

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>	5010 Abilene Drive, Silver Springs, NV 89429	<b>Order ID</b>	6095754	<b>Property ID</b>	26154578
<b>Inspection Date</b>	03/06/2019	<b>Date of Report</b>	03/07/2019		
<b>Loan Number</b>	32292	<b>APN</b>	019-435-02		
<b>Borrower Name</b>	BPF2				

#### Tracking IDs

<b>Order Tracking ID</b>	CS_FundingBatch56_03.06.2019	<b>Tracking ID 1</b>	CS_FundingBatch56_03.06.2019
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

#### I. General Conditions

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied		Stick built home with pitched comp shingle roof. Home appears to have new exterior paint and is being maintained with limited to no deferred maintenance due to normal wear and tear. Please note Silver Springs is a rural community that is largely manufactured homes on 1-10 acres lots. There is only 1 small subdivision of stick built homes and a few customs spread out in this rural area. Note the garage is large 2 car with work area according to past listings in the MLS.
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		

#### II. Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>			MLS 180015127 listed for 249900 on 10/05/2018 and withdrawn from market on 12/05/2018
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	1		
<b># of Sales in Previous 12 Months</b>	0		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
10/05/2018	\$259,900	11/01/2018	\$11,042,018	Withdrawn	12/05/2018	\$249,900	MLS

#### III. Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable		Silver Springs is a small rural area that is 95% manufactured home on 1 to 10 acre lots. There is only a couple of stick built home subdivision in this rural community. Amenities are limited and major shopping, entertainment and dining is 30 to 45 minute drive to surrounding communities. Homes vary to well maintained to not maintained with garbage in junk in the yards. This community has seen an increase in activity and values due to Nevada DOT installing a new highway that connects this community to the Tahoe-Reno industrial park which is home to Tesla, Google, Apple and many more large factories.
<b>Sales Prices in this Neighborhood</b>	Low: \$65,000 High: \$375,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		



#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5010 Abilene Drive	4680 Angel Street	3416 Cypress St	3090 Spring Cir
City, State	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV
Zip Code	89429	89429	89429	89429
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	7.44 <sup>1</sup>	6.78 <sup>1</sup>	6.89 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$292,500	\$194,711	\$270,000
List Price \$	--	\$279,700	\$194,711	\$270,000
Original List Date		08/07/2018	09/26/2018	01/21/2019
DOM · Cumulative DOM	-- · --	182 · 212	157 · 162	44 · 45
Age (# of years)	47	30	44	15
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,520	1,536	1,232	1,581
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Carport 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	1.12 acres	2.17 acres	0.92 acres	0.37 acres
Other	None	None	None	None

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

**Listing 1** Equal in gla, location and condition. House has been freshly painted.

**Listing 2** Inferior in gla and garage. Equal in location and condition.

**Listing 3** Equal in gla and location. Superior in age and inferior in acreage. Move in ready home.

\* Listing 1 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.



## V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5010 Abilene Drive	8010 Sycamore St	1315 Ebony Ave	5135 Tamarack St
City, State	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV
Zip Code	89429	89429	89429	89429
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	9.94 <sup>1</sup>	7.23 <sup>1</sup>	8.89 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$254,900	\$255,000	\$300,000
List Price \$	--	\$244,900	\$255,000	\$200,000
Sale Price \$	--	\$220,000	\$250,000	\$205,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	10/31/2018	2/28/2018	10/19/2018
DOM · Cumulative DOM	-- · --	204 · 204	87 · --	105 · 105
Age (# of years)	47	13	42	49
Condition	Good	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,520	1,564	2,256	1,500
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.12 acres	1.00 acres	4.87 acres	5.00 acres
Other	None	None	2 det garage	None
Net Adjustment	--	+\$0	-\$30,000	+\$10,000
Adjusted Price	--	\$220,000	\$220,000	\$215,000

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

**Sold 1** Equal in gla, location, condition and acreage. 3 beds, 2 full baths, 2 car garage, tall ceilings and amazing views! Sitting on One full acre, this home is the perfect place to get away.

