

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	3731 W Donner Street, Pahrump, NV 89048	Order ID	6097939	Property ID	26172178
Inspection Date	03/08/2019	Date of Report	03/09/2019		
Loan Number	35494	APN	28-713-08		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_03.07.2019	Tracking ID 1	CS_AgedBPOs_03.07.2019
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Manuf. Home	Condition Comments	
Occupancy	Occupied	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.	
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	
Listing Agency/Firm		Remarks Stunning 1 story home nestled in a charming community! Home features new int/ext paint pkg. & upgraded carpet throughout! Chefs kitchen complete w/new SS appliances, newly upgraded solid counter top & new MMLW floors! Additional updates includes new designer selected fixtures throughout & added new pulls/knobs on the cabinetry! House is on .92AC lot w/detached oversize garage and a 42x20 workshop! House is super clean & move in ready	
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
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III. Neighborhood & Market Data

Location Type	Suburban	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: \$153,000 High: \$284,000		
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	3731 W Donner Street	4110 W Prospector Ln	201 N Gilmore	4701 W Horn Rd
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89060	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.65 ¹	0.98 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$199,000	\$274,900	\$234,900
List Price \$	--	\$199,000	\$274,900	\$229,900
Original List Date		03/03/2019	07/05/2018	11/08/2018
DOM · Cumulative DOM	-- · --	5 · 6	223 · 247	111 · 121
Age (# of years)	21	22	25	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURE
# Units	1	1	1	1
Living Sq. Feet	1,782	1,735	1,618	2,280
Bdrm · Bths · ½ Bths	5 · 2	4 · 2	3 · 2	4 · 2
Total Room #	8	7	6	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	.92 acres	0.92 acres	1.04 acres	.92 acres
Other	NONE	NONE	NONE	NONE

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

- Listing 1** Just Reduced! This Wonderful 4 Bedroom Home is on Almost an Acre with your Own Orchard in Front with more than 10 different fruits~New paint and flooring throughout the more than 1700 sq foot home*This Fully Fenced Property has a 2 car garage, Gorgeous Mountain Views, Fruit Trees, Roses, and Landscaping all irrigated on drip systems~Parcel has its own Private Well & Septic and Not Located in a Flood Zone! Call to schedule your showing today!
- Listing 2** Remarks Quality upgraded manufactured home on acre lot with 2 car garage has fiber cement tile roof. Remodeled kitchen has custom cabinets with pull-out shelves and Corian counters. Designer ceiling fans in every room.Full length covered patios front and back. Block wall surrounding property has two steel double rolling gates, one with electric opener. Back yard is cross fenced for dogs. In-ground vinyl lined pool. Very well cared for inside and out.
- Listing 3** Remarks Breathtaking 4 bedroom house with 3 car garage. Fenced & Cross fenced. Split floor plan with separate living room and family room. Stainless steel appliances, new flooring, paint and counters. Huge kitchen & dining room with built in hutch. Amazing mountain views. Ready for you to move in!

* 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	3731 W Donner Street	3641 W Donner	3730 W Donner	51 N Gilmore
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.05 ¹	0.50 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$175,990	\$179,900	\$189,990
List Price \$	--	\$167,990	\$179,900	\$189,990
Sale Price \$	--	\$163,990	\$175,000	\$189,900
Type of Financing	--	Fha	Conv	Va
Date of Sale	--	3/26/2018	12/26/2018	10/18/2018
DOM · Cumulative DOM	-- · --	111 · 150	42 · 89	10 · 39
Age (# of years)	21	12	14	26
Condition	Average	Average	Average	Average
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	1,782	2,067	2,074	1,552
Bdrm · Bths · ½ Bths	5 · 2	5 · 3	4 · 3	3 · 3
Total Room #	8	8	7	6
Garage (Style/Stalls)	Attached 3 Car(s)	None	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.92 acres	.92 acres	0.92 acres	1.04 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$32,300	-\$25,080	-\$30,400
Adjusted Price	--	\$131,690	\$149,920	\$159,500

