

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 | 2100 Iroquois Avenue, Pahrump, NV 89048 | Order ID | 6694605 | Property ID | 28321580 |
| Inspection Date | 04/17/2020 | Date of Report | 04/17/2020 | | |
| Loan Number | 36369 | APN | 42-811-13 | | |
| Borrower Name | CRE | County | Nye | | |

Tracking IDs

| | | | |
|--------------------------|----------------------------------|----------------------|----------------------------------|
| Order Tracking ID | 20200416_CS_Aged_Fac_BPO_Request | Tracking ID 1 | 20200416_CS_Aged_Fac_BPO_Request |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|--|-------------------------------|--|
| Owner | CHAMPERY REAL ESTATE 2015 LLC | Condition Comments 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. |
| R. E. Taxes | \$145,398 | |
| Assessed Value | \$72,811 | |
| Zoning Classification | RESIDENTIAL | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes | |
| (THE SUBJECT HAD NO VISIBLE SIGNS OF NOT BEING SECURED.) | | |
| 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 | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|-------------------------------------|--|
| Location Type | Rural | Neighborhood Comments 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. |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$260,000 High: \$350,000 | |
| Market for this type of property | Increased 6 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2100 Iroquois Avenue | 2081 S Tucuman Av | 2250 Ambush | 2370 Deadwood |
| City, State | Pahrump, NV | Pahrump, NV | Pahrump, NV | Pahrump, NV |
| Zip Code | 89048 | 89048 | 89048 | 89048 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.14 ¹ | 0.74 ¹ | 1.70 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$290,000 | \$299,000 | \$324,950 |
| List Price \$ | -- | \$290,000 | \$299,000 | \$324,950 |
| Original List Date | | 03/15/2020 | 03/12/2020 | 03/27/2020 |
| DOM · Cumulative DOM | -- · -- | 33 · 33 | 36 · 36 | 21 · 21 |
| Age (# of years) | 24 | 21 | 24 | 20 |
| Condition | Average | Average | Average | 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 | 2,112 | 1,918 | 2,143 | 1,997 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 3 · 2 | 3 · 2 · 1 | 4 · 2 · 1 |
| Total Room # | 7 | 6 | 6 | 7 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 3 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 | -- | -- | Pool - Yes |
| Lot Size | 0.51 acres | 0.46 acres | 0.52 acres | 1.10 acres |
| Other | NONE | NONE | NONE | NONE |

* 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.

Current Listings - Cont.

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

- Listing 1** Custom home in the Winery Area with no HOA, beautiful open floor-plan with fireplace, three bedrooms and two bathrooms, front covered patio, solar screens on windows, long extended back patio for entertaining, 900 sq ft garage with work area and sink, large laundry room with walk-in pantry and sewing area, desert landscaping front and back with drip system, dog run. This home is a must see!
- Listing 2** Remarks GORGEOUS Home! Newly painted, New carpet and New flooring. This 3 bedroom beauty is centrally located in town. The backyard is fully fenced with RV gate, storage shed stays with the property. The best part, this property also includes the adjacent 1/2 acre! DON'T MISS THIS OPPORTUNITY!
- Listing 3** Remarks Beautifully renovated single story home on more than 1 acre! Open floorplan boasts 4 bedrooms that lead into a XL 3 car garage and HUGE backyard. Make this one yours!

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2100 Iroquois Avenue | 1890 S Burgundy | 2461 E Deerskin St | 1671 E Cypress Point |
| City, State | Pahrump, NV | Pahrump, NV | Pahrump, NV | Pahrump, NV |
| Zip Code | 89048 | 89048 | 89048 | 89048 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.23 ¹ | 1.77 ¹ | 2.08 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$290,000 | \$324,900 | \$340,000 |
| List Price \$ | -- | \$270,000 | \$324,900 | \$340,000 |
| Sale Price \$ | -- | \$270,000 | \$325,000 | \$330,000 |
| Type of Financing | -- | Conv | Va | Conv |
| Date of Sale | -- | 10/24/2019 | 11/13/2019 | 03/31/2020 |
| DOM · Cumulative DOM | -- · -- | 170 · 194 | 14 · 55 | 49 · 95 |
| Age (# of years) | 24 | 18 | 16 | 2 |
| Condition | Average | Average | Average | 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 | 2,112 | 2,187 | 2,026 | 2,105 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 3 · 3 | 4 · 3 | 3 · 2 |
| Total Room # | 7 | 6 | 7 | 6 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 3 Car(s) | Attached 3 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 | -- | Pool - Yes | Pool - Yes Spa - Yes |
| Lot Size | 0.51 acres | .19 acres | 1.1 acres | .63 acres |
| Other | NONE | NONE | NONE | NONE |
| Net Adjustment | -- | +\$24,400 | -\$15,300 | -\$3,100 |
| Adjusted Price | -- | \$294,400 | \$309,700 | \$326,900 |

