

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	2821 W Rio Rico Drive, Pahrump, NV 89048	Order ID	6164267	Property ID	26447045
Inspection Date	05/07/2019	Date of Report	05/08/2019		
Loan Number	36395	APN	036-442-17		
Borrower Name	CRE	County	Nye		

Tracking IDs					
Order Tracking ID	CS_AgedBPOs_5.7.19	Tracking ID 1	CS_AgedBPOs_5.7.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Champerly real estate	Condition Comments subject appears n good condition and well maimntained
R. E. Taxes	\$852	
Assessed Value	\$38,266	
Zoning Classification	R1	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes (on lockbox)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Rural	Neighborhood Comments small subdivision of mostly manufactured homes with a few site built homes, condition vary from fair to good---far from all amenities
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$97,500 High: \$187,000	
Market for this type of property	Increased .5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2821 W Rio Rico Drive	3521 Underbrush St	4701 Dyer St	4140 Jasmine St
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	6.37 ¹	2.28 ¹	1.34 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$229,900	\$224,000	\$233,900
List Price \$	--	\$229,900	\$219,900	\$224,900
Original List Date		04/25/2019	01/18/2019	01/26/2019
DOM · Cumulative DOM	-- · --	12 · 13	84 · 110	68 · 102
Age (# of years)	20	15	13	13
Condition	Good	Good	Good	Good
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	2,052	2,280	2,284	2,333
Bdrm · Bths · ½ Bths	5 · 2	4 · 2	4 · 2	4 · 2
Total Room #	9	8	7	8
Garage (Style/Stalls)	Detached 1 Car	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	.24 acres	10 acres	.92 acres	1.0 acres
Other	--	fence	fence	fence

* 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.

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

Listing 1 superior---similar age, condition and location----has three car garage, on larger lot, fenced ,more square feet-----four bedrooms

Listing 2 superior---similar age location and condition----has more square feet, on larger lot, has two car garage, fenced----four bedrooms

Listing 3 superior--similar location, age and condition---on larger lot, has more square feet and a two car garage---has four bedrooms

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2821 W Rio Rico Drive	4230 Jasmine St	3730 Donner	4201 Jasmine St
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.43 ¹	1.47 ¹	1.38 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$209,000	\$179,900	\$220,000
List Price \$	--	\$194,900	\$179,900	\$220,000
Sale Price \$	--	\$194,900	\$175,000	\$220,000
Type of Financing	--	Va	Conventional	Va
Date of Sale	--	03/29/2019	12/26/2018	10/25/2018
DOM · Cumulative DOM	-- · --	31 · 75	42 · 89	76 · 120
Age (# of years)	20	13	14	12
Condition	Good	Good	Good	Good
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	2,052	2,323	2,074	2,398
Bdrm · Bths · ½ Bths	5 · 2	4 · 2	4 · 3	5 · 2
Total Room #	9	8	8	10
Garage (Style/Stalls)	Detached 1 Car	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	.24 acres	1 acres	.92 acres	1.0 acres
Other	--	fence	0	patio
Net Adjustment	--	+\$2,000	+\$15,000	-\$15,000
Adjusted Price	--	\$196,900	\$190,000	\$205,000

* 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 inferior-similar condition, location and age----has larger lot, more square feet, fenced, \$4,000.00 seller contribution toward buyers costs-----no garage, four bedrooms

Sold 2 inferior--similar location, size, age and condition----larger lot, three bath---no garage, four bedroom

Sold 3 superior --similkar location, age and condition---has two car garage, on larger lot , more square feet, has patio

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Rockwell Commerical Group	listed 02/08/2019 for \$179,900.00 redacted 3/23/2019 to \$169,900.00 listed 0/14/2018 for 135900 sold 10/19/2018 for \$105000					
Listing Agent Name	Jonathan Abarabar						
Listing Agent Phone	702- 87-1359						
# 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
08/14/2018	\$135,000	09/14/2018	\$119,900	Sold	10/19/2018	\$105,000	MLS
02/08/2019	\$179,900	03/23/2019	\$169,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$198,500	\$198,500
Sales Price	\$197,000	\$197,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
rural area, comps extremely limited, had to expand search parameters to find some what similar comps---used adjusted sold prices of recent similar sales to arrive at values		

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 for the rural area, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported. The difference in the as-is conclusion from the prior report is due primarily to the prior report utilizing comps that were inferior in condition to the subject skewing the as-is conclusion towards the lower end of the market.

