

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	2905 Talapoosa Street, Silver Springs, NV 89429	Order ID	6037781	Property ID	25830846
Inspection Date	01/04/2019	Date of Report	01/04/2019		
Loan Number	35036	APN	018-333-03		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_1.3.2019	Tracking ID 1	CS_AgedBPOs_1.3.2019
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Manuf. Home	Condition Comments	Exterior inspection only. wood siding with Pitched comp shingle roof in average condition. When sold home was listed as a fixer upper. I do not have any knowledge if the home has been updated.
Occupancy	Vacant		
Secure?	Yes		
(Drive by only doors appear locked up. No personal property noted on the exterior.)			
Ownership Type	Fee Simple		
Property Condition	Average		
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	mls 180008224 listed on 6/12/2018 for 115K sold cash on 6/27/2018 for 104K. mls states:The home is livable as is, but needs work to put it back into excellent condition. This was a rental property and the seller has never lived in the home. Seller will not perform any repairs. Seller has no knowledge of specific needed repairs.
Listing Agency/Firm			
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
06/12/2018	\$115,000	06/27/2018	\$115,000	Sold	06/27/2018	\$104,000	MLS

III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	This is a rural community with limited amenities however this community has improved drastically over the last year due to the Tahoe-Reno industrial park and NDOT creating a road from this community straight to the park cutting communit time down to 15 minutes and opened a lot of job opportunities. Silver Springs is largely manufactured home on acreage. The subject is on the small size of acreage which is why it is priced on the low end for the area, plus it has no garage. Between the small commute to the industrial park and cheap housing in this small community we have seen a drastic climb in prices due to demand. Keep in mind though grocery shopping and entertainment is still a 30+ mile drive to the nearest town with full amenities. This has brought a lot of investors to the area so we see a lot of tenant occupied properties.
Local Economy	Improving		
Sales Prices in this Neighborhood	Low: \$25,000 High: \$199,000		
Market for this type of property	Increased 30 % in the past 6 months.		
Normal Marketing Days	<180		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2905 Talapoosa Street	2925 Pueblo	2860 Fort Churchill Road	1740 Tuscarora
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.	--	0.50 ¹	0.53 ¹	0.54 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$139,900	\$125,000	\$147,000
List Price \$	--	\$139,900	\$125,000	\$129,000
Original List Date		09/13/2018	10/04/2018	10/21/2018
DOM · Cumulative DOM	-- · --	113 · 113	92 · 92	75 · 75
Age (# of years)	22	25	26	30
Condition	Average	Average	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Investor
Style/Design	1 Story Mobile	1 Story Mobile	1 Story Mobile	1 Story Mobile
# Units	1	1	1	1
Living Sq. Feet	1,248	1,320	1,430	960
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.34 acres	0.34 acres	0.34 acres	0.34 acres
Other	None	2 storage sheds	None	2 storage sheds

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

- Listing 1** Equal in gla, location and condition. Water heater replaced 3-4 years ago. 2 storage sheds. Sale as-is. Seller may be willing to negotiate foundation/conversion
- Listing 2** Superior in gla. Inferior in condition. Equal in location. mls states This home is a great deal and a perfect home for the fixer upper. It is a great handyman special home.
- Listing 3** Inferior in gla. Equal in condition and location. Superior in carport and storage sheds. Seller will give a carpet allowance however no amount is specified. Tenant occupied property.

* Listing 1 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	2905 Talapoosa Street	1170 Fort Churchill	1435 Lahontan Drive	2580 Rawhide 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.	--	0.78 ¹	0.55 ¹	0.43 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$165,000	\$124,500	\$150,000
List Price \$	--	\$159,000	\$119,500	\$150,000
Sale Price \$	--	\$130,000	\$119,000	\$150,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	8/31/2018	10/14/2018	11/2/2018
DOM · Cumulative DOM	-- · --	119 · 119	65 · 65	77 · 77
Age (# of years)	22	16	27	30
Condition	Average	Average	Average	Good
Sales Type	--	Investor	Investor	Fair Market Value
Style/Design	1 Story Mobile	1 Story Mobile	1 Story Mobile	1 Story Mobile
# Units	1	1	1	1
Living Sq. Feet	1,248	1,248	1,327	1,344
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.34 acres	0.34 acres	0.40 acres	0.34 acres
Other	None	None	None	1 shed
Net Adjustment	--	+\$0	+\$0	+\$0
Adjusted Price	--	\$130,000	\$119,000	\$150,000

