

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	2951 Hacienda Street, Pahrump, NV 89048	Order ID	5986519	Property ID	25614341
Inspection Date	11/07/2018	Date of Report	11/07/2018		
Loan Number	33950	APN	42-381-11		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_11.6.2018	Tracking ID 1	CS_AgedBPOs_11.6.2018
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Manuf. Home	Condition Comments	
Occupancy	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.	
Secure?	Yes		
	(there were no broken windows and the subject appeared to be secured upon exterior inspection)		
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		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		NONE					
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

III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	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.	
Sales Prices in this Neighborhood	Low: \$209,000 High: \$245,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2951 Hacienda Street	4701 Dyer	4021 W Jasmine	3781 Tahachapi
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	8.02 ¹	7.11 ¹	1.31 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$229,900	\$249,900	\$229,900
List Price \$	--	\$229,900	\$233,000	\$229,900
Original List Date		10/22/2018	10/09/2018	08/22/2018
DOM · Cumulative DOM	-- · --	16 · 16	27 · 29	4 · 77
Age (# of years)	13	12	14	11
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	2,598	2,284	2,443	2,949
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 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	1.14 acres	.92 acres	1.00 acres	1.10 acres
Other	NONE	NONE	NONE	NONE

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

- Listing 1** Remarks Stunning 1 story home nestled in a charming community! Home features new int/ext paint pkg & upgraded carpet throughout! Chefs kitchen complete with new SS appliances, new pulls/knobs on all the cabinetry and breakfast bar! Additional updates include new designer selected fixtures throughout & new MMLW floors throughout! House is on a 1.1AC lot w/circular driveway and ample of space in the backyard w/perimeter fence! Super clean & move in ready!
- Listing 2** Gorgeous Home with Gorgeous Views! Stunning Kitchen with Stainless Steel Appliances and Huge Walk-in Pantry! Plenty of storage in this Beautiful Home! 4 Spacious Bedrooms! Formal Living and Dining Rooms and Great Room! Plus Extra storage cabinets in Laundry which is right off this Super Spacious Kitchen!! Oversized Detached 2 Car Garage with Auto door/remotes!!! The Most Amazing Views from this Property!!!
- Listing 3** Remarks Stunning 4 bedroom 3 bath home fully fenced (with 2 electric gates covering a circular drive) on over an acre. oversized 2 car garage with separate workshop. Designer spacious kitchen with plenty of cabinet space. Spacious Master bedroom with separate sitting room. Master bath with double sinks, garden tub, and separate shower. Huge den and 3 other large bedrooms with fans. Full length rear patio and rear yard with park like setting.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2951 Hacienda Street	5831 S Deanna	2480 E Lewis	1611 E Heritage Dr
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	3.52 ¹	3.59 ¹	3.24 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$199,900	\$207,000	\$214,500
List Price \$	--	\$1,999,200	\$207,000	\$214,500
Sale Price \$	--	\$190,000	\$207,000	\$214,500
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	4/20/2018	7/6/2018	7/3/2018
DOM · Cumulative DOM	-- · --	46 · 126	10 · 69	4 · 32
Age (# of years)	13	15	14	17
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	2,598	2,160	2,280	2,145
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 3 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	1.14 acres	1.1 acres	1.1 acres	1.1 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$10,260	+\$6,360	+\$10,560
Adjusted Price	--	\$200,260	\$213,360	\$225,060

