

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	3835 Simmons Street, Pahrump, NV 89048	Order ID	6239645	Property ID	26794397
Inspection Date	07/10/2019	Date of Report	07/10/2019		
Loan Number	36661	APN	35-541-05		
Borrower Name	CRE	County	Nye		

Tracking IDs					
Order Tracking ID	CS_AgedBPOs_7.9.2019	Tracking ID 1	CS_AgedBPOs_7.9.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Champerly 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	\$128,936	
Assessed Value	\$61,995	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Occupied	
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: \$161,000 High: \$259,000	
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	3835 Simmons Street	2300 S Yucca Terrace	2850 S Winchester	1381 W Hickory
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.95 ¹	1.45 ¹	1.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,000	\$184,900	\$239,000
List Price \$	--	\$249,000	\$184,900	\$235,000
Original List Date		07/02/2019	06/18/2019	05/10/2019
DOM · Cumulative DOM	-- · --	8 · 8	9 · 22	57 · 61
Age (# of years)	16	24	20	31
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	1,203	1,677	1,066	1,617
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	2 · 2	3 · 2
Total Room #	5	6	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.79 acres	1.14 acres	1.14 acres	1.14 acres
Other	NONE	NONE	NONE	NONE

* Listing 3 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** Remarks CHECK IT OUT! wide portico drive under carport big enough for 2 cars and a 2 car garage, New Paint inside and out, new marmoleum floors in the laundry room and master bathroom, kitchen has newer dbl ovens, SS fridge, SS dishwsh, SS built in microwv, dbl walk in pantries, newer water heater, newer HVAC, well has new tank and pressure switch,This is a Beautiful home in a great neighborhood.
- Listing 2** Remarks Cute 2 bedroom 2 bath home in nice neighborhood. Triple fenced with chainlink. Move in ready
- Listing 3** Remarks Move in ready, 3 bedroom 2 bathroom home nestled in a highly desirable area, new roof, freshly painted, new flooring, carpet, tile, and hardwood, new kitchen, Granite counters throughout, 220V power in the garage. You wont want to miss out on this one. Outdoor lights including light poles can be turned on by remote. Sitting on just over an acre this home has appealing desert landscaping for great curb appeal without all the work and upkeep.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3835 Simmons Street	1361 S Silver Peak Av	6080 S Lisa	2060 W Labrador
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.52 ¹	2.78 ¹	1.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$164,900	\$169,000	\$228,500
List Price \$	--	\$164,900	\$169,000	\$228,500
Sale Price \$	--	\$171,000	\$172,000	\$228,500
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	05/17/2019	02/23/2019	07/05/2019
DOM · Cumulative DOM	-- · --	3 · 79	82 · 141	6 · 62
Age (# of years)	16	24	38	12
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	1,203	1,316	1,252	1,579
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.79 acres	1.10 acres	1 acres	1.08 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$38,400	+\$36,870	+\$28,080
Adjusted Price	--	\$209,400	\$208,870	\$256,580

* 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.

Recent Sales - Cont.

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

- Sold 1** Nice 3 bedroom. 1 3/4 bath on 1.1 acre plus empty 1.1 next door included with all appliances and most furnishings LOT SIZE ADJ: \$36900 BED ADJ: -\$1500
- Sold 2** Remarks PERFECT TIME to own this Gorgeous Fully Fenced ranch home in Pahrump! Just remodeled! WOW! Relaxing back patio, new paint, new carpet, new light fixtures add sparkle. Wood burning fireplace! GRANITE counter tops throughout! Ceiling fan in each room! 1 acre lot! Your new home awaits! Come see it today! LOT SIZE ADJ: \$37900 BED ADJ: \$-1500 GARAGE ADJ: \$2500 YEAR BUILT \$2200
- Sold 3** Turn Key Ready with New Carpet & Laminate Flooring. 3 Bedrooms + Den/Office, Spacious Kitchen with Granite Counters, Built-in Microwave & Oven, Cooktop Stove, Corner Pantry. Split Floor Plan with the Master Bedroom on the West Side and the Guest Bedrooms on the East. The Office/Den is Located Off of the Front Door. Kitchen Interacts with Family & Dining Areas, But is Not Visible from the Front Door. Concrete Sidewalks Around Perimeter of Home LOT ADJ: \$37100 SQ. FOOT ADJ: \$-7520 BED ADJ: \$-1500

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	ROCKWELL COMMERCIAL GROUP	Remarks Quaint 1 story home nestled in a charming community! House features new interior paint pkg. & upgraded carpet throughout! Chefs kitchen complete w/new SS appliances, solid counter top & tile floors! Additional updates includes new fixtures throughout, pulls/knobs on all cabinetry and hardware! House is on a 4.7+ AC lot! House is super clean & move in ready!					
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
07/03/2019	\$220,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$220,000	\$220,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
VALUED THE SUBJECT BETWEEN SALE COMP 1 AND 3 WHICH ARE THE MSOT SIMILAR TO THE SUBJECT.		