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

- Sold 1** Remarks *** A MUST SEE HOME! *** NEW Premium Exterior Paint, NEW Premium Interior Paint, NEW Upgraded Carpets, NEW Upgraded Vinyl, NEW SS Kitchen Appliance package, Glass & Stone Backsplash, All NEW Interior and NEW Exterior lights fixtures - Spacious Kitchen with Plenty of Cabinet Space. BATH ADJ: \$-1000 SQ. FOOT ADJ: \$-5700 GARAGE ADJ: \$5000 YEAR BUILT \$-900 UPGRADE ADJ: \$-30000
- Sold 2** Remarks LARGE 4 BEDROOM HOME WITH A DEN*3 FULL BATHS*NEW INTERIOR AND EXTERIOR PAINT*NEW FLOORING*NEW FIXTURES*NEW APPLIANCES*NEW KNOBS IN THE KITCHEN*NEW A/C UNIT*MUST SEE! GARAGE ADJ: \$5000 BEDROOM ADJ: \$1500 BATH ADJ: \$-1000 SQ. FOOT ADJ: \$-580 UPGRADE ADJ: \$-30000
- Sold 3** Remarks ***1.04 ACRE LOT WITH LARGE TREES AND FULLY FENCED BACK YARD*** UPGRADED CABINETS, ALL NEW GRANITE COUNTER-TOPS, ALL NEW VANITIES, NEW SS Kitchen Appliance package, NEW Premium Exterior Paint, NEW Premium Interior Paint, NEW Upgraded Vinyl floors in all traffic areas, NEW Upgraded Carpet, NEW Interior/Exterior Light fixtures. Spacious Kitchen with Plenty of Cabinet Space. *** COVERED PATIO! *** A MUST SEE HOME! *** BED ADJ: \$3000 BATH ADJ: \$-1000 LOT ADJ: \$-2400 UPGRADE ADJ: \$-30000

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$146,000	\$146,000
Sales Price	\$146,000	\$146,000
30 Day Price	\$136,000	--

Comments Regarding Pricing Strategy

VALUED THE SUBJECT BETWEEN SALE COMP 1 AND 2 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.

VIII. Property Images

Address 3731 W Donner Street, Pahrump, NV 89048
Loan Number 35494

Suggested List \$146,000

Suggested Repaired \$146,000

Sale \$146,000



Subject 3731 W Donner St

View Front



Subject 3731 W Donner St

View Side

VIII. Property Images (continued)

Address 3731 W Donner Street, Pahrump, NV 89048
Loan Number 35494

Suggested List \$146,000

Suggested Repaired \$146,000

Sale \$146,000



Subject 3731 W Donner St

View Side



Subject 3731 W Donner St

View Back

VIII. Property Images (continued)

Address 3731 W Donner Street, Pahrump, NV 89048
Loan Number 35494

Suggested List \$146,000

Suggested Repaired \$146,000

Sale \$146,000



Subject 3731 W Donner St

View Street



Subject 3731 W Donner St

View Street

VIII. Property Images (continued)

Address 3731 W Donner Street, Pahrump, NV 89048
Loan Number 35494 **Suggested List** \$146,000 **Suggested Repaired** \$146,000 **Sale** \$146,000