**Sold 2** Superior in gla. Equal in location and condition. Adjusted for gla.

**Sold 3** Equal in gla and location. Inferior in condition. Adjusted for condition. exterior needs paint and flooring looks to need replaced.

\* 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.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$225,000	\$225,000
<b>Sales Price</b>	\$220,000	\$220,000
<b>30 Day Price</b>	\$210,000	--

### Comments Regarding Pricing Strategy

The subjects mls area has seen 17 sales in 6 months which equals an absorption rate of 2.8 sales per month. The subjects mls area currently has 8 listings which equals a 2.8 month supply of inventory.

## VII. 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 for the rural area, relatively current, and accurately reflect the subject's defining characteristics. The as-is conclusion appears to be adequately supported. The current report is showing a large variance in as-is conclusions with the 11/2017 duplicate report. However, the prior report was completed with erroneous subject information as a manufactured home, resulting in the large discrepancy. The subject information in the current report has been verified and is the most accurate representation of the property.

**VIII. Property Images**

**Address** 5010 Abilene Drive, Silver Springs, NV 89429  
**Loan Number** 32292

**Suggested List** \$225,000

**Suggested Repaired** \$225,000

**Sale** \$220,000



**Subject** 5010 Abilene Dr

**View** Front



**Subject** 5010 Abilene Dr

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 5010 Abilene Drive, Silver Springs, NV 89429  
**Loan Number** 32292

