

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	2200 W Basin Avenue, Pahrump, NV 89060	Order ID	6239547	Property ID	26793990
Inspection Date	07/11/2019	Date of Report	07/11/2019		
Loan Number	37326	APN	36-131-30		
Borrower Name	CRE	County	Nye		

Tracking IDs					
Order Tracking ID	CS_FundingBatch71_7.9.2019	Tracking ID 1	CS_FundingBatch71_7.9.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Champery Real Estate 2015 Llc	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	\$78,581	
Assessed Value	\$34,095	
Zoning Classification	RESIDENTIAL	
Property Type	Manuf. Home	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	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: \$167,000 High: \$260,000	
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	2200 W Basin Avenue	2801 W Dana	3280 W Blosser Ranch	1781 N Chico
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89060	89060	89060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	2.85 ¹	2.56 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$177,000	\$239,000	\$250,000
List Price \$	--	\$177,000	\$238,900	\$250,000
Original List Date		07/03/2019	11/16/2018	06/15/2019
DOM · Cumulative DOM	-- · --	7 · 8	206 · 237	5 · 26
Age (# of years)	34	21	25	27
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 MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	1,962	1,654	2,128	1,716
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	4 · 2 · 1	3 · 2
Total Room #	6	5	7	6
Garage (Style/Stalls)	None	Detached 3 Car(s)	Carport 4 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	4.2 acres	2 acres	5.4 acres	5 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 2 Acres fully fenced on corner lot! Brand new flooring throughout this beautiful 2 bd 2 bath 1654 sqft home featuring a living room and separate family room! Access this large property through the automatic gate leading you to the 3 car garage! Perfect for extra work/storage space! Enjoy looking out across your acre+ backyard from the full length covered patio or watching the sunset from the cross fenced front yard amongst the rose bushes.
- Listing 2** Remarks If your looking for space and lots of room, here you go. Bring your animals and toys. over 2000 SQ FT home on over 5 acres. Fully fenced with electric front gate. Large car/RV port, 1600 SQ FT Bunkhouse, Custom dog runs. Water spigots throughout property. Full length covered front patio, full length back patio.
- Listing 3** Remarks BRING YOUR HORSES !! 5 ACRES with corrals, pasture, and a stable barn. FULLY FENCED !! House is refurbished with New floor coverings and new paint. HUGE TREES !! LOTS OF SHADE

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2200 W Basin Avenue	3530 W Mesquite Av	200 E Irene	4591 W Laurence Rd
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89060	89060	89048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.44 ¹	2.63 ¹	3.00 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$189,999	\$219,900	\$249,500
List Price \$	--	\$195,000	\$219,900	\$239,500
Sale Price \$	--	\$180,000	\$205,000	\$235,000
Type of Financing	--	Cash	Fha	Conv
Date of Sale	--	01/14/2019	01/17/2019	06/12/2019
DOM · Cumulative DOM	-- · --	47 · 196	52 · 90	71 · 121
Age (# of years)	34	20	30	25
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 MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	1,962	2,030	1,829	2,060
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	5 · 2	4 · 3
Total Room #	6	7	8	7
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	Detached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.2 acres	1.87 acres	5 acres	2.2 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$38,700	-\$19,000	+\$19,100
Adjusted Price	--	\$218,700	\$186,000	\$254,100

* 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.

Recent Sales - Cont.

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

- Sold 1** Beautiful 2,030 sq feet manufactured home located on 1.87 Acres with 2 car garage with sheds and a guest house. Fresh new paint on the exterior and interior. New Laminate Flooring and granite counter tops. Cover patios on the front and back. fully fenced yard, dog run. Spectacular view of Shadow Mt. Located in a cul-de-sac. *A MUST SEE* BED ADJ: \$-1500 LOT ADJ: \$46600 GARAGE ADJ: -\$5000 YEAR BUILT ADJ: \$-1400
- Sold 2** Gorgeous county estate sitting on a perfectly secluded 5 acre lot! Spacious 5 bedroom home with the cutest farm chic kitchen that You'll ever see! Quartz counters and a new stainless steel appliance package for whipping up a quick batch of cookies! Great family area with beautiful wood laminate flooring! Grand master with in suite bath! French doors to deck for entertaining or enjoying a cup of morning coffee! 60 x 32 pad for future dream garage BED ADJ: \$-3000 LOT ADJ: \$-16000
- Sold 3** Remarks Wow! 3 bedroom horse property with attached guest suite! Guest suite includes bedroom, bath, kitchenette, dining area, living room, laundry & private covered porch. Comes with LG TV, and surround sound stereo system in main living room. Fully wired LAN throughout. Koi pond in the courtyard, 3 car garage and 2+ acres for your pets and toys! Close to BLM! Price reduction to \$239,500 due to family emergency. Please submit all reasonable offers! BED ADJ: \$-1500 BATH ADJ: \$-1000 GARAGE ADJ: \$-7500 LOT ADJ: \$40000 GUEST HOUSE ADJ: \$-10000 YEAR BUILT ADJ: \$-900

