

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.

<b>Address</b>	1501 W Hickory Street, Pahrump, NEVADA 89048	<b>Order ID</b>	9540340	<b>Property ID</b>	35811164
<b>Inspection Date</b>	08/11/2024	<b>Date of Report</b>	08/12/2024		
<b>Loan Number</b>	37981	<b>APN</b>	4038307		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Nye		

Tracking IDs					
<b>Order Tracking ID</b>	8.9_AtlasAgedBPO	<b>Tracking ID 1</b>	8.9_AtlasAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	LIVIA DANIELS	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,769	The subject looked like it was in fair to good condition. The roof looked good, the stucco looked good, but could use some paint. The yard needs to be cleaned up as well.	
<b>Assessed Value</b>	\$58,344		
<b>Zoning Classification</b>	Residential RE-1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$3,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$3,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject is located in a typical neighborhood for Pahrump. Most of the lots are one acre, but 70% of the lots remain undeveloped and vacant.	
<b>Sales Prices in this Neighborhood</b>	Low: \$8049 High: \$504500		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1501 W Hickory Street	1510 Princeton Cir	290 Glenoaks St	2640 Wisteria Way
<b>City, State</b>	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
<b>Zip Code</b>	89048	89060	89048	89048
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.54 <sup>1</sup>	2.20 <sup>1</sup>	1.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$370,000	\$350,000	\$395,000
<b>List Price \$</b>	--	\$370,000	\$350,000	\$395,000
<b>Original List Date</b>		08/02/2024	07/23/2024	07/06/2024
<b>DOM · Cumulative DOM</b>	-- · --	7 · 10	17 · 20	34 · 37
<b>Age (# of years)</b>	31	19	31	20
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
<b>Style/Design</b>	1 Story Other	1 Story Other	1 Story Other	1 Story Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,560	1,670	1,694	1,701
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Pool - Yes	--
<b>Lot Size</b>	1.14 acres	1.00 acres	.25 acres	1.00 acres
<b>Other</b>	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Listing #1 is similar in GLA and has the same size lot. It's located 3.54 miles away from the subject. This property seems dated and appears to be close to original condition. The kitchen and baths have tile floors, but the rest of the house is carpet. The exterior has a fence but most of the yard is dirt. For these reasons I think this is the most similar to the subject. This property is overpriced by \$20k.
- Listing 2** Listing #2 is located 2.2 miles away from the subject. It's similar in GLA, but has a smaller lot size. This comp has an updated kitchen and bathrooms, with new cabinets and granite countertops. The front and back yard are landscaped with rocks. This property also has an inground pool, so I think that makes it superior the subject.
- Listing 3** Listing #3 is similar in GLA and lot size. It's located close to the subject at 1.16 miles away. This property is clean and in good shape. The kitchen and baths are original and so is the carpet. In back there's a covered patio and mostly rock landscaping. It also has a 3 car garage and paid off solar panels, That makes this property superior.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1501 W Hickory Street	1470 W Amarillo Ave	3781 Seneca Ave	2151 Cactus St
City, State	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.32 <sup>1</sup>	3.93 <sup>1</sup>	3.62 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,000	\$399,000	\$389,000
List Price \$	--	\$359,000	\$399,000	\$365,000
Sale Price \$	--	\$356,000	\$395,000	\$360,000
Type of Financing	--	Conv	Va	Va
Date of Sale	--	08/08/2024	08/07/2024	08/07/2024
DOM · Cumulative DOM	-- · --	45 · 45	37 · 37	91 · 91
Age (# of years)	31	32	29	19
Condition	Good	Good	Excellent	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,560	1,615	1,693	1,749
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 3
Total Room #	7	6	7	7
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	1.14 acres	1.14 acres	1.14 acres	1.48 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$356,000	\$395,000	\$360,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Sold #1 is located the closest to the subject at .32 miles away. It's similar in GLA and has the same size lot. This property has a couple of upgrades, with granite tile countertops and tile floors. The rest of the house seem to be original. In back there's a covered patio and several trees, but most of the yard in rock. Based on the finishes and the proximity to the subject, this is the most similar.
- Sold 2** Sold #2 is similar in GLA and lot size. It's located 3.93 miles away from the subject. This property has been remodeled with new cabinets and lite quartz countertops in the kitchen and bathrooms. The floor have been replaced with vinyl/wood laminate throughout. In back there's a covered patio and a few trees, but most of the yard is rock. Based on the updates, this property superior.
- Sold 3** Sold #3 is located 3.62 miles away from the subject. It's similar in GLA, but has a larger lot size. This property has granite countertops and tile floors in the kitchen and bathrooms. The rest of the home is carpet, and the interior is painted in a sea foam green. This property is similar to the subject, except for the larger lot.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Never been listed for sale, but it was listed for rent a year and a half ago.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

