

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	4447 Casa Blanca Street, Las Vegas, NV 89121	Order ID	6249378	Property ID	26879075
Inspection Date	07/17/2019	Date of Report	07/18/2019		
Loan Number	34939	APN	161-17-312-065		
Borrower Name	CRR	County	Clark		

Tracking IDs					
Order Tracking ID	CS_FundingBatch72_07.16.2019	Tracking ID 1	CS_FundingBatch72_07.16.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Champerty Rental REO LLC	No significant damage or repair issues noted from exterior visual inspection. Doors, roof, paint, stucco, HVAC appear to be in average condition for age and neighborhood. Windows are boarded, appears to be preventative, however \$1,500 estimated for possible damage. There is some deferred landscaping maintenance. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a single story single family detached home with 2 car detached garage. Roof is pitched composition shingles. It has 1 wood burning fireplace, but no pool or spa per tax records. Last sold 06/24/219 by Sheriff's Deed, details unknown. There are no MLS listings available. This property is located in Central southeastern area of Las Vegas in the Harmony Parks tract. This subdivision is comprised of 86 single family homes which vary in living area from 1,272-3,005 square feet. Access to schools, shopping is within 1/2-1 mile and freeway entry is within 3 miles. Most likely buyer is first time home buyer with FHA/VA financing.
R. E. Taxes	\$647	
Assessed Value	\$40,886	
Zoning Classification	R-1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Manual lock box on front security gate.)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair	\$1,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	There is an oversupply of competing listings within a 1/2 mile radius of subject property. There are 23 competing homes currently listed for sale (0 REO, 3 short sales). In the past 12 months, there have been 61 closed MLS sales in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market time was 31 days with range 0-214 days and average sale price was 99.5% of final list price. Homes considered to be comparable are single family detached homes with living area <2,000 square feet.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$137,500 High: \$280,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4447 Casa Blanca Street	4498 Casa Blanca St	4487 Mcmillan Rd	4570 Catherine Ln
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.20 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$279,900	\$234,900
List Price \$	--	\$230,000	\$277,500	\$234,900
Original List Date		06/05/2019	06/28/2019	06/29/2019
DOM · Cumulative DOM	-- · --	3 · 43	13 · 20	3 · 19
Age (# of years)	44	44	46	46
Condition	Average	Average	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,468	1,359	1,645	1,645
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.16 acres	0.16 acres	0.15 acres	0.14 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	No Fireplace

* Listing 3 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** Under contract, will be FHA sale. Tenant occupied, leased for \$900/month. Identical to subject property in bedrooms, baths, condition, lot size, garage capacity, fireplace, same street and age. It is inferior in square footage but superior in pool. This property is nearly equal to subject property.
- Listing 2** Not under contract. Vacant property. Identical to subject property in baths, garage capacity, fireplace, no pool or spa and nearly identical in age. It is inferior in lot size but is superior in square footage, condition with new shaker cabinetry, quartz counters, new carpet and paint, stainless appliances. This property is superior to subject property.
- Listing 3** Under contract, will be FHA sale. Vacant property. Identical to subject property in baths, garage capacity and nearly identical in age. It is inferior in lot size and no fireplace, but is superior in square footage. This property is nearly equal to subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4447 Casa Blanca Street	4438 Cafe Pl	4296 Chirr Ln	3930 Lasso Cir
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.21 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$210,000	\$229,900	\$279,999
List Price \$	--	\$210,000	\$229,900	\$279,999
Sale Price \$	--	\$210,000	\$233,000	\$280,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	03/06/2019	02/19/2019	04/22/2019
DOM · Cumulative DOM	-- · --	6 · 30	9 · 42	3 · 13
Age (# of years)	44	44	44	42
Condition	Average	Average	Good	Good
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,468	1,272	1,476	1,456
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.16 acres	0.15 acres	0.14 acres	0.22 acres
Other	1 Fireplace	1 Fireplace	No Fireplace	1 Fireplace
Net Adjustment	--	+\$16,000	-\$12,600	-\$58,100
Adjusted Price	--	\$226,000	\$220,400	\$221,900