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			NONE				
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$190,000	\$190,000
Sales Price	\$190,000	\$190,000
30 Day Price	\$180,000	--
Comments Regarding Pricing Strategy		
VALUED THE SUBJECT BETWEEN SALE COMP 1 AND 2 WHICH ARE THE MOST SIMILAR TO THE SUBJECT.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 2801 W DANA
Pahrump, NV 89060



Front

L2 3280 W BLOSSER RANCH
Pahrump, NV 89060



Front

L3 1781 N CHICO
Pahrump, NV 89060



Front

Sales Photos

S1 3530 W MESQUITE AV
Pahrump, NV 89060



Front

S2 200 E IRENE
Pahrump, NV 89060



Front

S3 4591 W LAURENCE RD
Pahrump, NV 89048



Front

ClearMaps Addendum

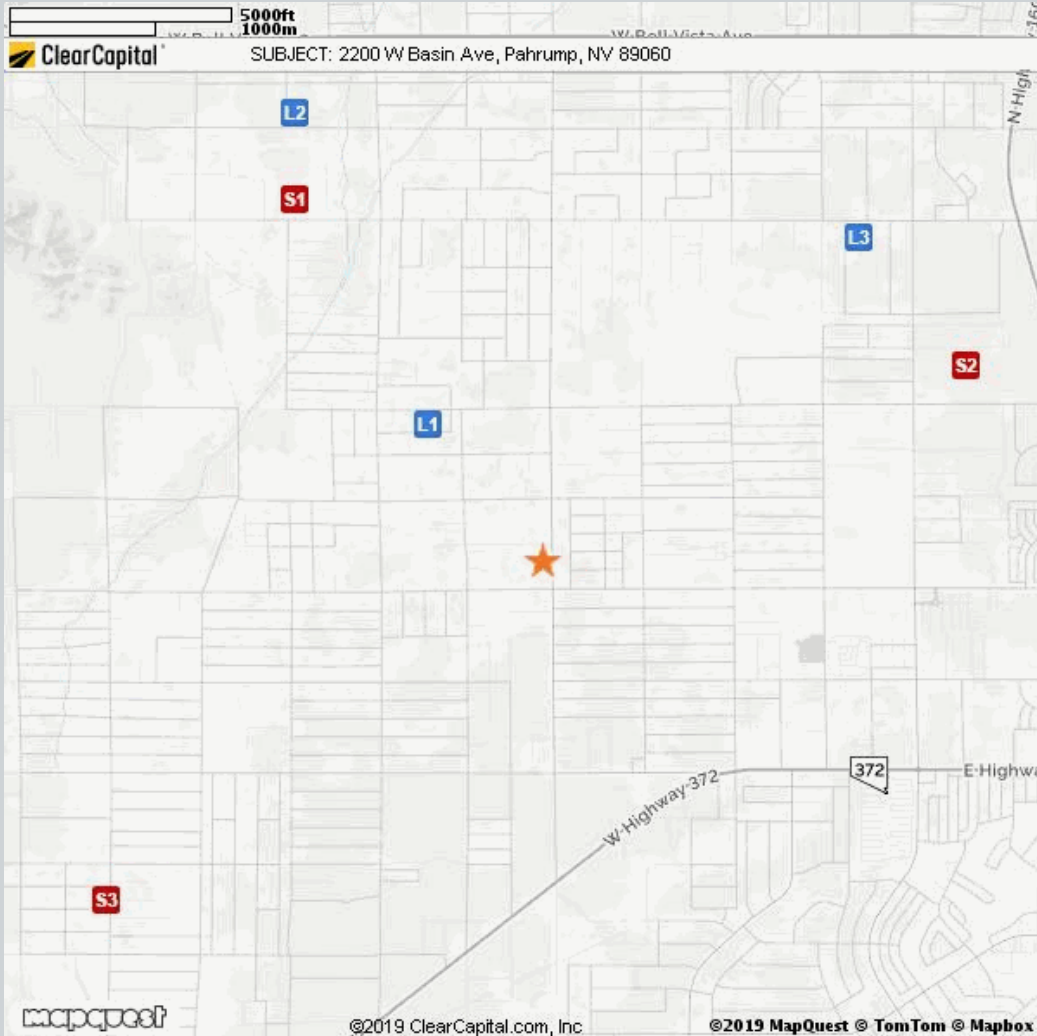
Address ★ 2200 W Basin Avenue, Pahrump, NV 89060

Loan Number 37326

Suggested List \$190,000

Suggested Repaired \$190,000

Sale \$190,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2200 W Basin Ave, Pahrump, NV	--	Parcel Match
L1 Listing 1	2801 W Dana, Pahrump, NV	0.99 Miles ¹	Parcel Match
L2 Listing 2	3280 W Blosser Ranch, Pahrump, NV	2.85 Miles ¹	Street Centerline Match
L3 Listing 3	1781 N Chico, Pahrump, NV	2.56 Miles ¹	Street Centerline Match
S1 Sold 1	3530 W Mesquite Av, Pahrump, NV	2.44 Miles ¹	Parcel Match
S2 Sold 2	200 E Irene, Pahrump, NV	2.63 Miles ¹	Parcel Match
S3 Sold 3	4591 W Laurence Rd, Pahrump, NV	3.00 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	45.88 miles	Date Signed	07/11/2019

/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: **2200 W Basin Avenue, Pahrump, NV 89060**
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 11, 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.