

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	1212 Slate Road, Wellington, NV 89444	Order ID	6716430	Property ID	28391310
Inspection Date	05/18/2020	Date of Report	05/20/2020		
Loan Number	37703	APN	102208001011		
Borrower Name	Citibank	County	Douglas		

Tracking IDs					
Order Tracking ID	Aged BPO CITI	Tracking ID 1	Aged BPO CITI		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The home looks to be in Good condition.. with now apparent issues.
R. E. Taxes	\$80,900	
Assessed Value	\$2,918,900	
Zoning Classification	220	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes	
(Doors and Windows are locked)		
Ownership Type	Fee Simple	
Property Condition	Excellent	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Rural	Neighborhood Comments Due to COVID 19 the neighborhood was increasing and values were stable. Now values are unstable and prices are shifting downward slowly. This will change if regional econmics change for the better. Due to Covid 19, regional unemployment has gone up to over 22% and many businesses are closed. The current buyer pool has gotten smaller and the buyers that are left are waiting to see how everything is going to turn out... With all of that said interest rates are very good... this is why I am saying the market is unstable.
Local Economy	Depressed	
Sales Prices in this Neighborhood	Low: \$149,500 High: \$270,000	
Market for this type of property	Decreased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1212 Slate Road	1480 Breccia	3801 Marble Court	3890 Granite Way
City, State	Wellington, NV	Wellington, NV	Wellington, NV	Wellington, NV
Zip Code	89444	89444	89444	89444
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.29 ¹	1.23 ¹	1.90 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$196,000	\$226,900	\$235,000
List Price \$	--	\$149,500	\$212,000	\$235,000
Original List Date		08/29/2019	07/07/2019	05/11/2020
DOM · Cumulative DOM	-- · --	249 · 265	296 · 318	7 · 9
Age (# of years)	40	41	21	43
Condition	Excellent	Average	Average	Good
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	1,440	1,226	1,164	1,500
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	9	9	8	10
Garage (Style/Stalls)	Detached 2 Car(s)	Carport 1 Car	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	2.53 acres	1.05 acres	1.65 acres	1.00 acres
Other	--	--	--	--

* 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.

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

Listing 1 Lower Bracket - This property represents the subject property in GLA, location and type of property. This home is the closest home that is currently listed that compares with the subject property.

Listing 2 Average Bracket - This property represents the subject property in GLA, location and type of property. This home is the closest home that is currently listed that compares with the subject property.

Listing 3 Highest Bracket - This property represents the subject property in GLA, location and type of property. This home is the closest home that is currently listed that compares with the subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1212 Slate Road	3878 Granite Way	3865 Walker View	1258 Slate
City, State	Wellington, NV	Wellington, NV	Wellington, NV	Wellington, NV
Zip Code	89444	89444	89444	89444
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.85 ¹	1.68 ¹	0.20 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$184,900	\$235,000	\$269,999
List Price \$	--	\$184,900	\$225,000	\$269,999
Sale Price \$	--	\$150,000	\$215,000	\$270,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	02/19/2020	01/31/2020	12/19/2019
DOM · Cumulative DOM	-- · --	72 · 72	164 · 167	44 · 44
Age (# of years)	40	30	4	3
Condition	Excellent	Poor	Excellent	Excellent
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	1,440	1,443	1,080	1,386
Bdrm · Bths · ½ Bths	3 · 2	03 · 02	03 · 02	03 · 02
Total Room #	9	9	8	9
Garage (Style/Stalls)	Detached 2 Car(s)	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	2.53 acres	1.00 acres	1.83 acres	2.53 acres
Other	--	--	--	--
Net Adjustment	--	+\$50,000	+\$30,000	-\$20,000
Adjusted Price	--	\$200,000	\$245,000	\$250,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Lower Bracket - This property represents the subject property in GLA, location and type of property. This home is the closest home that is currently listed that compares with the subject property. This property was adjusted for GLA, size of lot, and location.
- Sold 2** Average Bracket - This property represents the subject property in GLA, location and type of property. This home is the closest home that is currently listed that compares with the subject property. This property was adjusted for GLA, size of lot, and location.
- Sold 3** Highest Bracket - This property represents the subject property in GLA, location and type of property. This home is the closest home that is currently listed that compares with the subject property. This property was adjusted for GLA, size of lot, and age.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The home was withdrawn and taken off the market as of May 4, 2020. I was told by the listing agent that the property was going to have some repairs done. I was not told what those repairs are.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
02/14/2020	\$249,900	03/28/2020	\$244,900	Withdrawn	05/04/2020	\$244,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$234,900	\$234,900
Sales Price	\$234,900	\$234,900
30 Day Price	\$234,900	--
Comments Regarding Pricing Strategy		
This property was under contract at 234900 or close to that number. The buyers had to cancel their purchase because the buyer lost his job due to the Covid 19 issue. I would list this home at 234,900 dollars and expect to get an offer between \$225,000 to \$235,00.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes To explain the duplicate variance, The old report priced in line with substantially less proximate comps when compared to the comp this current report prices most in line with. Since the current report has a much more proximate comp as its most heavily weighted comp it is a better reflection of the subject's immediate market area. In addition to the above, some variations in the prior report's comp gla's may have influenced its value conclusion, leading to a less credible valuation. These factors come together to provide a high level of credibility to this report's value conclusion.