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

- Sold 1** Remarks Come see this gorgeous property surrounded by large pines and good vibes. Enjoy a perfect view of Mt. Charleston from your huge back yard while enjoying fresh fruits from your own fruit trees. The house itself has a very spacious floorplan with a big kitchen area and is extremely well kept. The garage has a handy workbench with shelves and pegboards all around. Along with many other improvements, this property is sure to make the perfect home
- Sold 2** Remarks A Gem in the Desert, beautiful Manufactured Home with all the designer features. All appliances included, in-ground pool, above ground spa, full covered back patio, small pergola out by the pool great for entertaining. Large Kitchen with center island and breakfast bar and dining room. Separate family room with fireplace and designer wood floors, ceramic tile and designer bath rooms. Pride of ownership. Don't miss this one it will go fast!.
- Sold 3** YOU WILL NOT BELIEVE IT!! WOW!! Ownership pride really shows with this home! You WILL NOT find anything else like this in Pahrump! All new appliances. Custom concrete countertops! Brand new carpet and tile. Completely remodeled bathrooms! New paint. New fixtures. NEW NEW NEW!! RV parking with hook ups! 220 in the garage! This is a ONE OF A KIND GEM! ONLY 30 minutes from Red Rock Canyon!

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$225,000	\$225,000
Sales Price	\$225,000	\$225,000
30 Day Price	\$215,000	--

Comments Regarding Pricing Strategy

VALUED THE SUBJECT BETWEEN SALE COMP 2 AND 3 WHICH ARE THE MOST SIMILAR TO THE SUBJECT.

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, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the subject being completely renovated since the prior report was completed.

VIII. Property Images

Address 2951 Hacienda Street, Pahrump, NV 89048
Loan Number 33950

Suggested List \$225,000

Suggested Repaired \$225,000

Sale \$225,000



Subject 2951 Hacienda St

View Front



Subject 2951 Hacienda St

View Address Verification

VIII. Property Images (continued)

Address 2951 Hacienda Street, Pahrump, NV 89048
Loan Number 33950

Suggested List \$225,000

Suggested Repaired \$225,000

Sale \$225,000



Subject 2951 Hacienda St

View Side



Subject 2951 Hacienda St

View Side

VIII. Property Images (continued)

Address 2951 Hacienda Street, Pahrump, NV 89048
Loan Number 33950

Suggested List \$225,000

Suggested Repaired \$225,000

Sale \$225,000



Subject 2951 Hacienda St

View Street



Subject 2951 Hacienda St

View Street

VIII. Property Images (continued)

Address 2951 Hacienda Street, Pahrump, NV 89048

Loan Number 33950

Suggested List \$225,000

Suggested Repaired \$225,000

Sale \$225,000



Listing Comp 1 4701 Dyer

View Front



Listing Comp 2 4021 W Jasmine

View Front

VIII. Property Images (continued)

Address 2951 Hacienda Street, Pahrump, NV 89048

Loan Number 33950

Suggested List \$225,000

Suggested Repaired \$225,000

Sale \$225,000



Listing Comp 3 3781 Tahachapi **View** Front



Sold Comp 1 4611 W Wilson Rd **View** Front

VIII. Property Images (continued)

Address 2951 Hacienda Street, Pahrump, NV 89048
Loan Number 33950 **Suggested List** \$225,000 **Suggested Repaired** \$225,000 **Sale** \$225,000




