

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>	5480 Janice Avenue, Pahrump, NV 89060	<b>Order ID</b>	6065902	<b>Property ID</b>	26018827
<b>Inspection Date</b>	02/04/2019	<b>Date of Report</b>	02/05/2019		
<b>Loan Number</b>	34973	<b>APN</b>	029-023-09		
<b>Borrower Name</b>	CRE				

**Tracking IDs**

<b>Order Tracking ID</b>	CS_AgedBPOs_2.4.19	<b>Tracking ID 1</b>	CS_AgedBPOs_2.4.19
<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>	Occupied		subject property appears to be in good condition and maintained
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<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>			na
<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>	Stable		mostly manufactured homes with a few site built homes, conditions vary from average to good----located in far northeast side of valley
<b>Sales Prices in this Neighborhood</b>	Low: \$96,000 High: \$173,000		
<b>Market for this type of property</b>	Increased .5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5480 Janice Avenue	2451 Mahado St	960 Lucas Lane	3921 Dart St
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89048	89060	89060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	7.69 <sup>1</sup>	0.08 <sup>1</sup>	1.66 <sup>1</sup>
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$158,900	\$169,950	\$169,900
List Price \$	--	\$157,900	\$165,000	\$169,900
Original List Date		05/24/2018	10/25/2018	10/17/2018
DOM · Cumulative DOM	-- · --	257 · 257	103 · 103	111 · 111
Age (# of years)	19	23	19	29
Condition	Average	Average	Average	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	1,442	1,418	1,595	1,990
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	3 · 1 · 1
Total Room #	5	5	6	6
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	--	--	--	Pool - Yes
Lot Size	.46 acres	.50 acres	45 acres	.43 acres
Other	fence, porch	fence	patio	fence, patio, porch

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

**Listing 1** inferior-- comp is similar age, size, condition and in similar location as subject property- --does not have porch

**Listing 2** superior--comp is in similar location and is similar size, age and condition---it is a three bedroom, and is more square feet than subject---no fence

**Listing 3** superior--comp is similar size age and condition as subject---comp is older-, it has a inground pool , three bedrooms and a patio and porch

\* 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	5480 Janice Avenue	621 Simkins Rd	5561 Humbolt Pakce	6460 Carrizo St
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89060	89060	89060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.15 <sup>1</sup>	0.11 <sup>1</sup>	1.15 <sup>1</sup>
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$162,900	\$164,900	\$163,990
List Price \$	--	\$162,000	\$169,900	\$159,990
Sale Price \$	--	\$162,000	\$162,500	\$159,000
Type of Financing	--	Fha	Cash	Conventional
Date of Sale	--	1/31/2019	11/13/2018	1/17/2019
DOM · Cumulative DOM	-- · --	44 · 91	8 · 28	23 · 52
Age (# of years)	19	17	19	21
Condition	Average	Average	Average	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	1,442	1,595	1,512	1,526
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.46 acres	.35 acres	.42 acres	.18 acres
Other	fence, porch	patio, porch, fence	fence, porch, patio	patio
Net Adjustment	--	-\$15,000	-\$7,000	+\$4,500
Adjusted Price	--	\$147,000	\$155,500	\$163,500

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

**Sold 1** superior---similar location, age and condition---has more square feet, three bedrooms and porch--\$5,000.00 seller contribution toward buyers costs

**Sold 2** superior---similar size, age, condition and location---it is a three bedroom and has a patio

**Sold 3** inferior-----similar age, condition, size and location---three bedrooms, carport--- -\$4,500.00 seller contribution toward buyers costs, no garage or fence

\* Sold 2 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>	\$158,000	\$158,000
<b>Sales Price</b>	\$155,000	\$155,000
<b>30 Day Price</b>	\$147,000	--

### Comments Regarding Pricing Strategy

rural area, comps limited, expanded search parameters to find recent simiar comps---used adjusted sols prices of recent similar sales to arrive at values

## 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.

## VIII. Property Images

**Address** 5480 Janice Avenue, Pahrump, NV 89060  
**Loan Number** 34973

**Suggested List** \$158,000

**Suggested Repaired** \$158,000

**Sale** \$155,000



**Subject** 5480 Janice Ave

**View** Front



**Subject** 5480 Janice Ave

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 5480 Janice Avenue, Pahrump, NV 89060  
**Loan Number** 34973 **Suggested List** \$158,000

**Suggested Repaired** \$158,000

**Sale** \$155,000



**Subject** 5480 Janice Ave

**View** Address Verification



**Subject** 5480 Janice Ave

**View** Street



VIII. Property Images (continued)

Address 5480 Janice Avenue, Pahrump, NV 89060  
Loan Number 34973 Suggested List \$158,000 Suggested Repaired \$158,000 Sale \$155,000



Listing Comp 1 2451 Mahado St

View Front



Listing Comp 2 960 Lucas Lane

View Front

**VIII. Property Images (continued)**

**Address** 5480 Janice Avenue, Pahrump, NV 89060  
**Loan Number** 34973      **Suggested List** \$158,000      **Suggested Repaired** \$158,000      **Sale** \$155,000