DRIVE-BY BPO

by ClearCapital

2821 Rio Rico Dr
Pahrump, NV 89048

36395
Loan Number

\$197,000
As-Is Value

Subject Photos



Front



Address Verification



Address Verification



Street

Listing Photos

L1 3521 Underbrush St
Pahrump, NV 89048



Front

L2 4701 Dyer St
Pahrump, NV 89048



Front

L3 4140 Jasmine St
Pahrump, NV 89048



Front

Sales Photos

S1 4230 Jasmine St
Pahrump, NV 89048



Front

S2 3730 Donner
Pahrump, NV 89048



Front



Front

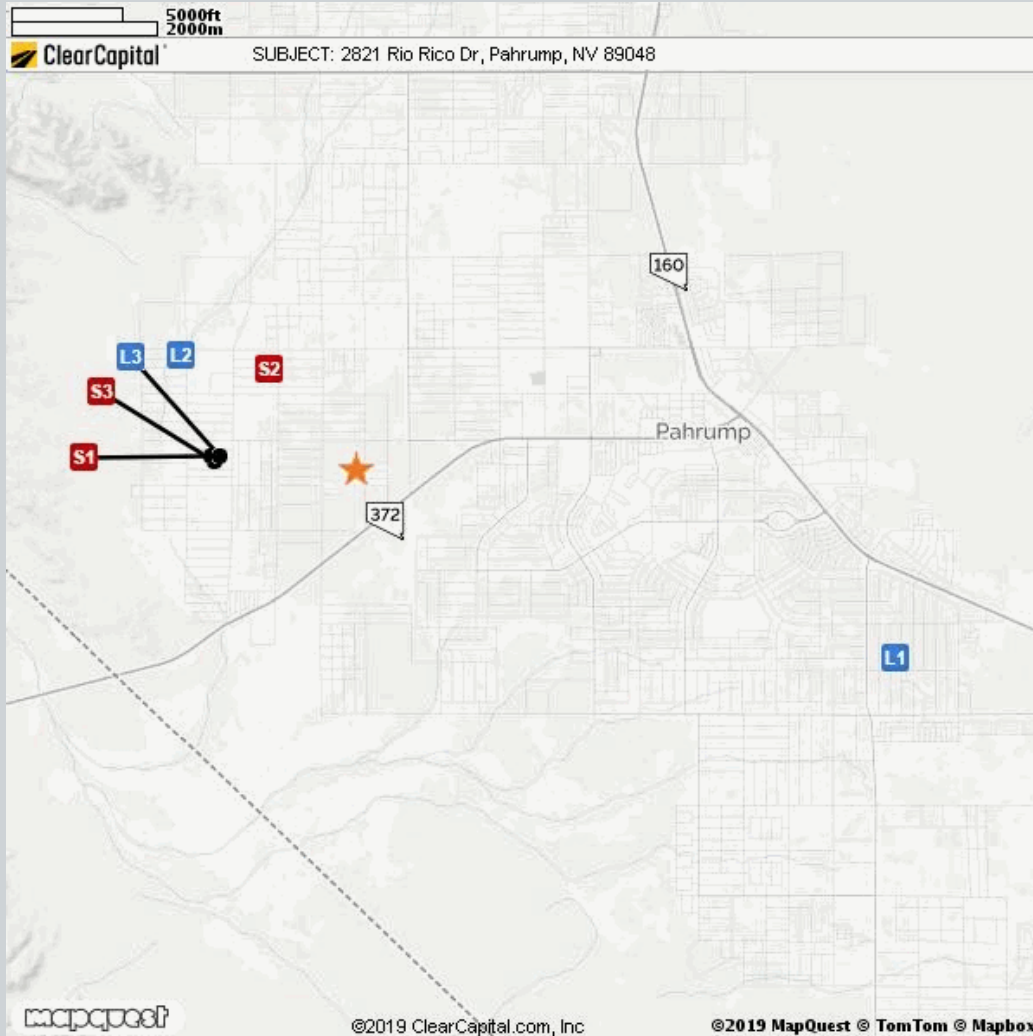
S3 4201 Jasmine St
Pahrump, NV 89048



Front

ClearMaps Addendum

Address ★ 2821 W Rio Rico Drive, Pahrump, NV 89048
Loan Number 36395 **Suggested List** \$198,500 **Suggested Repaired** \$198,500 **Sale** \$197,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2821 Rio Rico Dr, Pahrump, NV	--	Parcel Match
L1 Listing 1	3521 Underbrush St, Pahrump, NV	6.37 Miles ¹	Parcel Match
L2 Listing 2	4701 Dyer St, Pahrump, NV	2.28 Miles ¹	Parcel Match
L3 Listing 3	4140 Jasmine St, Pahrump, NV	1.34 Miles ¹	Parcel Match
S1 Sold 1	4230 Jasmine St, Pahrump, NV	1.43 Miles ¹	Parcel Match
S2 Sold 2	3730 Donner, Pahrump, NV	1.47 Miles ¹	Parcel Match
S3 Sold 3	4201 Jasmine St, Pahrump, NV	1.38 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	Roger Wackett	Company/Brokerage	Legacy Trails Realty
License No	40461	Address	1140 Sierra Vista Circle No Pahrump NV 89060
License Expiration	05/31/2019	License State	NV
Phone	7757641092	Email	rog1092@gmail.com
Broker Distance to Subject	2.47 miles	Date Signed	05/08/2019

/Roger Wackett/

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: **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: **2821 W Rio Rico Drive, 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: **May 8, 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.