

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>	3135 E University Avenue, Las Vegas, NV 89121	<b>Order ID</b>	9555476	<b>Property ID</b>	35847134
<b>Inspection Date</b>	08/17/2024	<b>Date of Report</b>	08/17/2024		
<b>Loan Number</b>	58206	<b>APN</b>	162-24-602-005		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	8.16_BPO	<b>Tracking ID 1</b>	8.16_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	MARK NOWICKI	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,795	Subject property is a 2 story single family detached home with 3 car attached garage. Roof is pitched concrete tile, typical for age and neighborhood. It has 1 fireplace, but no in-ground pool or spa per tax records. Clark County Tax Assessor shows Cost Class for this property as Fair. No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear average for age and neighborhood. Subject property was last sold 01/31/2003 as fair market sale for \$198,000. There are no MLS records available for this property since purchased. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most like buyer is owner occupant home buyer with conventional financing.	
<b>Assessed Value</b>	\$92,893		
<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 an oversupply of listings within a 1/2 mile radius of subject property on the date of this report. Currently there are 18 homes listed for sale (0 short sale, 0 REO). In the past 12 months, there have been 49 closed MLS transactions in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market time was 30 with range 0-169 days and average sale price was 98% of final list price. It was necessary to expand radius to have sufficient comps for this report, similar in size, age and appeal.	
<b>Sales Prices in this Neighborhood</b>	Low: \$280,000 High: \$760,000		
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3135 E University Avenue	4760 Woodridge Rd	4332 Flagship Ct	2940 Galit Ave
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 <sup>1</sup>	0.44 <sup>1</sup>	1.20 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$434,900	\$499,900	\$480,000
List Price \$	--	\$434,900	\$479,900	\$480,000
Original List Date		07/24/2024	07/04/2024	07/14/2024
DOM · Cumulative DOM	-- · --	24 · 24	21 · 44	34 · 34
Age (# of years)	29	49	29	23
Condition	Average	Average	Good	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	1 Story Ranch	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,200	2,133	2,256	2,656
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 3
Total Room #	8	7	8	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.13 acres	0.13 acres	0.12 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** Not under contract. Tenant occupied property, leased for \$1,700/month when listed. Identical in bedrooms, baths, condition, fireplace, no pool or spa. It is inferior in square footage, lot size, garage capacity and age. This property is inferior to subject property.

**Listing 2** Not under contract. Vacant property when listed. Identical in baths, age, fireplace. It is inferior in garage capacity, lot size, but is superior in condition with new paint, flooring, renovated kitchen and baths. This property is superior to subject property.

**Listing 3** Not under contract. Tenant occupied property, amount of rent not disclosed. Identical in condition, garage capacity and nearly identical in age. It is inferior in lot size but is superior in square footage, baths. This property is superior to subject property.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3135 E University Avenue	3863 Chase Glen Cir	3751 Salt Cedar Ln	3087 Carlotta Cir
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89121	89121	89121	89121
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.76 <sup>1</sup>	0.91 <sup>1</sup>	0.88 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$435,000	\$550,000	\$550,000
<b>List Price \$</b>	--	\$435,000	\$535,000	\$550,000
<b>Sale Price \$</b>	--	\$410,000	\$530,000	\$550,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	11/03/2023	07/23/2024	05/02/2024
<b>DOM · Cumulative DOM</b>	-- · --	11 · 70	26 · 325	11 · 26
<b>Age (# of years)</b>	29	20	19	35
<b>Condition</b>	Average	Average	Average	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>	2 Stories Bi-level	1 Story Ranch	2 Stories Bi-level	2 Stories Bi-level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,200	1,815	2,516	2,922
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	3 · 2 · 1	5 · 3
<b>Total Room #</b>	8	6	7	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
<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>	--	--	--	--
<b>Lot Size</b>	0.18 acres	0.20 acres	0.29 acres	0.27 acres
<b>Other</b>	1 Fireplace	1 Fireplace	3 Fireplaces	1 Fireplace
<b>Net Adjustment</b>	--	+\$36,600	-\$67,600	-\$94,300
<b>Adjusted Price</b>	--	\$446,600	\$462,400	\$455,700