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

Sold 1 Equal in gla, location and condition. Tenant occupied property. Sellers have never seen property and have no knowledge of conditions in and around property. To be sold in current conditions with no repairs or replacements.

Sold 2 Equal in gla, location and condition. Tenant occupied property.

Sold 3 Equal in gla, location and condition. Updates laminate and flooring throughout home. Almost all furnishings stay with the exception of the TV, lamps, pictures and some personal items.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$130,000	\$130,000
Sales Price	\$130,000	\$130,000
30 Day Price	\$115,000	--

Comments Regarding Pricing Strategy

Sale as is and on the lower end of the area due to acreage and no garage. The area is seeing a lot of investors who are renting for a bit as prices climb and some are fixing and flipping. The subjects mls area has seen 52 sales in 6 months which equals an absorption rate of 8 sales per month. The subjects mls area currently has 68 listings which equals a 8.5 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, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

VIII. Property Images

Address 2905 Talapoosa Street, Silver Springs, NV 89429
Loan Number 35036

Suggested List \$130,000

Suggested Repaired \$130,000

Sale \$130,000



Subject 2905 Talapoosa St

View Front



Subject 2905 Talapoosa St

View Address Verification

VIII. Property Images (continued)

Address 2905 Talapoosa Street, Silver Springs, NV 89429
Loan Number 35036

Suggested List \$130,000

Suggested Repaired \$130,000

Sale \$130,000



Subject 2905 Talapoosa St

View Side



Subject 2905 Talapoosa St

View Street

VIII. Property Images (continued)

Address 2905 Talapoosa Street, Silver Springs, NV 89429
Loan Number 35036 **Suggested List** \$130,000

Suggested Repaired \$130,000

Sale \$130,000



Listing Comp 1 2925 Pueblo

View Front



Listing Comp 2 2860 Fort Churchill Road

View Front

VIII. Property Images (continued)

Address 2905 Talapoosa Street, Silver Springs, NV 89429
Loan Number 35036

Suggested List \$130,000

Suggested Repaired \$130,000

Sale \$130,000



Listing Comp 3 1740 Tuscarora

View Front



Sold Comp 1 1170 Fort Churchill

View Front

VIII. Property Images (continued)

Address 2905 Talapoosa Street, Silver Springs, NV 89429
Loan Number 35036 **Suggested List** \$130,000 **Suggested Repaired** \$130,000 **Sale** \$130,000



