

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	3141 Van Lane, Pahrump, NV 89048	Order ID	6694605	Property ID	28321752
Inspection Date	04/17/2020	Date of Report	04/17/2020		
Loan Number	37690	APN	28-782-05		
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	\$78,786	
Assessed Value	\$40,557	
Zoning Classification	RESIDENTIAL	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes	
(THE SUBJECT APPEARED TO BE SECURED AT THE TIME OF INSPECTION)		
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	Suburban	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	Stable	
Sales Prices in this Neighborhood	Low: \$144,000 High: \$191,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3141 Van Lane	2790 Rio Rancho	3021 W Van	3111 W Ramona
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.12 ¹	0.11 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$164,900	\$155,000	\$210,000
List Price \$	--	\$154,900	\$155,000	\$164,999
Original List Date		03/06/2020	01/16/2020	01/12/2020
DOM · Cumulative DOM	-- · --	42 · 42	91 · 92	96 · 96
Age (# of years)	15	28	31	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	1,391	1,369	1,450	1,197
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 4 Car(s)	Carport 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes Spa - Yes
Lot Size	.92 acres	0.24 acres	0.76 acres	.92 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 3 bedroom 2 bath home with added bonus room not included in the sq. footage. Laminate wood flooring throughout, Fans in all bedrooms. upgraded blinds throughout, Bay windows, LED lights and cast quartz sink in kitchen. Solar screens throughout. Heat Pump A/C system and Swamp cooler. RV Garage and single car garage with additional workshop.
- Listing 2** Move in Ready!Beautiful Mountain Views.Fully Fenced 3/4 Acre. Electric Gate.RV Parking & Hookup.Solar Screens.Attached 2 Car Carport.Storage Shed.Above Ground POOL.Washer,Dryer,Fridge & Freezer all stay.Kitchen has Tons of Counter Space & Sky Light.3rd Bedroom could make a great office & has Builtin Cabinets & Armoire Closet.Master is large & Open.Master Bath features a Soaking Tub & Sep Shower & Sky Light.You are gonna love it!Call to see today!
- Listing 3** Remarks Summer is almost here POOL HOME in pahrump for under 165k! Home was recently remodeled , has nice backyard patio , beautiful Mountain Views, and plenty of space for RV's, ATV's , horses and more!! Clean home stills smells like new

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3141 Van Lane	3320 W Van Ln	3450 W Prospector	880 S O'Connor
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.64 ¹	0.67 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$169,900	\$179,900	\$185,000
List Price \$	--	\$169,900	\$179,900	\$185,000
Sale Price \$	--	\$167,900	\$177,000	\$181,000
Type of Financing	--	Cash	Conv	Fha
Date of Sale	--	03/27/2020	01/21/2020	12/30/2019
DOM · Cumulative DOM	-- · --	73 · 130	14 · 70	6 · 46
Age (# of years)	15	27	29	18
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	1,391	1,559	1,454	1,296
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 1 Car	Detached 2 Car(s)	Carport 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	0.92 acres	0.92 acres	1.17 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$2,200	+\$1,400	-\$2,000
Adjusted Price	--	\$170,100	\$178,400	\$179,000

* 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** Remarks Beautiful 1559 sqft manufactured home with 4 Bed 2 Bath and 1 car garage with workshop. Home features update fixtures, beautiful wood burning fireplace . Fully fenced lot with spacious yard.
- Sold 2** BEAUTIFUL MOVE IN READY MANUFACTURED HOME. HOME FEATURES NEW FLOORING,FRESHLY PAINTED INTERIOR, NEW METAL ROOF, BEAUTIFUL WRAP AROUND PORCH WITH UPDATED CEILING AND LIGHTS AND A FRESHLY PAINTED FLOOR. SCREEN COVER AREA IN BACK THAT COULD BE USED FOR DIFFERENT PURPOSES. SPACIOUS INSULATED GARAGE WITH AC, NEW ROOF, 220 PLUG IN AND AN AREA WHICH CAN BE USED FOR AN OFFICE OR WORKSHOP. VERY CLEAN PROPERTY. PRIDE IN OWNERSHIP DEFINITELY SHOWS
- Sold 3** **GREAT HOME, LRG LOT, & NUMEROUS OUT-BUILDINGS**VAULTED CEILINGS,MASTER SEP FROM OTHER BEDS,NEW FURNACE,EXTRA INSULATION,FANS T/O,FRESH EXT PAINT,30'X25' 2-LEVEL STEEL BLDG W/ ROLL-UP DOOR, 26'X17' STEEL AWNING OVER CONCRETE PAD, 40'x8' CONEX W/ POWER SETUP AS WORKSHOP, 30'X23' COVERED PATIO OVER CONCRETE W/POWER & WATER, 28'X15' PERGOLA, 14X11 CINDER BLOCK TACK RM, 50'X13' STEEL-FRAMED CHICKEN COOP INC 17'X13' STEEL NESTING AREA & FEED STORAGE.