\* Sold 1 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 conventional financing. Owner occupied property when listed. Identical in condition, garage capacity, fireplace, no pool or spa and nearly identical in age. It is inferior in square footage adjusted @ \$100/square foot \$38,500, baths \$2,500 but is superior in lot size adjusted @ \$5/square foot (\$4,400).
- Sold 2** Sold with conventional financing. Owner occupied property when listed. Identical in baths, condition, and garage capacity. It is superior in square footage adjusted @ \$100/square foot (\$31,600), lot size adjusted @ \$5/square foot (\$24,000), fireplaces (\$2,000) and age adjusted @ \$1,000/year (\$10,000). Previous escrow fell out.
- Sold 3** Sold with conventional financing. Owner occupied property when listed. Identical in condition, garage capacity and nearly identical in age. It is superior in square footage adjusted @ \$100/square foot (\$72,200), baths (\$2,500) and lot size adjusted @ \$5/square foot (\$19,600).

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There are no sales or MLS records for subject property within the past 12 months.			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$464,900	\$464,900
<b>Sales Price</b>	\$459,000	\$459,000
<b>30 Day Price</b>	\$449,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject property should be priced near mid low range of competing listings due to oversupply of directly competing homes and slowing of pending sales within the past 90-120 days. It is most like Sale #1 which sold for adjusted sales price of \$446,600. It was under contract in 11 days on market. Subject property would be expected to sell near high range of adjusted recently closed sales with 90 days on market.</p>		