* 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** FHA sale, no concessions. Vacant property when listed. Identical to subject property in bedrooms, baths, condition, fireplace, and age. It is inferior in square footage adjusted @ \$50/square foot \$9,800, garage capacity \$4,000, and lot size adjusted @ \$5/square foot \$2,200.
- Sold 2** Sold with conventional financing, \$3,000 in seller paid concessions. Vacant property when listed. Identical to subject property in baths, garage capacity, no pool or spa, age, and nearly identical in square footage. It is inferior in lot size adjusted @ \$5/square foot \$4,400, no fireplace \$1,000, but superior in condition with new paint, wood laminate flooring, granite counters, stainless appliances (\$15,000), and seller paid concessions adjusted (\$3,000).
- Sold 3** FHA sale with \$8,000 in seller paid concessions. Vacant property when listed. Identical to subject property in bedroom, baths, garage capacity, fireplace, and nearly identical in square footage and age. It is superior in pool (\$22,000), lot size adjusted @ \$5/square foot (\$13,100), condition with new interior paint, plank tile flooring, new baseboards, quartz counters (\$15,000), and seller paid concessions (\$8,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold by Sheriff's Deed.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	06/24/2019	\$158,650	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$230,000	\$233,000
Sales Price	\$223,000	\$226,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
Suggest pricing near low range of competing listings due to oversupply of directly competing listings in this neighborhood. Subject property would be expected to sell near high range of adjusted recently closed sales with 90 days on market and in repaired condition.		

