

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	702 Castle Way, Winnemucca, NV 89445	Order ID	6647034	Property ID	28153756
Inspection Date	03/22/2020	Date of Report	03/22/2020		
Loan Number	38359	APN	15-0451-01		
Borrower Name	NA	County	Humboldt		

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 LLC	Condition Comments Appears to be in good condition. All homes on the street are nice and about the same size. This property is on the end of the street.
R. E. Taxes	\$2,017	
Assessed Value	\$61,790	
Zoning Classification	R-1-6	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Locked)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments Desirable Residential Neighborhood with well kept properties
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$400,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	702 Castle Way	4158 Foothill Dr	5234 Offenhauser Dr	610 W National Ave
City, State	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV
Zip Code	89445	89445	89445	89445
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.67 ¹	2.62 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$309,900	\$309,000	\$224,000
List Price \$	--	\$309,900	\$299,000	\$224,000
Original List Date		02/05/2020	02/09/2020	02/17/2020
DOM · Cumulative DOM	-- · --	45 · 46	41 · 42	33 · 34
Age (# of years)	23	28	23	33
Condition	Good	Good	Good	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	1,761	1,934	2,147	1,292
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	9	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	.20 acres	.27 acres	.27 acres	.14 acres
Other	--	Bonus Room	Sitting Room	--

* 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 Comp is superior to subject in squarefootage and Garage Size and location to schools (+173) -35,000 adjusted estimate is 274,900

Listing 2 Comp is superior to subject in squarefootage (+386) - 38,000 adjusted estimate is 261,000

Listing 3 Comp is inferior to subject in squarefootage and age and lot size (-369) +36,000 Same neighborhood as subject adjusted estimate to compare is 260,000

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	702 Castle Way	345 King'S Ave	3210 Marla Drive	5296 Offenhauser
City, State	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV
Zip Code	89445	89445	89445	89445
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	14.26 ¹	2.28 ¹	2.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$264,000	\$284,900	\$294,900
List Price \$	--	\$249,999	\$284,900	\$294,900
Sale Price \$	--	\$247,000	\$278,000	\$294,900
Type of Financing	--	Traditional	Traditional	Traditional
Date of Sale	--	01/31/2020	03/05/2020	02/21/2020
DOM · Cumulative DOM	-- · --	210 · 245	48 · 49	74 · 78
Age (# of years)	23	23	24	24
Condition	Good	Good	Good	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	2 Stories Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,761	1,614	1,498	1,658
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	.20 acres	.20 acres	.35 acres	.24 acres
Other	--	--	--	covered patio, interior upgrades
Net Adjustment	--	+\$14,000	-\$5,000	-\$15,000
Adjusted Price	--	\$261,000	\$273,000	\$279,900

* 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** Program did not calculate mileage correctly, Google maps shows .2 miles Nearest location to subject. Comp is inferior to subject in Squarefootage (-147) +19000 Comp is superior with additional .5 bath -5000 Comp is 2 story subject is 1 story
- Sold 2** Comp is inferior to subject in square footage (-263) +30000 Comp is superior with 3 car garage and larger lot -30000 superior location to schools -5000
- Sold 3** Comp is inferior to subject in Squarefootage (-100) Comp is superior in location to schools and has upgrades

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed 7/6/2019 244,368 Agent Unknown Last Listed Price			
Listing Agent Name				7/23/2019 241,991 Listing Removed 7/24/2019 Last Sold			
Listing Agent Phone				8/6/2019 194,220 Don't know details of the sale at price below			
# of Removed Listings in Previous 12 Months	1			market			
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	08/06/2019	\$194,220	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$262,000	\$262,000
Sales Price	\$262,000	\$262,000
30 Day Price	\$262,000	--
Comments Regarding Pricing Strategy		
Pricing based on current market listings and recent sales of similar properties.		

