

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	325 Ravensmere Avenue, Las Vegas, NV 89124	Order ID	6244009	Property ID	26807564
Inspection Date	07/13/2019	Date of Report	07/14/2019		
Loan Number	18829	APN	177-21-514-016		
Borrower Name	ROI	County	Clark		

Tracking IDs					
Order Tracking ID	CS_FundingBatch73_07.11.2019	Tracking ID 1	CS_FundingBatch73_07.11.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Rugged Oaks Investments Llc	No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in good condition for age and area.
R. E. Taxes	\$279,146	
Assessed Value	\$138,967	
Zoning Classification	Single	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Crystal Springs	
Association Fees	\$15 / Month (Landscaping,Other: CC&RS)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	Within .25 miles of the subject property there are 4 homes for sale, 4 under contract, 30 homes sold within the last 12 months
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$262,000 High: \$447,000	
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	325 Ravensmere Avenue	345 E Ford Ave	182 Foreston Ct	8844 Libertyvale Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89124	89123	89123	89123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.58 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$850,000	\$429,000	\$395,000
List Price \$	--	\$850,000	\$419,000	\$409,000
Original List Date		01/11/2019	04/12/2019	07/25/2018
DOM · Cumulative DOM	-- · --	181 · 184	90 · 93	351 · 354
Age (# of years)	17	25	12	22
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 Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	3,274	3,404	3,066	3,032
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3	4 · 4	5 · 3
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 5+ Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes
Lot Size	0.14 acres	0.50 acres	0.14 acres	0.15 acres
Other	--	fireplace	fireplace	fireplace

* 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** One of a kind custom home on .5 AC including a separate +- 1000 sq.ft. shop with +-1000 sq ft apartment that includes one bed rm., full kitchen, 3/4 bath, washer/dryer, roof-top-deck, (2) balcony's and much more. Shop includes, heated/cooled office, oversize garage door, separate entrance, 3/4 bath, kitchenette and more. Property features include RV garage with hook-ups, built in BBQ, Heated and gated Pebbletec pool/spa, covered porch and more
- Listing 2** A GORGEOUS HOUSE IN A LARGER CORNER LOT WITH 3 CAR GARAGES*4 BED ROOMS&4 BATHS+LOFT*HIGH CEILING IN LIVING ROOM*SPACIOUS FAMILY ROOM WITH A FIREPLACE*OPEN FLOOR PLAN W A HUGE KITCHEN WITH GRANITE COUNTER-TOP&UPGRADED CABINETS*MASTER BED WITH WALK-IN CLOSET*MASTER BATH W SEPARATE TUB&SHOWER*DOWNSTAIRS BEDROOM WITH A FULL BATH*HUGE LAUNDRY ROOM W COUNTER-TOP*DESERT LANDSCAPING*CLOSE TO FREEWAY/SCHOOLS/SHOPPING/ RESTAURANT/AIRPORT*MANY MORE*MUST SEE.
- Listing 3** Gorgeous Home With Pool & Massive Den! 3 Car Garage with Storage, HEATED POOL, SPA & Built in BBQ. This Amazing Home Is In the Highly Desired Crystal Springs Area. Amazing Back Yard with Lush landscaping. Bed & Bath Down Stairs, Amazing Master Suite, Custom Shower, Custom Fire Place, Beautiful Kitchen with Huge Walk In Pantry. "LOW HOA" Close To Shopping, Dining & Entertainment. "Seller Will Give \$9,000 For Buyer Closing Costs" Welcome Home!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	325 Ravensmere Avenue	9151 Edgeworth Pl	241 Casoria Ave	145 Desert Rock Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89124	89123	89123	89123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.28 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$479,000	\$415,000	\$398,000
List Price \$	--	\$479,000	\$415,000	\$398,000
Sale Price \$	--	\$470,000	\$415,000	\$388,000
Type of Financing	--	Va	Conv	Conv
Date of Sale	--	05/30/2019	02/08/2019	05/24/2019
DOM · Cumulative DOM	-- · --	206 · 206	35 · 35	37 · 37
Age (# of years)	17	15	18	20
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 Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	3,274	3,547	2,877	2,577
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	5 · 3	4 · 3 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Spa - Yes	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.14 acres	0.14 acres	0.16 acres	0.16 acres
Other	--	fireplace	--	--
Net Adjustment	--	-\$36,000	+\$37,000	+\$85,000
Adjusted Price	--	\$434,000	\$452,000	\$473,000

