

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	6750 Laronda Lane, Las Vegas, NEVADA 89156	Order ID	9611228	Property ID	35934473
Inspection Date	09/11/2024	Date of Report	09/13/2024		
Loan Number	58440	APN	14023113040		
Borrower Name	Neighbor to Neighbor Homes LLC	County	Clark		

Tracking IDs					
Order Tracking ID	9.11_BPO	Tracking ID 1	9.11_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	MOISES ESPARZA GUERRA	Condition Comments The subject is a one story, single family detached home with framed stucco exterior construction that is adequately maintained. The subject shows in good condition with no visible signs of deterioration, per exterior inspection
R. E. Taxes	\$1,346	
Assessed Value	\$58,006	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$211500 High: \$750750	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6750 Laronda Lane	6780 Laronda Ln	2595 Fort Lauderdale Dr	6860 Fallona Ave
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89156	89156	89156	89156
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.45 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$394,500	\$360,000
List Price \$	--	\$365,000	\$394,500	\$360,000
Original List Date		08/08/2024	08/11/2024	08/13/2024
DOM · Cumulative DOM	-- · --	36 · 36	33 · 33	31 · 31
Age (# of years)	44	44	29	43
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	Neutral ; Mountain	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,196	1,196	1,277	1,126
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	7	8	7
Garage (Style/Stalls)	Attached 1 Car	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	Pool - Yes	--	--	--
Lot Size	0.15 acres	0.15 acres	0.11 acres	0.16 acres
Other	none	none	none	none

* Listing 1 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** Welcome to your dream home! This charming single-story residence boasts 3 spacious bedrooms and 2 beautifully appointed bathrooms, all complemented by elegant tile flooring throughout. Step inside to discover a welcoming living room with a cozy wood-burning fireplace, perfect for relaxing evenings with family and friends. The heart of the home features a gated courtyard entry that sets the tone for security and privacy. Enjoy the serenity of a fully landscaped yard with mature trees, offering both beauty and shade. The covered backyard patio provides an ideal setting for outdoor entertaining and can be accessed directly from both the primary bedroom and the living room. Safety and convenience are top priorities with Rolladen security shutters, ensuring peace of mind. Whether you're hosting a summer BBQ or unwinding after a long day, this home offers comfort and style in every detail. Don't miss out on the opportunity to make this stunning property yours. Schedule your showing today!
- Listing 2** CENTRALLY LOCATED 4 BEDROOM HOME ON A CUL DE SAC WITH NO HOA! EASY ACCESS TO SCHOOLS, SHOPPING, FREEWAYS, AND CLASS ENTERTAINMENT OF THE LAS VEGAS STRIP. OPEN FLOOR PLAN AND 4TH BEDROOM/DEN CONVERTED TO 4TH BEDROOM. CUSTOM PAINT AND TILE FLOORING THROUGHOUT OVERSIZED FAMILY ROOM WITH CUSTOM SHELVEING ATTACHED, BRIGHT AND AIRY KITCHEN WITH NOOK AREA AND ROOM TO ENTERTAIN FAMILY AND FRIENDS. LARGE SECONDARY BEDROOMS AND LARGE PRIMARY BEDROOM WITH SEPARATE BATH. PRIVATE REAR YARD WITH COVERED PATIO AND CUSTON SHED. PERFECT PLACE TO RELAX AFTER A LONG VEGAS AFTERNOON. CALL US TODAY THIS ONE WILL NOT LAST LONG
- Listing 3** Marvel at this charming single-story residence at 6860 Fallona Ave, Las Vegas, NV 89156. Without the constraints of an HOA, this property offers the epitome of freedom and control in home ownership. The exterior invites with inviting curb appeal, while the open layout indoors ensures a spacious feel. The kitchen and living areas flow seamlessly, offering a perfect setting for entertaining or quiet evenings at home. Evoking a comfortable lifestyle with thoughtful design, the dwelling enjoys ample natural light, enhancing the interior's warmth and livability. The backyard is your private oasis for leisure and relaxation, offering boundless possibilities for customization. This home stands ready to offer its next lucky owner an unparalleled living experience. Conveniently located and rich in features, this property is a must-see gem. Its enduring charm and modern comforts make it an enviable find in Las Vegas. Your future haven is waiting.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6750 Laronda Lane	2447 River Oaks Dr	6641 Bush Clover Ln	6750 Legalla Ln
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89156	89156	89156	89156
Datasource	Public Records	MLS	Public Records	MLS
Miles to Subj.	--	0.34 ¹	0.20 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,999	\$380,000	\$390,000
List Price \$	--	\$349,999	\$375,000	\$375,000
Sale Price \$	--	\$360,000	\$375,000	\$375,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	03/29/2024	08/20/2024	03/18/2024
DOM · Cumulative DOM	-- · --	71 · 0	22 · 40	44 · 44
Age (# of years)	44	30	27	44
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	Neutral ; Mountain	Neutral ; Residential	Neutral ; Residential	Neutral ; Mountain
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,196	1,234	1,314	1,396
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	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	0.15 acres	0.10 acres	0.11 acres	0.15 acres
Other	none	none	none	inground
Net Adjustment	--	+\$12,000	\$0	-\$2,000
Adjusted Price	--	\$372,000	\$375,000	\$373,000