Sold Comp 2 1435 Lahontan Drive

View Front

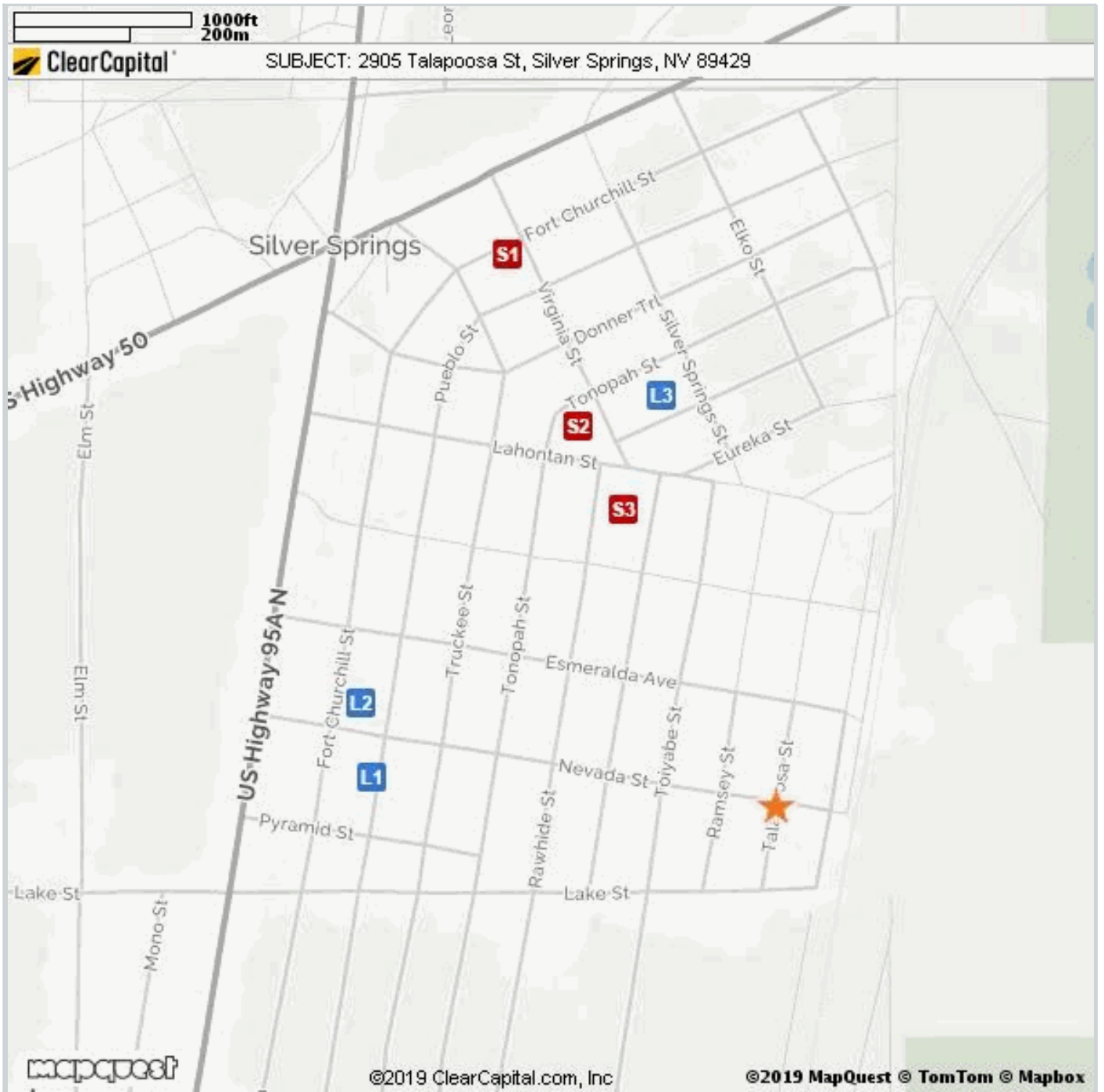


Sold Comp 3 2580 Rawhide St.

View Front

ClearMaps Addendum

Address ★ 2905 Talapoosa Street, Silver Springs, NV 89429
 Loan Number 35036 Suggested List \$130,000 Suggested Repaired \$130,000 Sale \$130,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2905 Talapoosa St, Silver Springs, NV	--	Parcel Match
L1 Listing 1	2925 Pueblo, Silver Springs, NV	0.50 Miles ¹	Parcel Match
L2 Listing 2	2860 Fort Churchill Road, Silver Springs, NV	0.53 Miles ¹	Parcel Match
L3 Listing 3	1740 Tuscarora, Silver Springs, NV	0.54 Miles ¹	Parcel Match
S1 Sold 1	1170 Fort Churchill, Silver Springs, NV	0.78 Miles ¹	Parcel Match
S2 Sold 2	1435 Lahontan Drive, Silver Springs, NV	0.55 Miles ¹	Parcel Match
S3 Sold 3	2580 Rawhide St., Silver Springs, NV	0.43 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	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	13.76 miles	Date Signed	01/04/2019

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: **2905 Talapoosa Street, 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: **January 4, 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.