* 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** EXCELLENT COND, 2ND HOME, BARELY USED! SHUTTERS ON EVERY WINDOW & FRENCH DOORS. KITCH HAS GRANITE CNTRS, BRKFT BAR, B/I DBL OVEN, GAS COOKTOP, EXT CABINETS & W/I PANTRY. DEN/OFFICE DWNSTRS. HUGE BONUS RM UPSTAIRS W/ SURROUND SOUND & LIBRARY. GAS F/P IN LIV RM. MASTER HAS COFFERED CEILINGS, FRENCH DOORS TO BALCONY, JETTED TUB & HUGE W/I CLOSET. UPSTAIRS LAUNDRY RM W/ CABS. 2 COV PATIOS, WOOD DECK, STUCCOED WALLS, B/I BBQ & SPA. ALL FURN 4 SALE
- Sold 2** Beautiful Silverado Ranch Well maintained home....Living room with soaring ceilings Home equipped with pleasant sound of waterfall of pebble pool. Open floor plan formal dining room. Kitchen has all stainless steal appliances. New cabinets.. Downstairs bdr with bath.. 3 car garage... 5th bdr upstairs could be second family room or bedroom, has closet and big window very roomy...
- Sold 3** This Las Vegas two-story home offers an in-ground pool, hardwood flooring, a fireplace, and a three-car garage. Upgraded features include fresh interior paint and new carpet in select rooms.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history				
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	\$445,000	\$445,000
Sales Price	\$440,000	\$440,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
Suggest pricing near mid range of competing listings. Subject property would likely sell near mid to high range of comps		