* Sold 3 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** Aviation enthusiast's delight, this home comes with year round air shows from Nellis AFB! Simply step outside and gaze upon the magic of flight with the added bonus of freedom sounds. This home is conveniently located near Frenchman Mountain with year round trail access. Your imagination can run with personal touches galore as you envision your future in this home. A generous office can easily become a third bedroom while the 2 accommodating bedrooms boast access to separate full baths and a spacious office could easily become a 3 bedroom with a closet build or a wardrobe being placed within the room. This home is ready for your personal touches to make it yours.
- Sold 2** Cute and Cozy 1 Story Home with 3 Bedroom, 2 Bathrooms, 2 Car Garage on Sunrise Mountain with NO HOA, Bright and Open Floorplan, Laminate Flooring Throughout, Vaulted Ceilings, Fireplace, Granite Countertops, Undermount Sink, Spacious Primary Bedroom, Ceiling Fans, Covered Patio in Back, Lots of room for Parking, Mountain Views along with Beautiful City Views, Close to Shopping, Schools and Hollywood Rec Center, Will not last!!!
- Sold 3** Beautifully upgraded single story at the base of Frenchman's Mountain. Pool replastered with all new AC, roof, and windows replaced in 2020. All hard flooring with vaulted ceilings and a rooftop deck that gives you 360° views of the towering mountains and elevated view of the entire Strip. Interior has been freshly painted for a completely move-in ready home on a well-maintained street with no HOA. Gated RV driveway with ample parking on-property and off-street. Huge yard with sparkling blue pool, artificial turf, and plenty of room for BBQs, planting a garden, storage, or play. Conveniently located near schools, shopping, public parks, gyms, recreation centers, and mountain walking trails!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Real Broker LLC	MLS#: 2614540, 9 days on the market,					
Listing Agent Name	Jillian M. Batchelor						
Listing Agent Phone	725-206-5697						
# 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
09/04/2024	\$375,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$375,000	\$375,000
Sales Price	\$373,000	\$373,000
30 Day Price	\$363,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for comps similar to the subject's style and GLA within the immediate neighborhood. Due to the lack of available comps, I went back 6 months, out in distance 5 blocks, and even with relaxing gla search criteria I was unable to find any comps which fit the style requirements. Within 5 blocks 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 5 blocks and 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 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



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 6780 Laronda Ln
Las Vegas, NV 89156