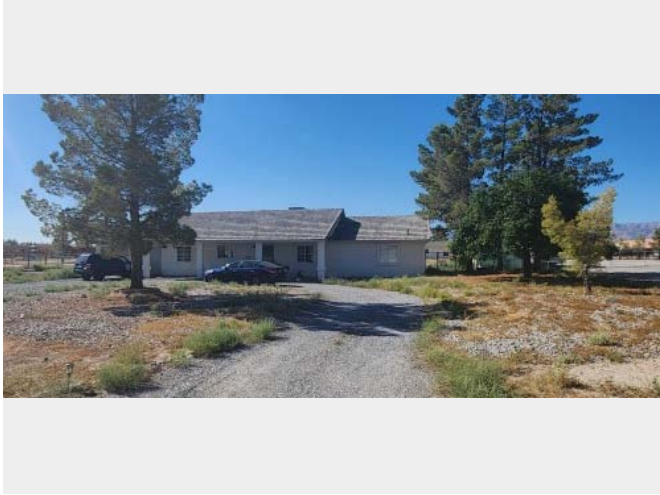
## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$360,000	\$365,000
<b>Sales Price</b>	\$356,000	\$361,000
<b>30 Day Price</b>	\$340,000	--
<b>Comments Regarding Pricing Strategy</b>		
Sold #1 is the most similar to the subject and is located the closest. I think this property give the best idea for what the subject will sell for.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



