

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	483 Hudson Aurora Road, Smith, NV 89430	Order ID	6679002	Property ID	28259021
Inspection Date	04/01/2020	Date of Report	04/02/2020		
Loan Number	35321	APN	01072107		
Borrower Name	Champery Real Estate 2015 LLC	County	Lyon		

Tracking IDs

Order Tracking ID	20200330_CS New Fac BPO Request	Tracking ID 1	20200330_CS New Fac BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Brechenridge Prop Fund 2016 LLC	Condition Comments	
R. E. Taxes	\$200,457	This property is located in a very rural area of Nevada, down a dirt road. Nearest home is over a mile away.	
Assessed Value	\$5,866,200		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Door is locked)		
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	Partially Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Slow	This is a very rural area of Nevada. There are no parks, amenities, or schools nearby. One would need to travel at least 30 minutes to reach a school or restaurant. The market conditions out in this area are decreasing by about 1% a month. Market sales times are over 180 days in most cases...	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$1,100,000		
Market for this type of property	Decreased 6 % in the past 6 months.		
Normal Marketing Days	>180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	483 Hudson Aurora Road	3030 Juniper Valley Ranch Road	2939 Us Hwy 395	1740 Foothill Rd
City, State	Smith, NV	Minden, NV	Minden, NV	Gardnerville, NV
Zip Code	89430	89423	89423	89460
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	29.38 ¹	34.00 ¹	33.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$425,000	\$1,295,000
List Price \$	--	\$275,000	\$425,000	\$1,100,000
Original List Date		02/09/2019	09/20/2019	10/18/2019
DOM · Cumulative DOM	-- · --	352 · 418	154 · 195	154 · 167
Age (# of years)	43	60	100	45
Condition	Good	Average	Good	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	2 Stories Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,629	1,425	1,420	1,794
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	4 · 2	5 · 2 · 1
Total Room #	8	9	11	12
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 1 Car	None	Detached 5+ Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	20 acres	44.60 acres	19.08 acres	20 acres
Other	--	--	--	--

* 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.

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

Listing 1 Lower Bracket- This home is similar to the subject property in location, style, and GLA.

Listing 2 Middle Bracket- This home is similar to the subject property in location, style, and GLA.

Listing 3 Upper Bracket- This home is similar to the subject property in location, style, and GLA.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	483 Hudson Aurora Road	150 Bowman Lane	1235 Missouri Flat	245 Hudson Aurora Road
City, State	Smith, NV	Yerington, NV	Yerington, NV	Smith, NV
Zip Code	89430	89447	89447	89430
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	23.91 ¹	24.00 ²	1.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$170,000	\$340,000	\$740,000
List Price \$	--	\$170,000	\$340,000	\$825,000
Sale Price \$	--	\$170,000	\$320,000	\$620,000
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	06/26/2019	08/19/2019	02/24/2020
DOM · Cumulative DOM	-- · --	75 · 75	112 · 112	550 · 650
Age (# of years)	43	57	23	32
Condition	Good	Good	Good	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,629	1,644	1,758	1,742
Bdrm · Bths · ½ Bths	1 · 1	3 · 1 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	9	10	10
Garage (Style/Stalls)	Detached 3 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	20 acres	40.36 acres	19.55 acres	42 acres
Other	--	--	--	--
Net Adjustment	--	+\$150,000	\$0	-\$300,000
Adjusted Price	--	\$320,000	\$320,000	\$320,000

* Sold 2 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.

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

Sold 1 Lower Bracket- This home is similar to the subject property in location, style, and GLA.

Sold 2 Middle Bracket- This home is similar to the subject property in location, style, and GLA.

Sold 3 Upper Bracket- This home is similar to the subject property in location, style, and GLA.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Clark Real Estate and Inv.	Property was listed in MLS on 06/26/2019. The property is currently active for sale at 349,900					
Listing Agent Name	Casey McDermott						
Listing Agent Phone	775-828-3355						
# 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
06/26/2019	\$399,900	02/28/2020	\$349,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$320,000	\$320,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$320,000	--
Comments Regarding Pricing Strategy		
I would list this home at 329900 and I would expect to get an offer between 315000 and 325000.		