Front

L2 2595 Fort Lauderdale Dr
Las Vegas, NV 89156



Front

L3 6860 Fallona Ave
Las Vegas, NV 89156



Front

Sales Photos

S1 2447 River Oaks Dr
Las Vegas, NV 89156



Front

S2 6641 Bush Clover Ln
Las Vegas, NV 89156



Front

S3 6750 Legalla Ln
Las Vegas, NV 89156



Front

ClearMaps Addendum

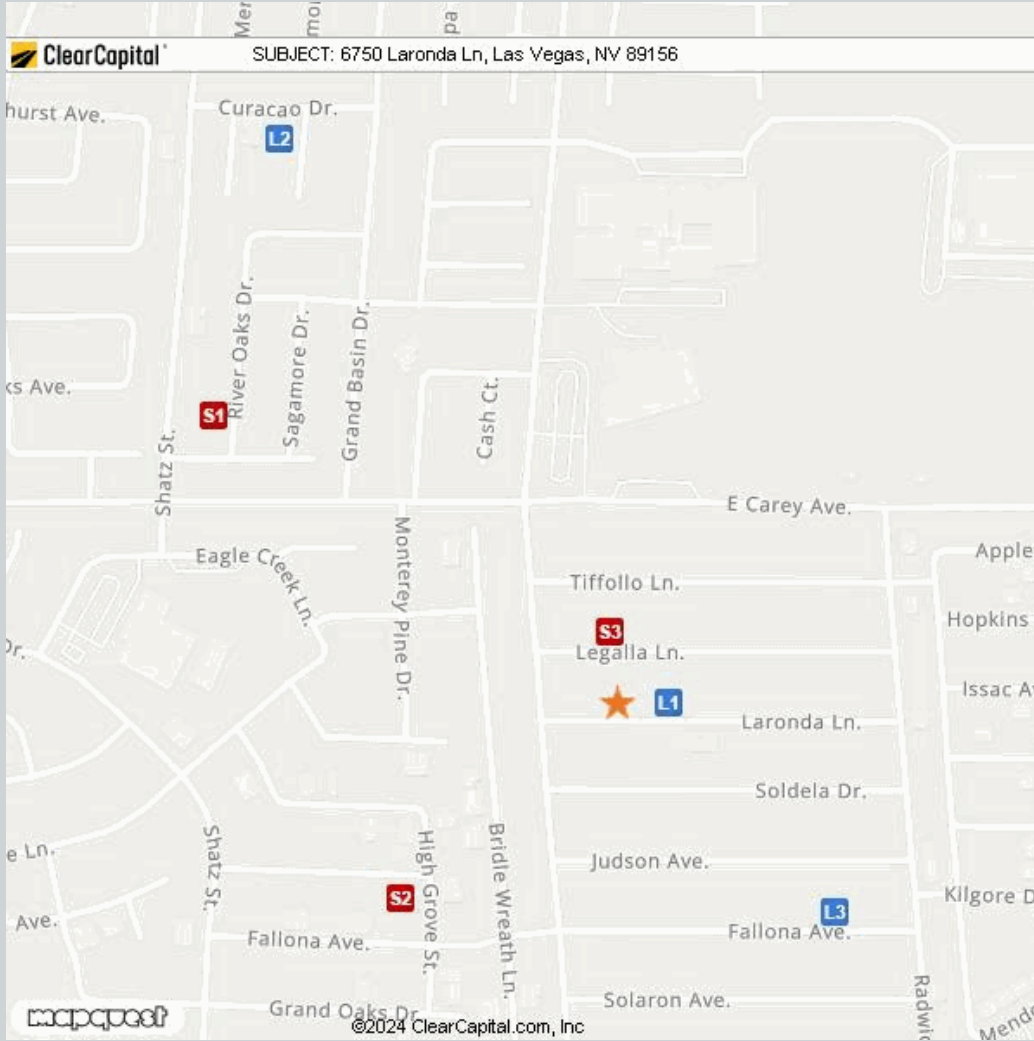
Address ★ 6750 Laronda Lane, Las Vegas, NEVADA 89156

Loan Number 58440

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$373,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6750 Laronda Lane, Las Vegas, Nevada 89156	--	Parcel Match
L1 Listing 1	6780 Laronda Ln, Las Vegas, NV 89156	0.04 Miles ¹	Parcel Match
L2 Listing 2	2595 Fort Lauderdale Dr, Las Vegas, NV 89156	0.45 Miles ¹	Parcel Match
L3 Listing 3	6860 Fallon Ave, Las Vegas, NV 89156	0.21 Miles ¹	Parcel Match
S1 Sold 1	2447 River Oaks Dr, Las Vegas, NV 89156	0.34 Miles ¹	Parcel Match
S2 Sold 2	6641 Bush Clover Ln, Las Vegas, NV 89156	0.20 Miles ¹	Parcel Match
S3 Sold 3	6750 Legalla Ln, Las Vegas, NV 89156	0.05 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: 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 uiproducer@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

Broker Name	Reginald Broaden	Company/Brokerage	WEST COAST REALTY LLC
License No	B.0043579.LLC	Address	6135 THEATRICAL RD LAS VEGAS NV 89031
License Expiration	01/31/2026	License State	NV
Phone	7022184665	Email	westcoastrealty1@gmail.com
Broker Distance to Subject	9.68 miles	Date Signed	09/13/2024

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.