Subject Photos



Front



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Side



Side



Side



Back



Back



Street

Subject Photos



Street



Garage



Other



Other

Listing Photos

L1 1480 Breccia
Wellington, NV 89444



Front

L2 3801 Marble Court
Wellington, NV 89444



Front

L3 3890 Granite Way
Wellington, NV 89444



Front

Sales Photos

S1 3878 Granite Way
Wellington, NV 89444



Front

S2 3865 Walker View
Wellington, NV 89444



Front

S3 1258 Slate
Wellington, NV 89444



Front

ClearMaps Addendum

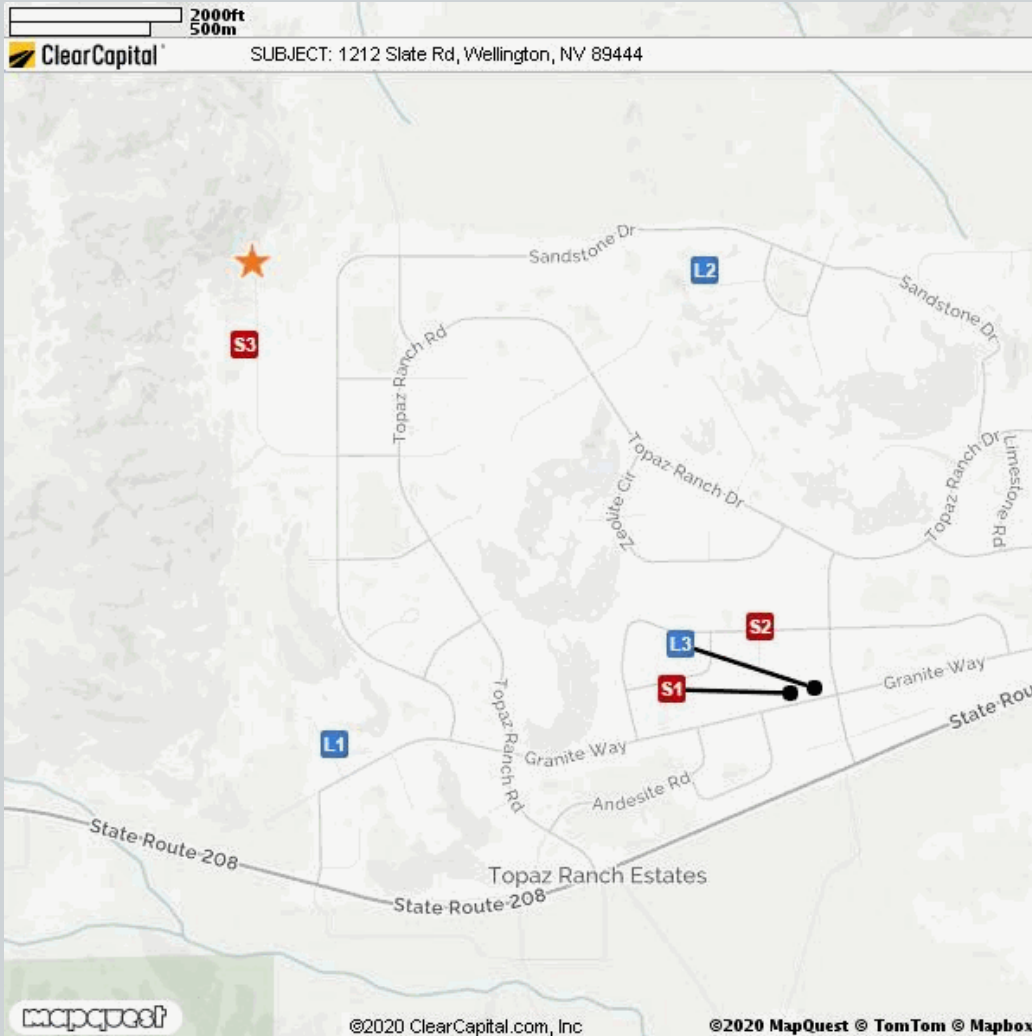
Address ★ 1212 Slate Road, Wellington, NV 89444

Loan Number 37703

Suggested List \$234,900

Suggested Repaired \$234,900

Sale \$234,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1212 Slate Rd, Wellington, NV	--	Parcel Match
L1 Listing 1	1480 Breccia, Wellington, NV	1.29 Miles ¹	Parcel Match
L2 Listing 2	3801 Marble Court, Wellington, NV	1.23 Miles ¹	Parcel Match
L3 Listing 3	3890 Granite Way, Wellington, NV	1.90 Miles ¹	Parcel Match
S1 Sold 1	3878 Granite Way, Wellington, NV	1.85 Miles ¹	Parcel Match
S2 Sold 2	3865 Walker View, Wellington, NV	1.68 Miles ¹	Parcel Match
S3 Sold 3	1258 Slate, Wellington, NV	0.20 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.

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 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.

Report Instructions - cont.

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	Michael Lycans	Company/Brokerage	Coldwell Banker Select Group
License No	S.0062019	Address	1170 S. Rock Blvd. Reno NV 89502
License Expiration	07/31/2021	License State	NV
Phone	7756912666	Email	michael.lycans@cbselectre.com
Broker Distance to Subject	53.03 miles	Date Signed	05/20/2020

/Michael Lycans/

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: **Michael Lycans** ("Licensee"), **S.0062019** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Coldwell Banker Select Group** (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: **1212 Slate Road, Wellington, NV 89444**
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 20, 2020**

Licensee signature: **/Michael Lycans/**

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.