

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>	2861 W Hardy Lane, Pahrump, NV 89048	<b>Order ID</b>	5986519	<b>Property ID</b>	25614347
<b>Inspection Date</b>	11/07/2018	<b>Date of Report</b>	11/07/2018		
<b>Loan Number</b>	33813	<b>APN</b>	36-213-26		
<b>Borrower Name</b>	CRE				

**Tracking IDs**

<b>Order Tracking ID</b>	CS_AgedBPOs_11.6.2018	<b>Tracking ID 1</b>	CS_AgedBPOs_11.6.2018
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	Manuf. Home	<b>Condition Comments</b>	
<b>Occupancy</b>	Vacant	The subject property appeared to be in average condition for the area and didn't show any obvious damages. The home shouldn't have any issues on the resale market.	
<b>Secure?</b>	Yes		
(THE SUBJECT APPEARED TO BE SECURED UPON EXTERIOR INSPECTION)			
<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>		NONE	
<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		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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**III. Neighborhood & Market Data**

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Home values have increased dramatically in the last 2 years. More recently, home values have leveled off and are staying the same month to month. Last months prices went up 1% from the previous month. Most expect prices to stay level through the end of the year.	
<b>Sales Prices in this Neighborhood</b>	Low: \$117,000 High: \$164,000		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2861 W Hardy Lane	3450 W Ramona	3391 W Charleston Park	1320 S Windy Park
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 <sup>1</sup>	0.54 <sup>1</sup>	0.84 <sup>1</sup>
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$134,999	\$132,900	\$154,900
List Price \$	--	\$129,999	\$132,000	\$154,900
Original List Date		09/09/2018	09/22/2018	11/02/2018
DOM · Cumulative DOM	-- · --	59 · 59	46 · 46	5 · 5
Age (# of years)	28	20	26	23
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	1,056	1,079	940	1,478
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2	3 · 2
Total Room #	6	5	5	6
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.93 acres	.92 acres	.89 acres	1.1 acres
Other	NONE	NONE	NONE	NONE

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

**Listing 1** Remarks One Story 2BD Manufactured Home with 2 Car Detached Garage- Sits on just under 1 Acre of Land- Property wont last long in this market! Schedule your showing today!

**Listing 2** Remarks Cute manufactured home sitting on just under an acre. New roof on manufactured home as well as new flooring through out. Fully fenced back and side yard with RV access and hook-up in back. Septic was pumped a few months ago. 2 car detached garage perfect to turn into a little shop. All kitchen appliances were purchased in the last few years and stay with the home. Washer and dryer included with sale

**Listing 3** NEWLY REMODELED HOME WITH 3 BEDROOMS, 2 BATHS SITUATED ON A 1.1 ACRE LOT. HOME FEATURES NEW PAINT INSIDE & OUT\*NEW FLOORING THROUGHOUT\*NEW APPLIANCES AND FIXTURES\*WOOD BURNING FIREPLACE IN THE LIVING ROOM\*DBL SINK IN THE MASTER BATH\*CIRCULAR DRIVEWAY\*MUST SEE!

\* 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	2861 W Hardy Lane	1441 S Windy	1380 S Meier	2630 W Medicine Man
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 <sup>1</sup>	0.98 <sup>1</sup>	0.34 <sup>1</sup>
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$125,990	\$148,900	\$149,900
List Price \$	--	\$125,990	\$148,900	\$149,900
Sale Price \$	--	\$127,100	\$145,000	\$150,000
Type of Financing	--	Cash	Owc	Conv
Date of Sale	--	6/22/2018	10/30/2018	9/25/2018
DOM · Cumulative DOM	-- · --	14 · 37	38 · 64	11 · 61
Age (# of years)	28	20	29	24
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	1,056	972	1,128	1,399
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 3 Car(s)	None	Carport 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.93 acres	1.12 acres	1.1 acres	.93 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$3,800	-\$3,400	-\$6,860
Adjusted Price	--	\$123,300	\$141,600	\$143,140

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

**Sold 1** Remarks \*\*\* FULLY FENCED 1.12 ACRE LOT \*\*\* NEW Premium Exterior Paint, NEW Premium Interior Paint, NEW Upgraded Vinyl all traffic and wet areas, NEW Upgraded Carpet, NEW Interior Light fixtures, NEW SS Kitchen Appliance package, NEW Glass/Stone backsplash, Spacious Kitchen with Plenty of Cabinet Space. \*\*\* A MUST SEE HOME! \*\*\*