**Listing Comp 3** 3921 Dart St

**View** Front



**Sold Comp 1**

**View** Front



**VIII. Property Images (continued)**

**Address** 5480 Janice Avenue, Pahrump, NV 89060  
**Loan Number** 34973

**Suggested List** \$158,000

**Suggested Repaired** \$158,000

**Sale** \$155,000



**Sold Comp 2**


**View** Front

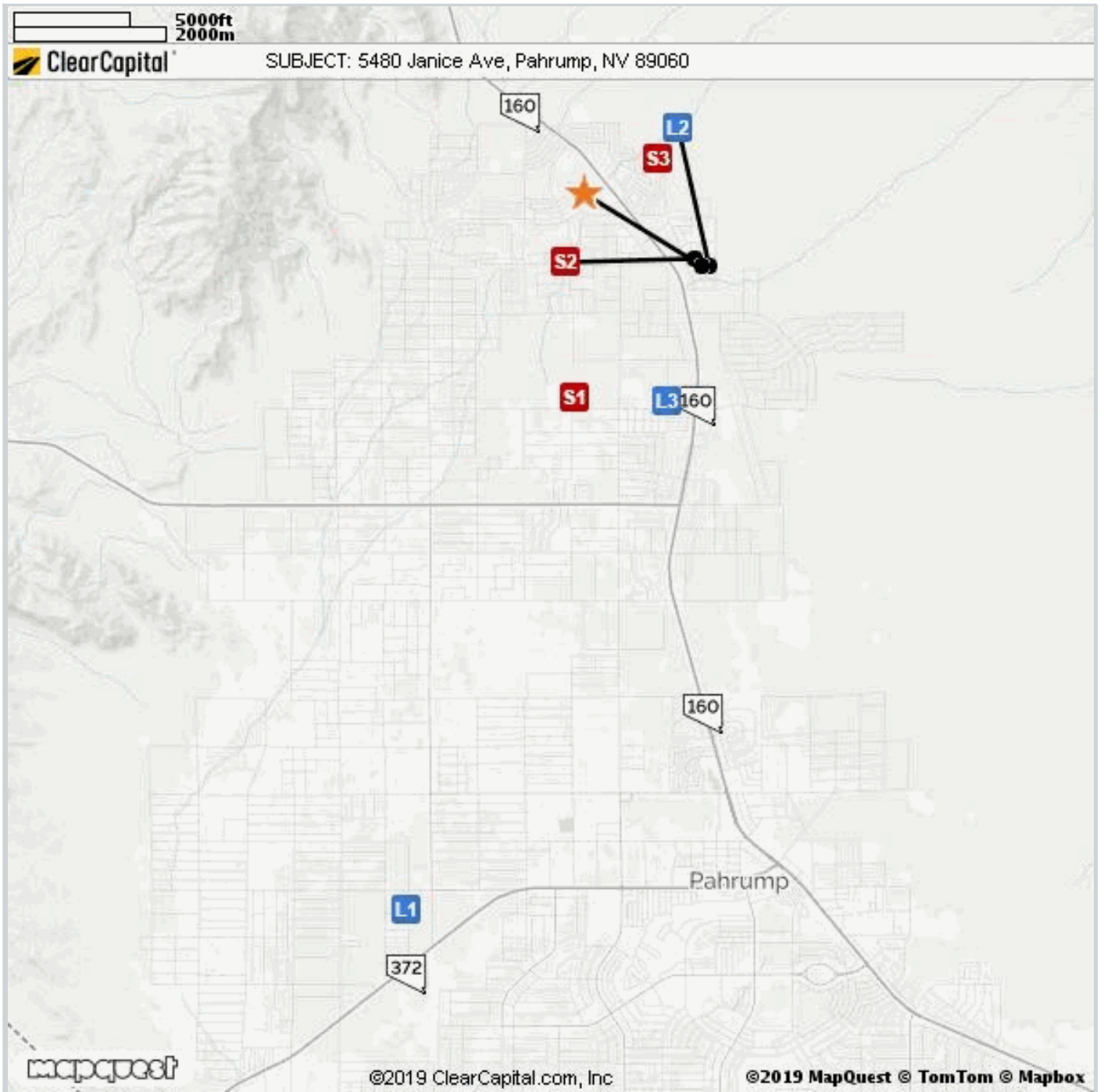









**Sold Comp 3**

**View** Front

**ClearMaps Addendum**

Address  5480 Janice Avenue, Pahrump, NV 89060  
 Loan Number 34973      Suggested List \$158,000      Suggested Repaired \$158,000      Sale \$155,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	5480 Janice Ave, Pahrump, NV	--	Parcel Match
 Listing 1	2451 Mahado St, Pahrump, NV	7.69 Miles <sup>1</sup>	Parcel Match
 Listing 2	960 Lucas Lane, Pahrump, NV	0.08 Miles <sup>1</sup>	Parcel Match
 Listing 3	3921 Dart St, Pahrump, NV	1.66 Miles <sup>1</sup>	Parcel Match
 Sold 1	621 Simkins Rd, Pahrump, NV	2.15 Miles <sup>1</sup>	Parcel Match
 Sold 2	5561 Humbolt Pakce, Pahrump, NV	0.11 Miles <sup>1</sup>	Parcel Match
 Sold 3	6460 Carrizo St, Pahrump, NV	1.15 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	Roger Wackett	Company/Brokerage	Legacy Trails Realty
License No	40461	Electronic Signature	/Roger Wackett/
License Expiration	05/31/2019	License State	NV
Phone	7757641092	Email	rog1092@gmail.com
Broker Distance to Subject	5.70 miles	Date Signed	02/05/2019

*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: **Roger Wackett** ("Licensee"), **40461** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Legacy Trails 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: **5480 Janice Avenue, Pahrump, NV 89060**
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: **February 5, 2019**

Licensee signature: **/Roger Wackett/**

**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.