 Chesapeake Dr	11365 Chestnut St	10870 Birch St	505 Utah St
City, State	Reno, NV	Reno, NV	Reno, NV	Reno, NV
Zip Code	89506	89506	89506	89506
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.26 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$470,000	\$510,000	\$659,900
List Price \$	--	\$470,000	\$510,000	\$659,900
Sale Price \$	--	\$470,000	\$505,000	\$630,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	03/07/2024	03/25/2024	07/27/2023
DOM · Cumulative DOM	-- · --	77 · 77	39 · 39	50 · 50
Age (# of years)	46	46	39	37
Condition	Average	Good	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	1 Story conventional	2 Stories conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	1,864	1,666	2,108	2,806
Bdrm · Bths · ½ Bths	4 · 2	5 · 3	3 · 2 · 1	3 · 2
Total Room #	8	9	7	6
Garage (Style/Stalls)	Detached 4 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.09 acres	1.04 acres	1.04 acres	2.10 acres
Other	--	--	--	--
Net Adjustment	--	+\$19,789	+\$11,909	-\$34,580
Adjusted Price	--	\$489,789	\$516,909	\$595,420

* Sold 2 is the most comparable sale to the subject.

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

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

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

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

Sold 1 Adjustments: -10,000 condition, +7920 GLA, -5000 full bath, +4000 garage stalls, +22,869 lot = +19,789

Sold 2 Adjustments: -700 age, -9760 GLA, -2500 half bath, +2000 garage stall, +22,869 lot = +11,909

Sold 3 Adjustments: -900 age, -37,680 GLA, +4000 garage stall = -34,580

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Per tax records, the subject last sold on 09-14-2012 for \$120,416				
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	\$540,000	\$542,000
Sales Price	\$520,000	\$522,000
30 Day Price	\$478,400	--
Comments Regarding Pricing Strategy		
Initial search was .5 miles and 3 months with no results. At 6 months there were no comps to bracket subject lot size. Extended to 12 months for 3 results. The GLA criteria had to be extended. There is no known market difference between a single story or 2 story house in this area. There were NO listing comps within .5 miles. Had to extend to 2 miles. There were no listing comps to bracket subject lot size.		