## 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



Street

## Listing Photos

**L1** 4760 Woodridge Rd  
Las Vegas, NV 89121



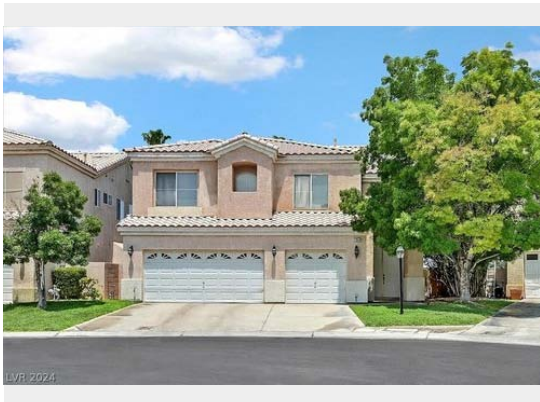
Front

**L2** 4332 Flagship Ct  
Las Vegas, NV 89121



Front

**L3** 2940 Galit Ave  
Las Vegas, NV 89121



Front



## Sales Photos

**S1** 3863 Chase Glen Cir  
Las Vegas, NV 89121



Front

**S2** 3751 Salt Cedar Ln  
Las Vegas, NV 89121



Front

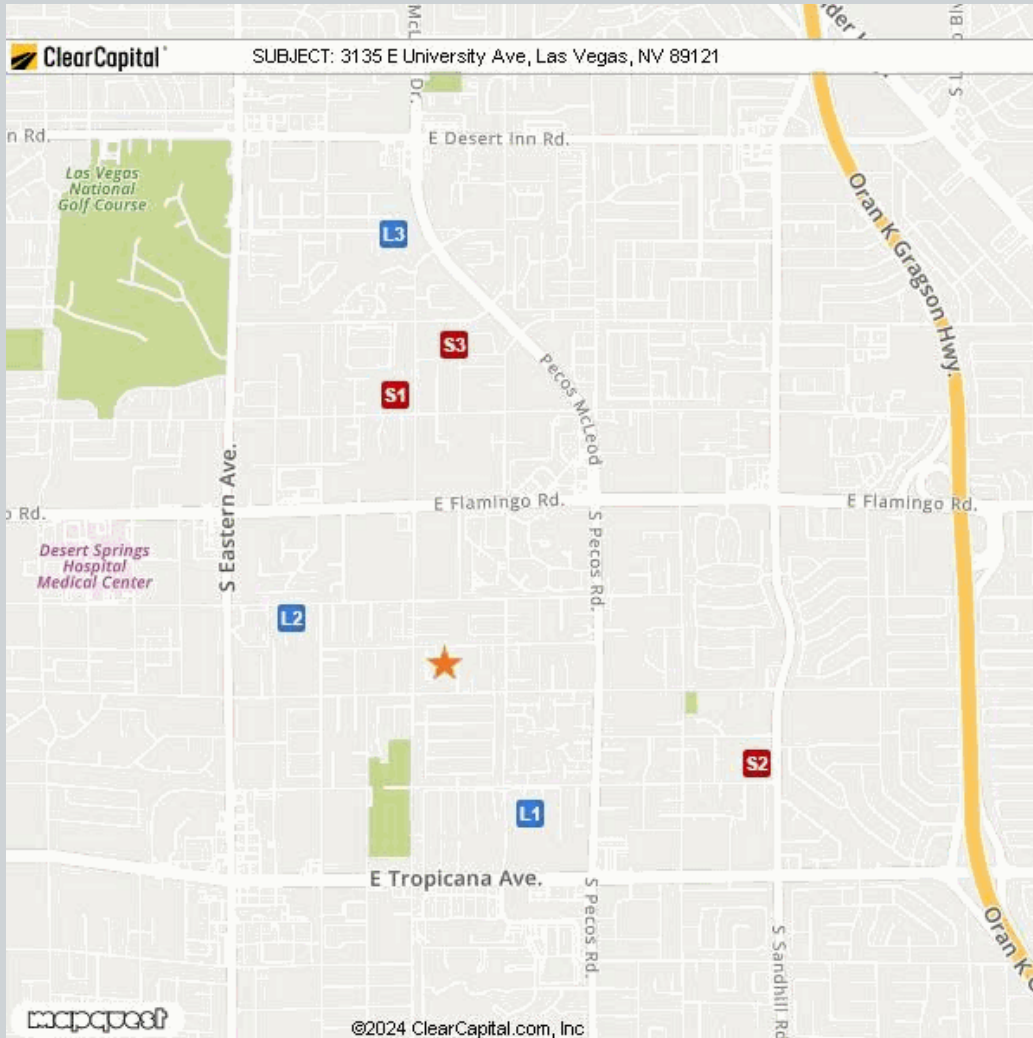
**S3** 3087 Carlotta Cir  
Las Vegas, NV 89121



Front

## ClearMaps Addendum

**Address** ★ 3135 E University Avenue, Las Vegas, NV 89121  
**Loan Number** 58206      **Suggested List** \$464,900      **Suggested Repaired** \$464,900      **Sale** \$459,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3135 E University Avenue, Las Vegas, NV 89121	--	Parcel Match
L1 Listing 1	4760 Woodridge Rd, Las Vegas, NV 89121	0.48 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4332 Flagship Ct, Las Vegas, NV 89121	0.44 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2940 Galit Ave, Las Vegas, NV 89121	1.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3863 Chase Glen Cir, Las Vegas, NV 89121	0.76 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3751 Salt Cedar Ln, Las Vegas, NV 89121	0.91 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3087 Carlotta Cir, Las Vegas, NV 89121	0.88 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: 07/29/2024

**Purpose:**

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

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

**Undue Influence Concerns**

Please contact [uiprotider@clearcapital.com](mailto:uiprotider@clearcapital.com) for any Undue Influence concerns.

**Independence Hotline**

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

## Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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>	5.19 miles	<b>Date Signed</b>	08/17/2024

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof** (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: **3135 E University Avenue, Las Vegas, NV 89121**
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: **August 17, 2024**

Licensee signature: **/Linda Bothof/**

**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.