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 2300 S YUCCA TERRACE
Pahrump, NV 89048



Front

L2 2850 S WINCHESTER
Pahrump, NV 89048



Front

L3 1381 W HICKORY
Pahrump, NV 89048



Front

Sales Photos

S1 1361 S SILVER PEAK AV
Pahrump, NV 89048



Front

S2 6080 S LISA
Pahrump, NV 89048



Front

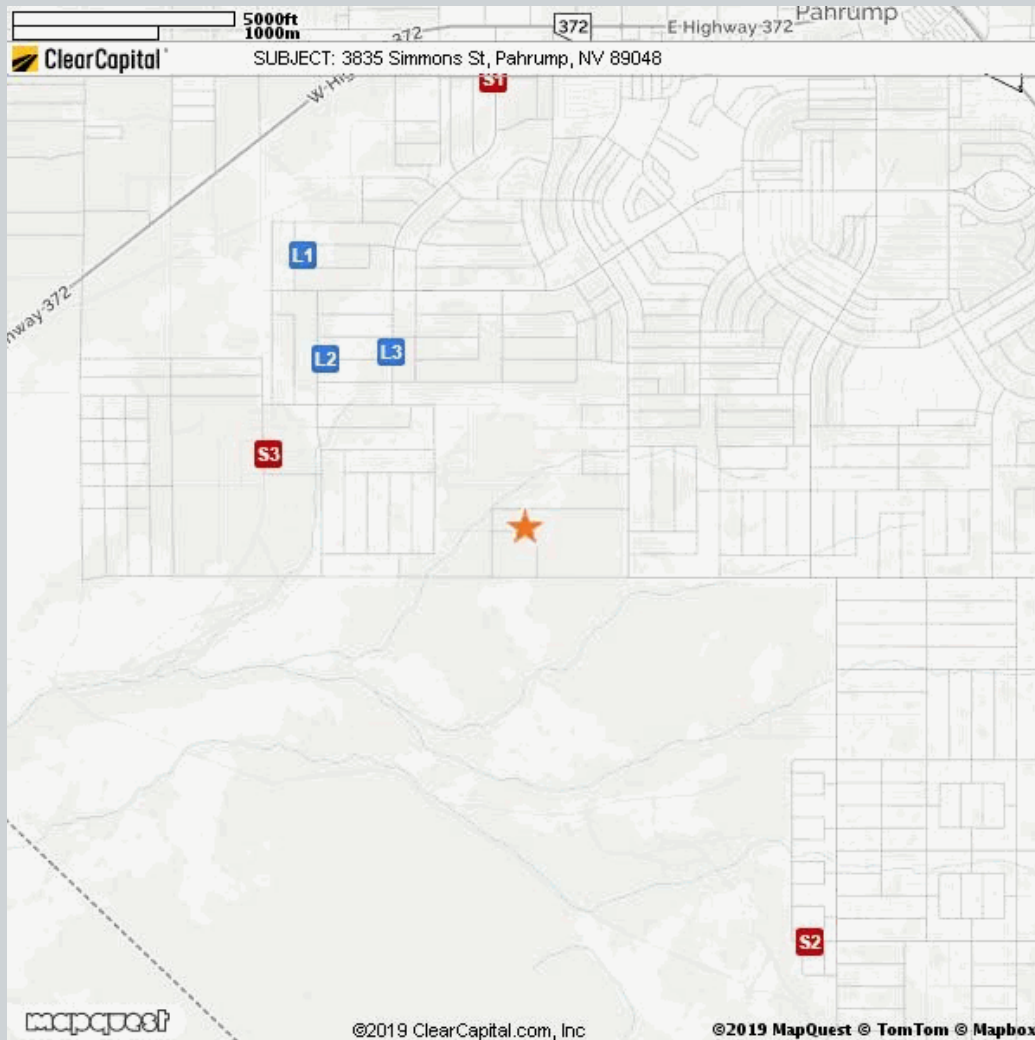
S3 2060 W LABRADOR
Pahrump, NV 89048



Front

ClearMaps Addendum

Address ★ 3835 Simmons Street, Pahrump, NV 89048
Loan Number 36661 **Suggested List** \$220,000 **Suggested Repaired** \$220,000 **Sale** \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3835 Simmons St, Pahrump, NV	--	Parcel Match
L1 Listing 1	2300 S Yucca Terrace, Pahrump, NV	1.95 Miles ¹	Parcel Match
L2 Listing 2	2850 S Winchester, Pahrump, NV	1.45 Miles ¹	Parcel Match
L3 Listing 3	1381 W Hickory, Pahrump, NV	1.23 Miles ¹	Parcel Match
S1 Sold 1	1361 S Silver Peak Av, Pahrump, NV	2.52 Miles ¹	Parcel Match
S2 Sold 2	6080 S Lisa, Pahrump, NV	2.78 Miles ¹	Parcel Match
S3 Sold 3	2060 W Labrador, Pahrump, NV	1.45 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	43.34 miles	Date Signed	07/10/2019

/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: **3835 Simmons 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: **July 10, 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.