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



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 3030 Juniper Valley Ranch Road
Minden, NV 89423



Front

L2 2939 Us Hwy 395
Minden, NV 89423



Front

L3 1740 Foothill Rd
Gardnerville, NV 89460



Front

Sales Photos

S1 150 Bowman Lane
Yerington, NV 89447



Front

S2 1235 Missouri Flat
Yerington, NV 89447



Front

S3 245 Hudson Aurora Road
Smith, NV 89430



Front

ClearMaps Addendum

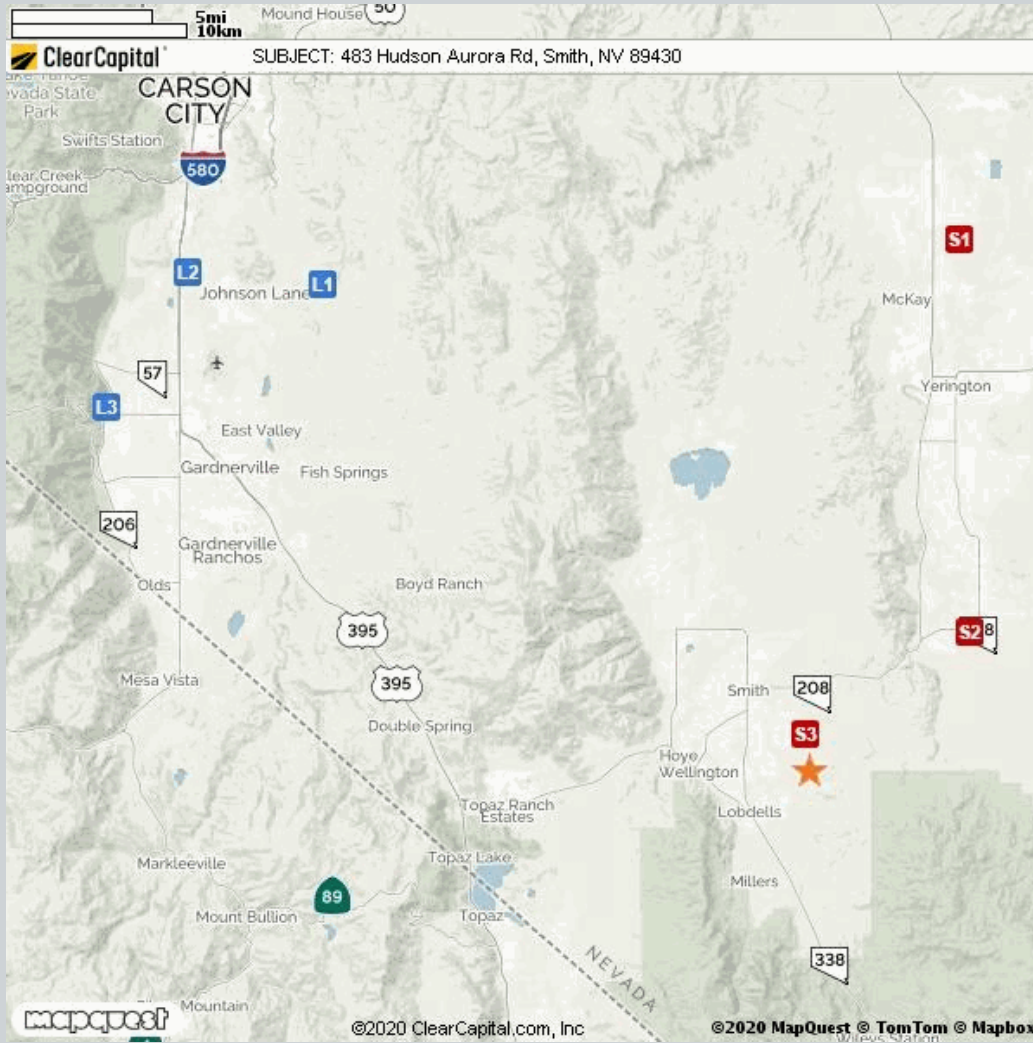
Address ★ 483 Hudson Aurora Road, Smith, NV 89430

Loan Number 35321

Suggested List \$320,000

Suggested Repaired \$320,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	483 Hudson Aurora Rd, Smith, NV	--	Parcel Match
L1 Listing 1	3030 Juniper Valley Ranch Road, Minden, NV	29.38 Miles ¹	Parcel Match
L2 Listing 2	2939 Us Hwy 395, Minden, NV	34.00 Miles ¹	Parcel Match
L3 Listing 3	1740 Foothill Rd, Gardnerville, NV	33.67 Miles ¹	Parcel Match
S1 Sold 1	150 Bowman Lane, Yerington, NV	23.91 Miles ¹	Street Centerline Match
S2 Sold 2	1235 Missouri Flat, Yerington, NV	24.00 Miles ²	Unknown Street Address
S3 Sold 3	245 Hudson Aurora Road, Smith, NV	1.86 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	Michael Lycans	Company/Brokerage	Coldwell Banker Select Group
License No	S.0062019	Address	1170 S. Rock Blvd. Reno NV 89502
License Expiration	07/31/2021	License State	NV
Phone	7756912666	Email	michael.lycans@cbselectre.com
Broker Distance to Subject	57.89 miles	Date Signed	04/02/2020

/Michael Lycans/

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: **Michael Lycans** ("Licensee"), **S.0062019** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Coldwell Banker Select Group** (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: **483 Hudson Aurora Road, Smith, NV 89430**
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: **April 2, 2020**

Licensee signature: **/Michael Lycans/**

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.