* Sold 3 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 Pride of ownership. Fresh new paint, and carpet. Rocks landscape low maintenance. Move in ready.

Sold 2 Remarks Gorgeous 3 bedroom/2 bath custom home with 1 bedroom & bath casita, inground pool - wow! 3 car garage, 2 car carport + shed - amazing value! Granite counters, breakfast bar, nook & formal dining, propane fireplace. Screened in porch and covered back patio, pool is separately fenced (block wall), gazebo - ready for entertaining! Don't wait on this one!

Sold 3 Absolutely gorgeous newer 1 story home backing right up to the golf course! Huge lot over 1/2 Acre so plenty of space. This home boasts many custom features such as closet runners & ceiling fans in every room, granite counters w/built speakers, soft close cabinets, pendant lights, raised panel doors, dual head master shower, huge walk in closet, and much more! You have to see this one in person, there's too much to list.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|---|-------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | ROCKWELL COMMERCIAL GROUP | Remarks Stunning 1 story home in a charming community completely remodeled! Home features new int/ext paint pkg. & upgraded carpet throughout! kitchen complete w/new SS appliances, new upgraded countertops & new pulls/knobs on all the cabinetry! Additional updates are new laminated floors and new designer selected fixtures! House sits on .51 ac lot w/easy to maintain landscape up front and spacious backyard w/covered patio & blue oasis pool! | | | | | |
| Listing Agent Name | JONATHAN ABARABAR | | | | | | |
| Listing Agent Phone | 702-875-1369 | | | | | | |
| # 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 |
| 04/07/2020 | \$319,900 | -- | -- | -- | -- | -- | MLS |

Marketing Strategy

| | As Is Price | Repaired Price |
|--|-------------|----------------|
| Suggested List Price | \$319,000 | \$319,000 |
| Sales Price | \$319,000 | \$319,000 |
| 30 Day Price | \$309,000 | -- |
| Comments Regarding Pricing Strategy | | |
| VALUED THE SUBJECT BETWEEN SALE COMP 2 AND 3 WHICH ARE THE MOST SIMILAR TO THE SUBJECT. WE HAD TO EXPAND TO 1 MILE, 200 SQ. FEET AND HOMES ON SMALLER AND LARGER LOTS TO FIND COMPS. | | |