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! Home features new int/ext paint pkg. & upgraded carpet throughout! Chefs kitchen complete w/new SS appliances and newly painted cabinetry! Additional updates includes new MMLW & vinyl flooring, new light/plumbing fixtures and added pulls/knobs on all the cabinetry! House sits on .92 acre of land with plenty of room for your RV and/or toys! 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
11/01/2019	\$199,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$179,000	\$179,000
Sales Price	\$179,000	\$179,000
30 Day Price	\$169,000	--
Comments Regarding Pricing Strategy		
VALUED THE SUBJECT IN LINE SALE COMP 2 AND 3 WHICH ARE THE MOST 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 2790 RIO RANCHO
Pahrump, NV 89048



Front

L2 3021 W VAN
Pahrump, NV 89048



Front

L3 3111 W RAMONA
Pahrump, NV 89048



Front

Sales Photos

S1 3320 W VAN LN
Pahrump, NV 89048



Front

S2 3450 W PROSPECTOR
Pahrump, NV 89048



Front

S3 880 S O'CONNOR
Pahrump, NV 89048



Front

ClearMaps Addendum

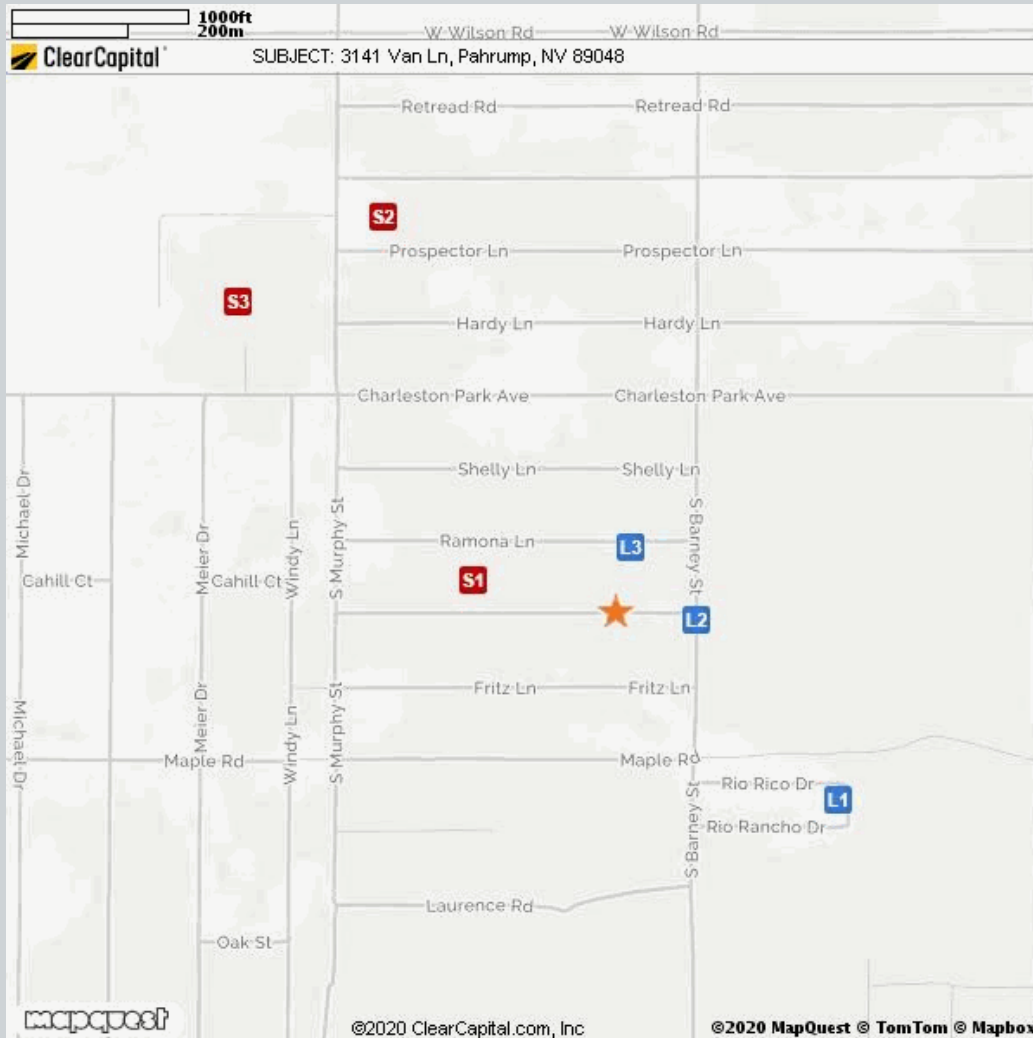
Address ★ 3141 Van Lane, Pahrump, NV 89048

Loan Number 37690

Suggested List \$179,000

Suggested Repaired \$179,000

Sale \$179,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3141 Van Ln, Pahrump, NV	--	Parcel Match
L1	2790 Rio Rancho, Pahrump, NV	0.41 Miles ¹	Parcel Match
L2	3021 W Van, Pahrump, NV	0.12 Miles ¹	Parcel Match
L3	3111 W Ramona, Pahrump, NV	0.11 Miles ¹	Parcel Match
S1	3320 W Van Ln, Pahrump, NV	0.19 Miles ¹	Parcel Match
S2	3450 W Prospector, Pahrump, NV	0.64 Miles ¹	Parcel Match
S3	880 S O'Connor, Pahrump, NV	0.67 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	46.37 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: **3141 Van Lane, 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.