**Suggested List** \$225,000

**Suggested Repaired** \$225,000

**Sale** \$220,000



**Subject** 5010 Abilene Dr

**View** Street



**Subject** 5010 Abilene Dr

**View** Other

**Comment** "Detached garage"



**VIII. Property Images (continued)**

**Address** 5010 Abilene Drive, Silver Springs, NV 89429  
**Loan Number** 32292 **Suggested List** \$225,000

**Suggested Repaired** \$225,000

**Sale** \$220,000



**Listing Comp 1** 4680 Angel Street

**View** Front



**Listing Comp 2** 3416 Cypress St

**View** Front

**VIII. Property Images (continued)**

**Address** 5010 Abilene Drive, Silver Springs, NV 89429  
**Loan Number** 32292 **Suggested List** \$225,000

**Suggested Repaired** \$225,000

**Sale** \$220,000



**Listing Comp 3** 3090 Spring Cir

**View** Front



**Sold Comp 1** 8010 Sycamore St

**View** Front

**VIII. Property Images (continued)**

**Address** 5010 Abilene Drive, Silver Springs, NV 89429  
**Loan Number** 32292 **Suggested List** \$225,000

**Suggested Repaired** \$225,000

**Sale** \$220,000



**Sold Comp 2** 1315 Ebony Ave

**View** Front

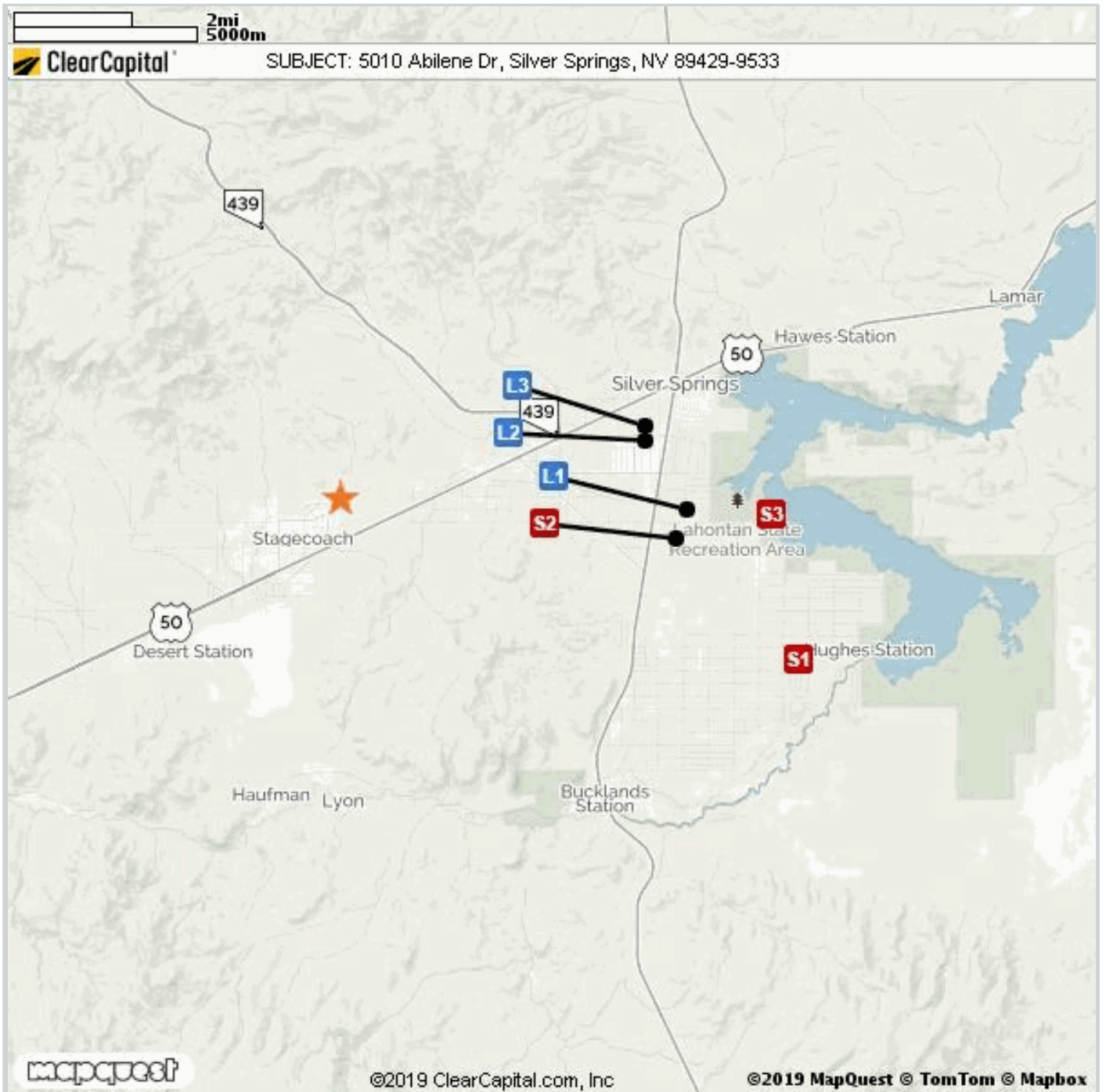


**Sold Comp 3** 5135 Tamarack St

**View** Front

**ClearMaps Addendum**

**Address** ★ 5010 Abilene Drive, Silver Springs, NV 89429  
**Loan Number** 32292      **Suggested List** \$225,000      **Suggested Repaired** \$225,000      **Sale** \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5010 Abilene Dr, Silver Springs, NV	--	Parcel Match
L1 Listing 1	4680 Angel Street, Silver Springs, NV	7.44 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3416 Cypress St, Silver Springs, NV	6.78 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3090 Spring Cir, Silver Springs, NV	6.89 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8010 Sycamore St, Silver Springs, NV	9.94 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1315 Ebony Ave, Silver Springs, NV	7.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5135 Tamarack St, Silver Springs, NV	8.89 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.

## 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.

## Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

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	Jason Ashton	Company/Brokerage	Realty Professionals, Inc
License No	B.0007582	Electronic Signature	/Jason Ashton/
License Expiration	06/30/2020	License State	NV
Phone	7758358844	Email	jason@nvreopro.com
Broker Distance to Subject	17.14 miles	Date Signed	03/06/2019

*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 Valuation Report.*

### Addendum: NV Broker's Price Opinion Qualification

The attached Broker's Price Opinion ("BPO") has been prepared by: **Jason Ashton** ("Licensee"), **B.0007582** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Realty Professionals, Inc** (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: **5010 Abilene Drive, Silver Springs, NV 89429**
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: **March 7, 2019**

Licensee signature: **/Jason Ashton/**

**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.