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



Street



Other



Other



Other

Listing Photos

L1 10565 Red Pine Rd
Reno, NV 89506



Front

L2 11815 N Tupelo St.
Reno, NV 89506



Front

L3 11665 Oregon Blvd
Reno, NV 89506



Front

Sales Photos

S1 11365 Chestnut St
Reno, NV 89506



Front

S2 10870 Birch St
Reno, NV 89506



Front

S3 505 Utah St
Reno, NV 89506



Front

ClearMaps Addendum

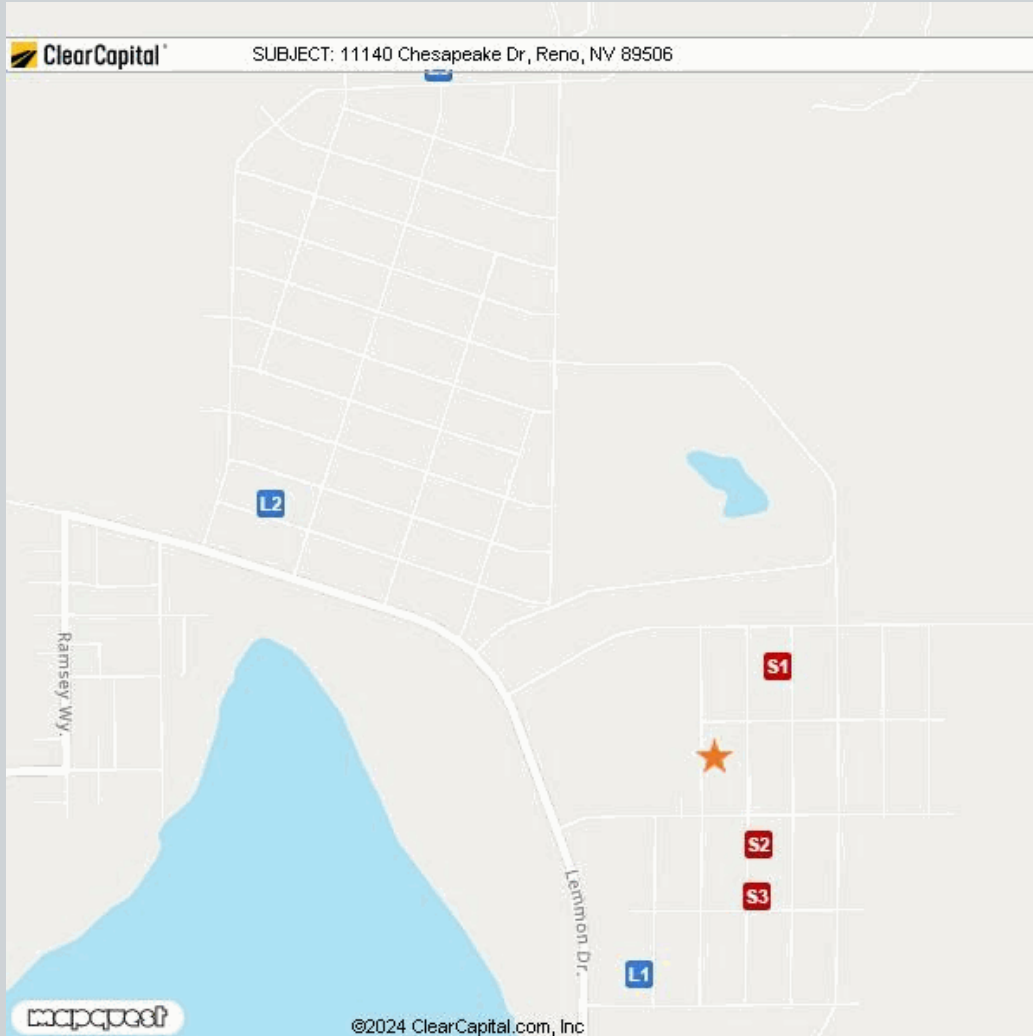
Address ★ 11140 Chesapeake Dr, Reno, NV 89506

Loan Number 57982

Suggested List \$540,000

Suggested Repaired \$542,000

Sale \$520,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11140 Chesapeake Dr, Reno, NV 89506	--	Parcel Match
L1 Listing 1	10565 Red Pine Rd, Reno, NV 89506	0.61 Miles ¹	Parcel Match
L2 Listing 2	11815 N Tupelo St., Reno, NV 89506	1.34 Miles ¹	Parcel Match
L3 Listing 3	11665 Oregon Blvd, Reno, NV 89506	1.95 Miles ¹	Parcel Match
S1 Sold 1	11365 Chestnut St, Reno, NV 89506	0.29 Miles ¹	Parcel Match
S2 Sold 2	10870 Birch St, Reno, NV 89506	0.26 Miles ¹	Parcel Match
S3 Sold 3	505 Utah St, Reno, NV 89506	0.39 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	Kathleen Bray	Company/Brokerage	CalNeva Realty
License No	S.0174694	Address	3730 St Andrews Dr Reno NV 89502
License Expiration	04/30/2026	License State	NV
Phone	7752031054	Email	buyrenore@gmail.com
Broker Distance to Subject	13.31 miles	Date Signed	07/24/2024

/Kathleen Bray/

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: **Kathleen Bray** ("Licensee"), **S.0174694** (License #) who is an active licensee in good standing.

Licensee is affiliated with **CalNeva Realty** (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: **11140 Chesapeake Dr, Reno, NV 89506**
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: **July 24, 2024**

Licensee signature: **/Kathleen Bray/**

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.