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

Listing Photos

L1 345 E Ford Ave
Las Vegas, NV 89123



Front

L2 182 Foreston Ct
Las Vegas, NV 89123



Front

L3 8844 Libertyvale Dr
Las Vegas, NV 89123



Front

Sales Photos

S1 9151 Edgeworth Pl
Las Vegas, NV 89123



Front

S2 241 Casoria Ave
Las Vegas, NV 89123



Front

S3 145 Desert Rock Dr
Las Vegas, NV 89123



Front

ClearMaps Addendum

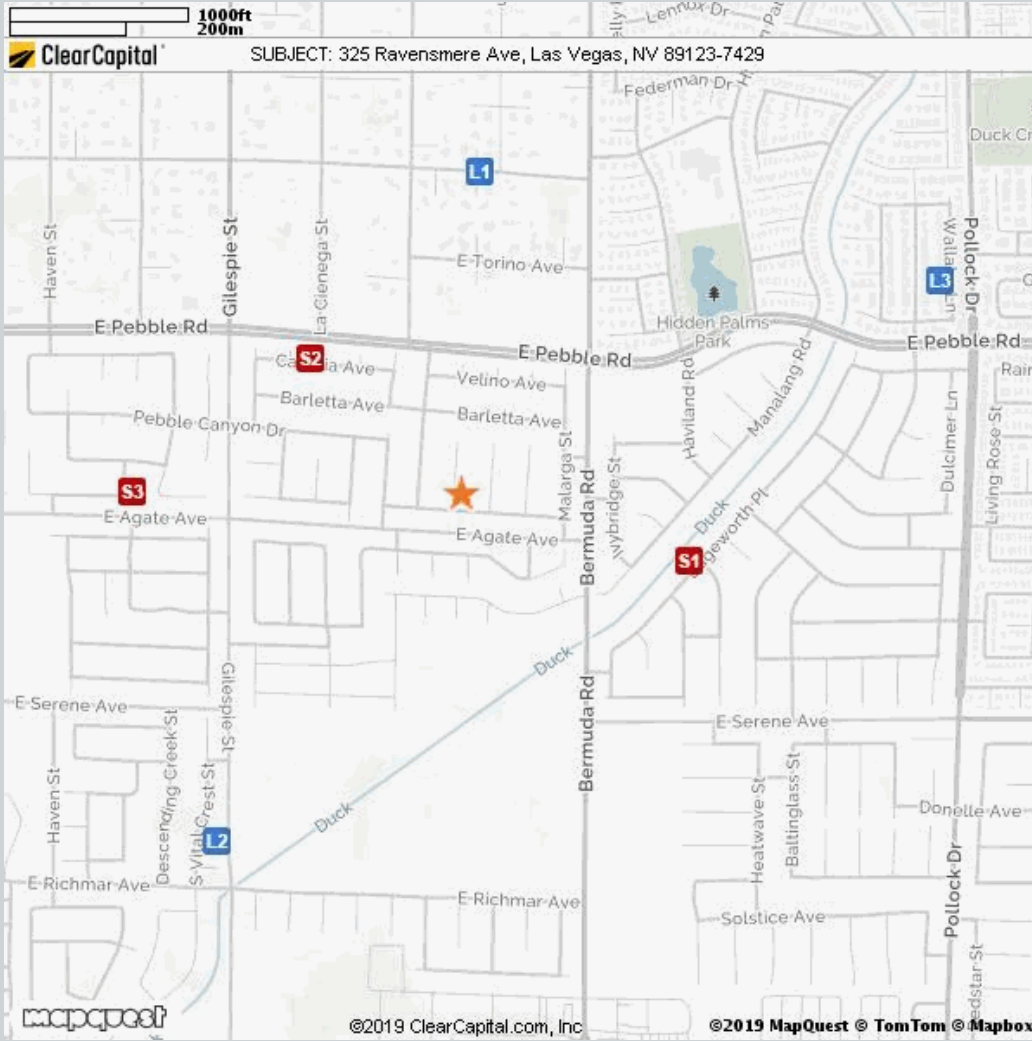
Address ★ 325 Ravensmere Avenue, Las Vegas, NV 89124

Loan Number 18829

Suggested List \$445,000

Suggested Repaired \$445,000

Sale \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	325 Ravensmere Ave, Las Vegas, NV	--	Parcel Match
L1 Listing 1	345 E Ford Ave, Las Vegas, NV	0.46 Miles ¹	Parcel Match
L2 Listing 2	182 Foreston Ct, Las Vegas, NV	0.58 Miles ¹	Parcel Match
L3 Listing 3	8844 Libertyvale Dr, Las Vegas, NV	0.74 Miles ¹	Parcel Match
S1 Sold 1	9151 Edgeworth Pl, Las Vegas, NV	0.34 Miles ¹	Parcel Match
S2 Sold 2	241 Casoria Ave, Las Vegas, NV	0.28 Miles ¹	Parcel Match
S3 Sold 3	145 Desert Rock Dr, Las Vegas, NV	0.45 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	IVORY HARP	Company/Brokerage	EXP Realty
License No	S.0172462	Address	1139 Paradise Vista Henderson NV 89002
License Expiration	12/31/2020	License State	NV
Phone	7025812609	Email	IVORY@IVORYSELLSVEGAS.COM
Broker Distance to Subject	12.78 miles	Date Signed	07/14/2019

/IVORY HARP/

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: **IVORY HARP** ("Licensee"), **S.0172462** (License #) who is an active licensee in good standing.

Licensee is affiliated with **EXP 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: **325 Ravensmere Avenue, Las Vegas, NV 89124**
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 14, 2019**

Licensee signature: **/IVORY HARP/**

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.