Listing Comp 1

View Front



Listing Comp 2

View Front

VIII. Property Images (continued)

Address 3731 W Donner Street, Pahrump, NV 89048

Loan Number 35494

Suggested List \$146,000

Suggested Repaired \$146,000

Sale \$146,000



Listing Comp 3

View Front



Sold Comp 1

View Front

VIII. Property Images (continued)

Address 3731 W Donner Street, Pahrump, NV 89048

Loan Number 35494

Suggested List \$146,000

Suggested Repaired \$146,000

Sale \$146,000



Sold Comp 2

View Front

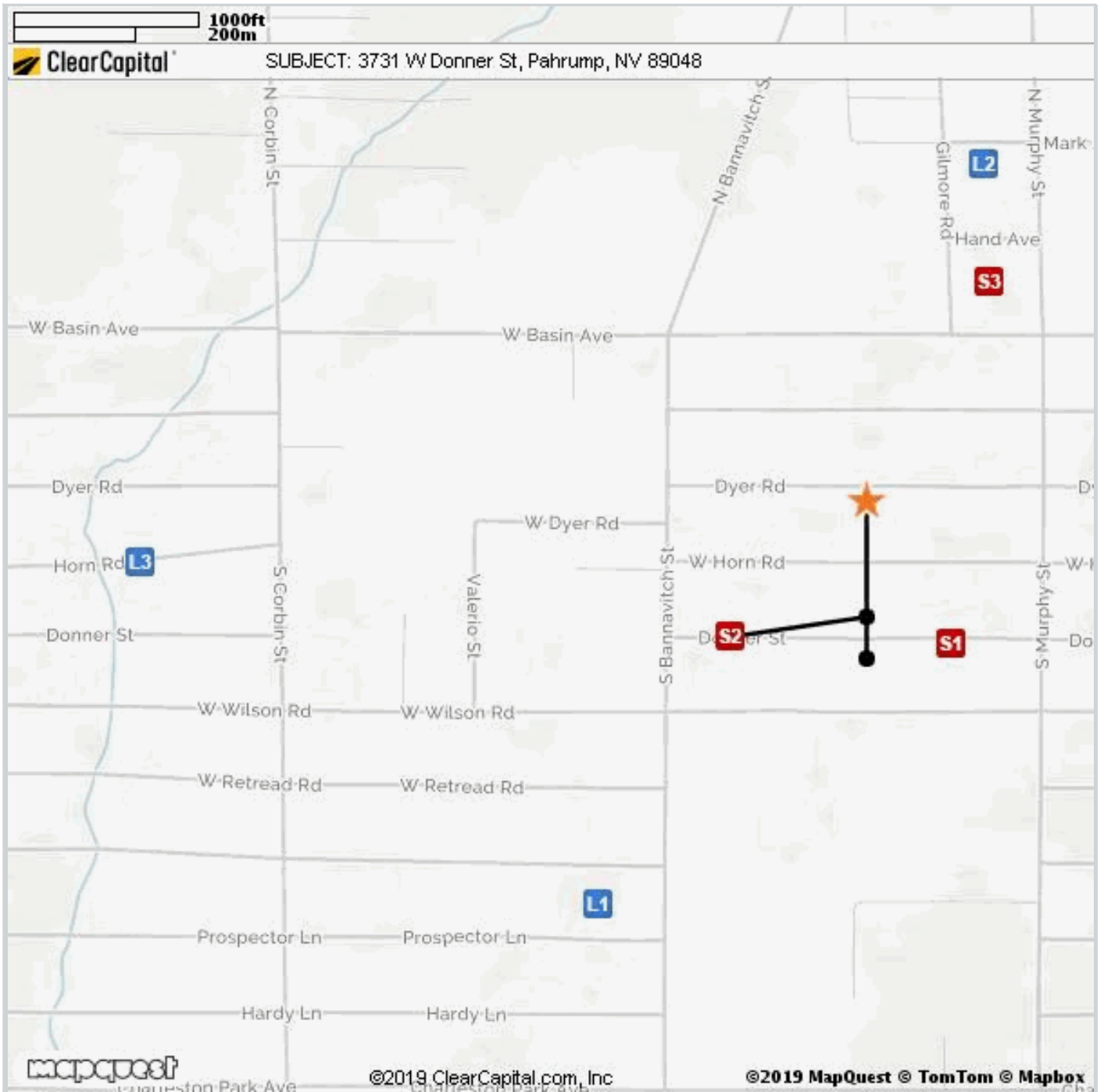


Sold Comp 3

View Front

ClearMaps Addendum

Address ★ 3731 W Donner Street, Pahrump, NV 89048
Loan Number 35494 **Suggested List** \$146,000 **Suggested Repaired** \$146,000 **Sale** \$146,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3731 W Donner St, Pahrump, NV	--	Parcel Match
L1 Listing 1	4110 W Prospector Ln, Pahrump, NV	0.51 Miles ¹	Parcel Match
L2 Listing 2	201 N Gilmore , Pahrump, NV	0.65 Miles ¹	Parcel Match
L3 Listing 3	4701 W Horn Rd, Pahrump, NV	0.98 Miles ¹	Parcel Match
S1 Sold 1	3641 W Donner, Pahrump, NV	0.09 Miles ¹	Parcel Match
S2 Sold 2	3730 W Donner, Pahrump, NV	0.05 Miles ¹	Parcel Match
S3 Sold 3	51 N Gilmore, Pahrump, NV	0.50 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.LLC	Electronic Signature	/Mark Perry/
License Expiration	09/30/2020	License State	NV
Phone	7022454240	Email	marksellslasvegas@gmail.com
Broker Distance to Subject	47.18 miles	Date Signed	03/09/2019

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: **Mark Perry** ("Licensee"), **B.1001058.LLC** (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: **3731 W Donner 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: **March 9, 2019**

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.