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



Street

Listing Photos

L1 4498 Casa Blanca St
Las Vegas, NV 89121



Front

L2 4487 Mcmillan Rd
Las Vegas, NV 89121



Front

L3 4570 Catherine Ln
Las Vegas, NV 89121



Front

Sales Photos

S1 4438 Cafe Pl
Las Vegas, NV 89121



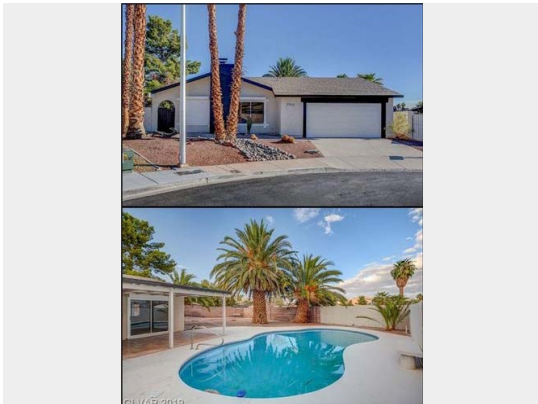
Front

S2 4296 Chirr Ln
Las Vegas, NV 89121



Front

S3 3930 Lasso Cir
Las Vegas, NV 89121



Front

ClearMaps Addendum

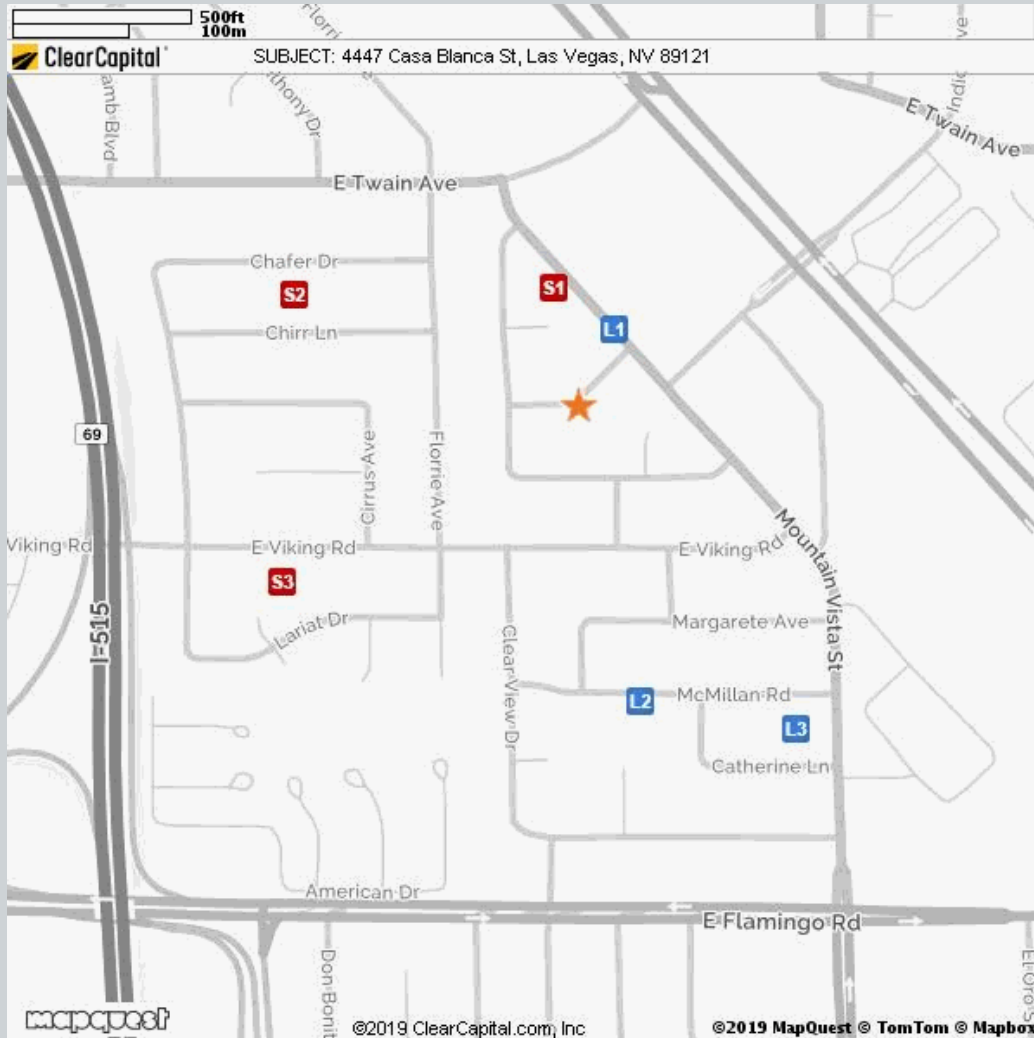
Address ★ 4447 Casa Blanca Street, Las Vegas, NV 89121

Loan Number 34939

Suggested List \$230,000

Suggested Repaired \$233,000

Sale \$223,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4447 Casa Blanca St, Las Vegas, NV	--	Parcel Match
L1 Listing 1	4498 Casa Blanca St, Las Vegas, NV	0.06 Miles ¹	Parcel Match
L2 Listing 2	4487 Mcmillan Rd, Las Vegas, NV	0.20 Miles ¹	Parcel Match
L3 Listing 3	4570 Catherine Ln, Las Vegas, NV	0.27 Miles ¹	Parcel Match
S1 Sold 1	4438 Cafe Pl, Las Vegas, NV	0.09 Miles ¹	Parcel Match
S2 Sold 2	4296 Chirr Ln, Las Vegas, NV	0.21 Miles ¹	Parcel Match
S3 Sold 3	3930 Lasso Cir, Las Vegas, NV	0.23 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.

*** 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

Report Instructions - cont.

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	Linda Bothof	Company/Brokerage	Linda Bothof Broker
License No	B.0056344.INDV	Address	8760 S Maryland Parkway Las Vegas NV 89123
License Expiration	05/31/2020	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	6.92 miles	Date Signed	07/17/2019

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof Broker** (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: **4447 Casa Blanca Street, Las Vegas, NV 89121**
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 18, 2019**Licensee signature: **/Linda Bothof/**

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.