**Sold 2** Bring the horses & corrals! Cozy 3bed 2bath home on a fenced 1+acres is ready for your personal touch. House is move in ready & comes w/ new HVAC, commercial grade roof less than 5yrs old, all appliances incl new washer & dryer. Property features large shade trees, cactus and desert landscaping all on drip lines,carport, 15x15 tack room/workshop, covered frt and back patios. With great MT views is minutes from shopping, entertainment & hospital

**Sold 3** Remarks This lovely ground level manufactured home that has been freshly painted, updated and shows like new. 3/2 with 2 Paved driveways, backyard access, 2 car garage, front and back patios, custom kitchen,new appliances, tile flooring, updated bathrooms. Larger Master bedroom w/walk in closet,double sinks, spa tub. Cross fenced backyard with large shaded patio with your very own well on site. This property is a must see.

\* 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
Suggested List Price	\$130,000	\$130,000
Sales Price	\$130,000	\$130,000
30 Day Price	\$120,000	--

**Comments Regarding Pricing Strategy**  
VALUED THE SUBJECT BETWEEN SALE COMP 1 AND 2 WHICH ARE THE MOST SIMILAR TO THE SUBJECT.

## VII. Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The price is based on the subject being in good condition. Comps are similar in characteristics, located within 0.98 miles and the sold comps closed within the last 5 months. In addition, there was a prior report completed 09/2018 and the variance is -9.1%. The price conclusion is deemed supported.

**VIII. Property Images**

**Address** 2861 W Hardy Lane, Pahrump, NV 89048

**Loan Number** 33813

**Suggested List** \$130,000

**Suggested Repaired** \$130,000

**Sale** \$130,000



**Subject** 2861 W Hardy Ln

**View** Front



**Subject** 2861 W Hardy Ln

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 2861 W Hardy Lane, Pahrump, NV 89048  
**Loan Number** 33813