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



Side



Street



Street

Listing Photos

L1 2081 S TUCUMAN AV
Pahrump, NV 89048



Front

L2 2250 AMBUSH
Pahrump, NV 89048



Front

L3 2370 DEADWOOD
Pahrump, NV 89048



Front

Sales Photos

S1 1890 S BURGUNDY
Pahrump, NV 89048



Front

S2 2461 E DEERSKIN ST
Pahrump, NV 89048



Front

S3 1671 E CYPRESS POINT
Pahrump, NV 89048



Front

ClearMaps Addendum

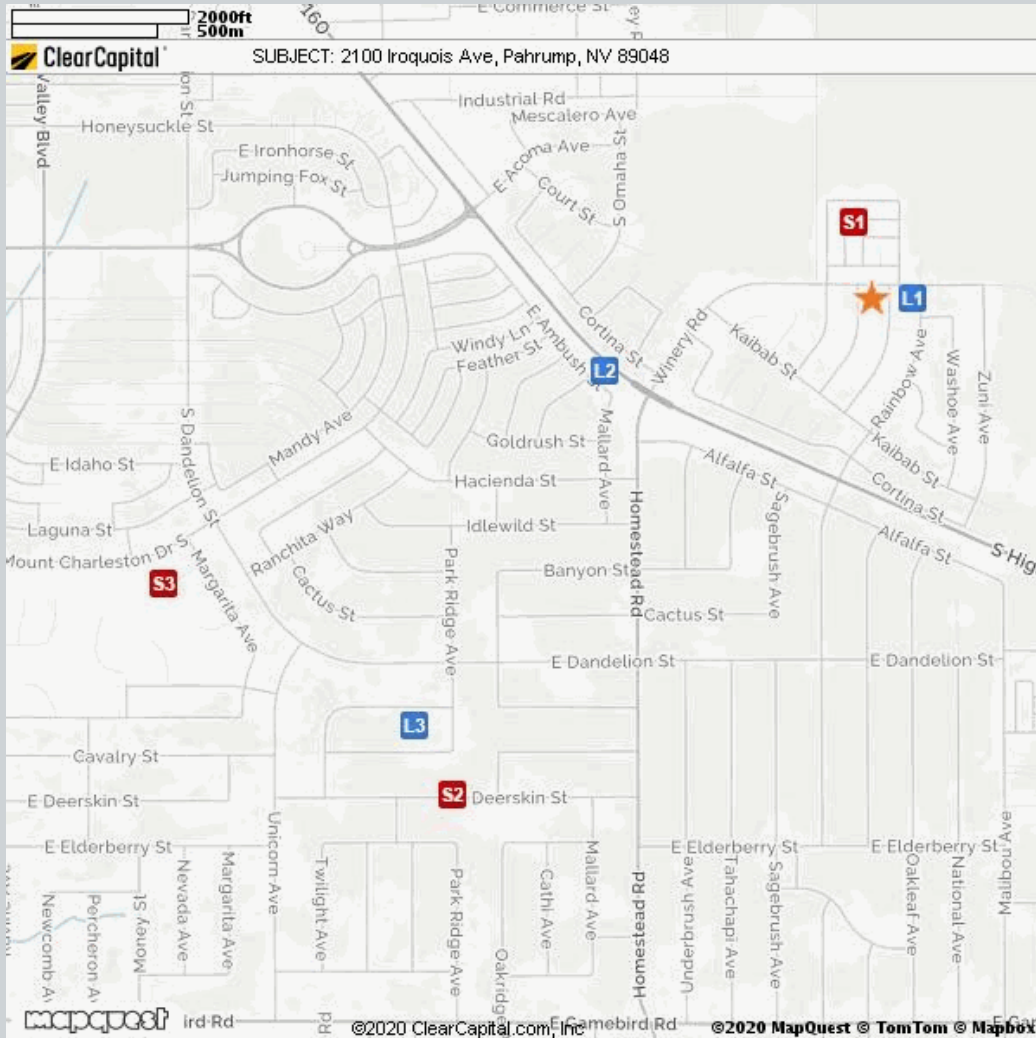
Address ★ 2100 Iroquois Avenue, Pahrump, NV 89048

Loan Number 36369

Suggested List \$319,000

Suggested Repaired \$319,000

Sale \$319,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|-----------------------------------|-------------------------|------------------|
| ★ Subject | 2100 Iroquois Ave, Pahrump, NV | -- | Parcel Match |
| L1 Listing 1 | 2081 S Tucuman Av, Pahrump, NV | 0.14 Miles ¹ | Parcel Match |
| L2 Listing 2 | 2250 Ambush, Pahrump, NV | 0.74 Miles ¹ | Parcel Match |
| L3 Listing 3 | 2370 Deadwood, Pahrump, NV | 1.70 Miles ¹ | Parcel Match |
| S1 Sold 1 | 1890 S Burgundy, Pahrump, NV | 0.23 Miles ¹ | Parcel Match |
| S2 Sold 2 | 2461 E Deerskin St, Pahrump, NV | 1.77 Miles ¹ | Parcel Match |
| S3 Sold 3 | 1671 E Cypress Point, Pahrump, NV | 2.08 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 | Mark Perry | Company/Brokerage | Local Realty |
| License No | B.1001058.LLC | Address | 9325 S. Cimarron Rd Las Vegas NV 89178 |
| License Expiration | 09/30/2020 | License State | NV |
| Phone | 7022454240 | Email | marksellslasvegas@gmail.com |
| Broker Distance to Subject | 39.66 miles | Date Signed | 04/17/2020 |

/Mark Perry/

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: **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: **2100 Iroquois Avenue, 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: **April 17, 2020**

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.