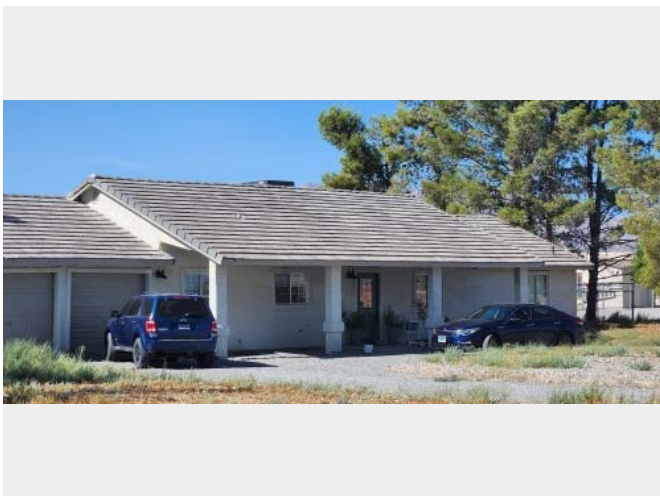
Front



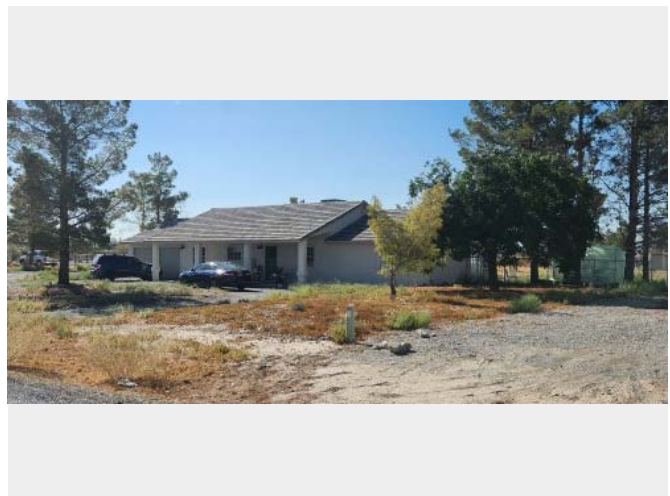
Address Verification



Address Verification



Side



Side



## Subject Photos



Side



Back



Street



Street



## Listing Photos

**L1** 1510 Princeton Cir  
Pahrump, NV 89060



Front

**L2** 290 Glenoaks St  
Pahrump, NV 89048



Front

**L3** 2640 Wisteria Way  
Pahrump, NV 89048



Front

## Sales Photos

**S1** 1470 W Amarillo Ave  
Pahrump, NV 89048



Front

**S2** 3781 Seneca Ave  
Pahrump, NV 89048



Front

**S3** 2151 Cactus St  
Pahrump, NV 89048



Front

### ClearMaps Addendum

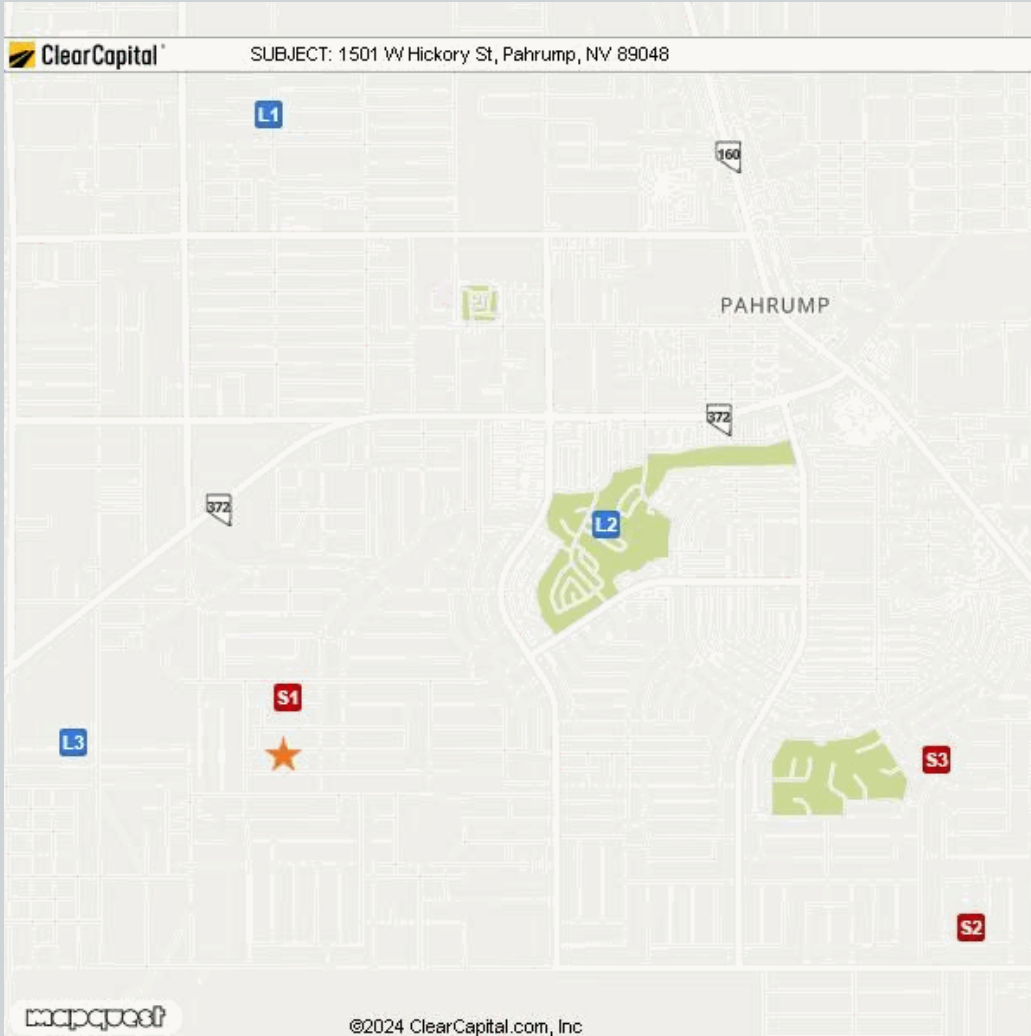
**Address** ★ 1501 W Hickory Street, Pahrump, NEVADA 89048

**Loan Number** 37981

**Suggested List** \$360,000

**Suggested Repaired** \$365,000

**Sale** \$356,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1501 W Hickory Street, Pahrump, Nevada 89048	--	Parcel Match
L1 Listing 1	1510 Princeton Cir, Pahrump, NV 89060	3.54 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	290 Glenoaks St, Pahrump, NV 89048	2.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2640 Wisteria Way, Pahrump, NV 89048	1.16 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1470 W Amarillo Ave, Pahrump, NV 89048	0.32 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3781 Seneca Ave, Pahrump, NV 89048	3.93 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2151 Cactus St, Pahrump, NV 89048	3.62 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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: 07/29/2024

**Purpose:**

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

**Undue Influence Concerns**

Please contact [uiprovider@clearcapital.com](mailto:uiprovider@clearcapital.com) for any Undue Influence concerns.

**Independence Hotline**

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

## Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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

<b>Broker Name</b>	Alex Kursman	<b>Company/Brokerage</b>	Innovative Real Estate Strategies
<b>License No</b>	S.0066265.LLC	<b>Address</b>	2975 S. Rainbow Blvd #J Las Vegas NV 89146
<b>License Expiration</b>	06/30/2026	<b>License State</b>	NV
<b>Phone</b>	7028826623	<b>Email</b>	akursman@hotmail.com
<b>Broker Distance to Subject</b>	44.56 miles	<b>Date Signed</b>	08/12/2024

*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.*

## 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.