**Suggested List** \$130,000

**Suggested Repaired** \$130,000

**Sale** \$130,000



**Subject** 2861 W Hardy Ln

**View** Side



**Subject** 2861 W Hardy Ln

**View** Side

**VIII. Property Images (continued)**

**Address** 2861 W Hardy Lane, Pahrump, NV 89048  
**Loan Number** 33813 **Suggested List** \$130,000

**Suggested Repaired** \$130,000

**Sale** \$130,000



**Subject** 2861 W Hardy Ln

**View** Street



**Subject** 2861 W Hardy Ln

**View** Street

**VIII. Property Images (continued)**

**Address** 2861 W Hardy Lane, Pahrump, NV 89048

**Loan Number** 33813

**Suggested List** \$130,000

**Suggested Repaired** \$130,000

**Sale** \$130,000



**Listing Comp 1** 3450 W Ramona **View** Front



**Listing Comp 2** 3391 W Charleston Park **View** Front



**VIII. Property Images (continued)**

**Address** 2861 W Hardy Lane, Pahrump, NV 89048

**Loan Number** 33813

**Suggested List** \$130,000

**Suggested Repaired** \$130,000

**Sale** \$130,000



**Listing Comp 3** 1320 S Windy **View** Front



**Sold Comp 1** 1441 S Windy **View** Front

**VIII. Property Images (continued)**

**Address** 2861 W Hardy Lane, Pahrump, NV 89048

**Loan Number** 33813

**Suggested List** \$130,000

**Suggested Repaired** \$130,000

**Sale** \$130,000



**Sold Comp 2** 1380 S Meier

**View** Front

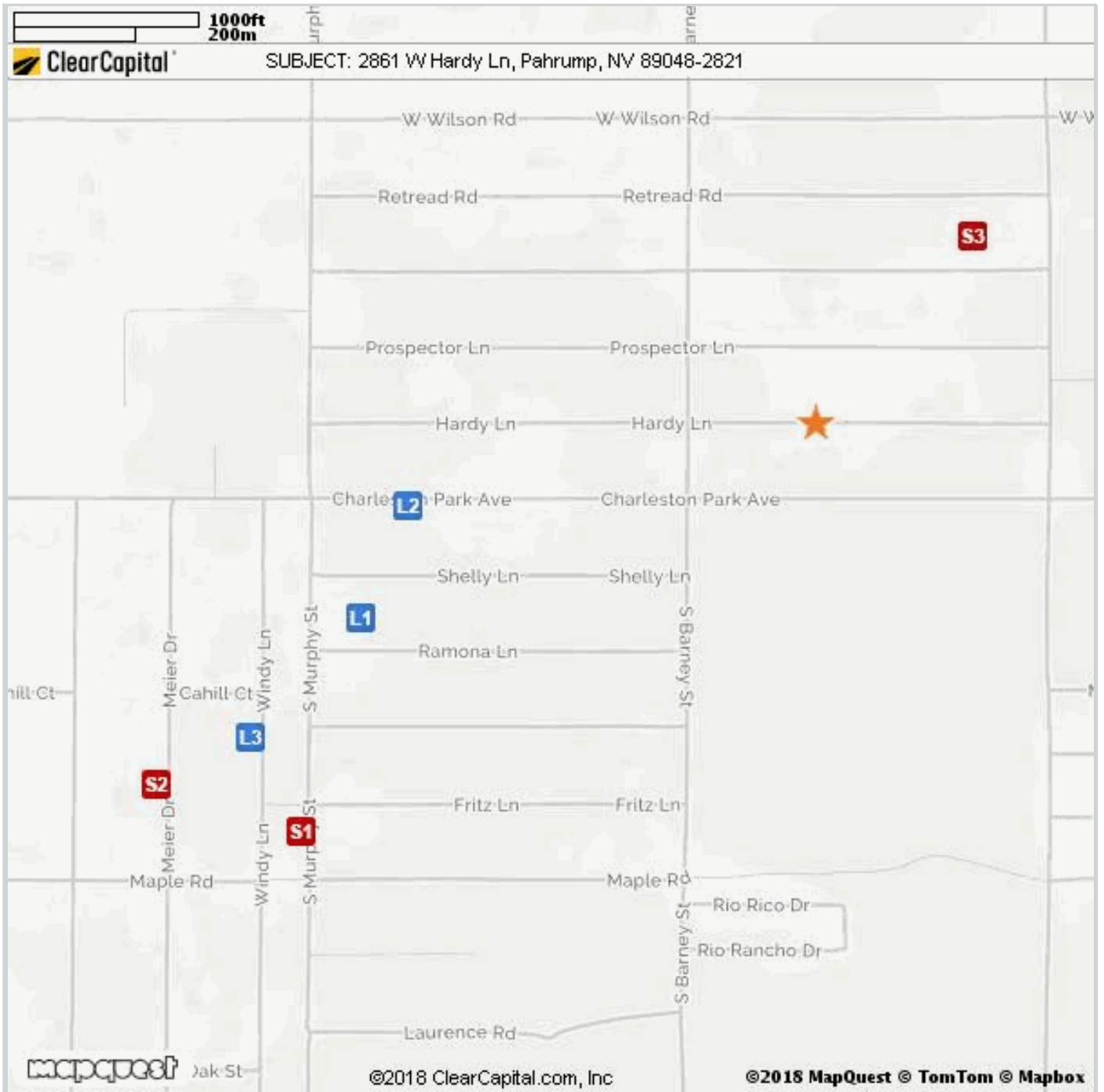


**Sold Comp 3** 2630 W Medicine Man

**View** Front

**ClearMaps Addendum**

**Address** ★ 2861 W Hardy Lane, Pahrump, NV 89048  
**Loan Number** 33813      **Suggested List** \$130,000      **Suggested Repaired** \$130,000      **Sale** \$130,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2861 W Hardy Ln, Pahrump, NV	--	Parcel Match
L1 Listing 1	3450 W Ramona, Pahrump, NV	0.64 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3391 W Charleston Park, Pahrump, NV	0.54 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1320 S Windy, Pahrump, NV	0.84 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1441 S Windy, Pahrump, NV	0.85 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1380 S Meier, Pahrump, NV	0.98 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2630 W Medicine Man, Pahrump, NV	0.34 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	Mark Perry	Company/Brokerage	Local Realty
License No	B.1001058	Electronic Signature	/Mark Perry/
License Expiration	09/30/2020	License State	NV
Phone	7022454240	Email	marksellslasvegas@gmail.com
Broker Distance to Subject	46.21 miles	Date Signed	11/07/2018

*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: **Mark Perry** ("Licensee"), **B.1001058** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Local 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: **2861 W Hardy Lane, Pahrump, NV 89048**
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: **November 7, 2018**

Licensee signature: **/Mark Perry/**

**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.