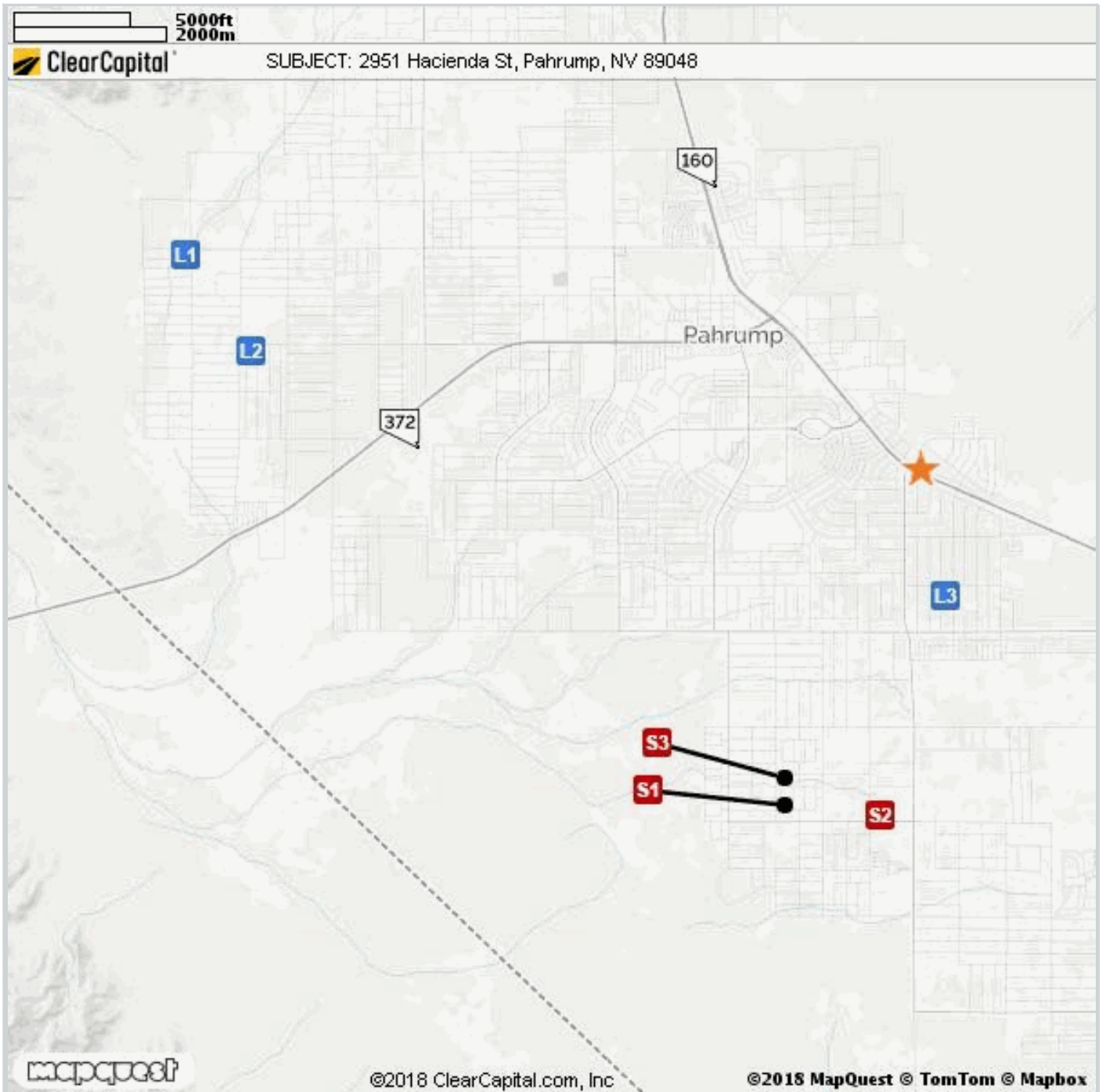
Sold Comp 2 4201 W Jasmine **View** Front










Sold Comp 3 4240 N Majestic View **View** Front

ClearMaps Addendum

Address  2951 Hacienda Street, Pahrump, NV 89048
 Loan Number 33950 Suggested List \$225,000 Suggested Repaired \$225,000 Sale \$225,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	2951 Hacienda St, Pahrump, NV	--	Parcel Match
 Listing 1	4701 Dyer, Pahrump, NV	8.02 Miles ¹	Parcel Match
 Listing 2	4021 W Jasmine , Pahrump, NV	7.11 Miles ¹	Parcel Match
 Listing 3	3781 Tahachapi, Pahrump, NV	1.31 Miles ¹	Parcel Match
 Sold 1	5831 S Deanna, Pahrump, NV	3.52 Miles ¹	Parcel Match
 Sold 2	2480 E Lewis, Pahrump, NV	3.59 Miles ¹	Parcel Match
 Sold 3	1611 E Heritage Dr, Pahrump, NV	3.24 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.

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	40.14 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: **2951 Hacienda Street, 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.