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



Front



Address Verification



Street



Street



Other

Subject Photos



Other

Listing Photos

L1 4158 Foothill Dr
Winnemucca, NV 89445



Front

L2 5234 Offenhauser Dr
Winnemucca, NV 89445



Front

L3 610 W National Ave
Winnemucca, NV 89445



Front

Sales Photos

S1 345 King's Ave
Winnemucca, NV 89445



Front

S2 3210 Marla Drive
Winnemucca, NV 89445



Front

S3 5296 Offenhauser
Winnemucca, NV 89445



Front

ClearMaps Addendum

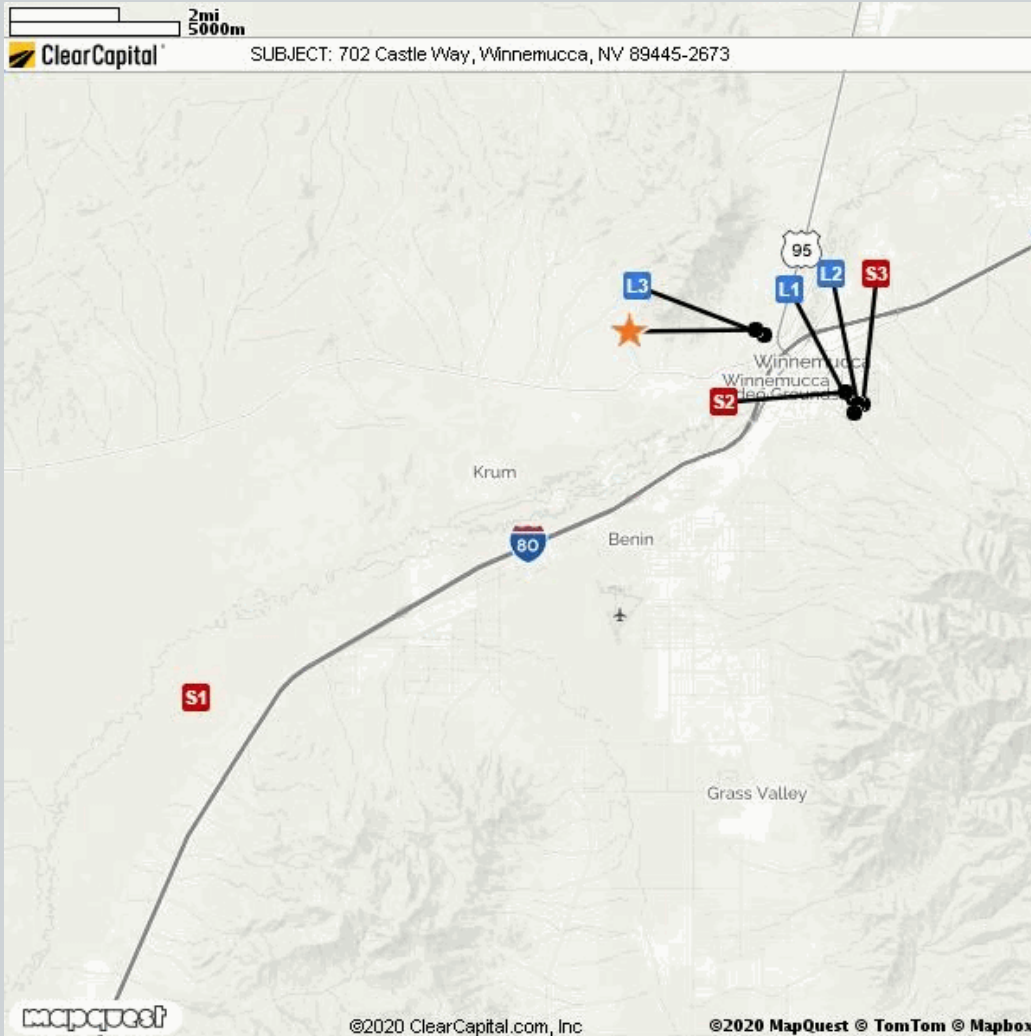
Address ★ 702 Castle Way, Winnemucca, NV 89445

Loan Number 38359

Suggested List \$262,000

Suggested Repaired \$262,000

Sale \$262,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	702 Castle Way, Winnemucca, NV	--	Parcel Match
L1 Listing 1	4158 Foothill Dr, Winnemucca, NV	2.67 Miles ¹	Street Centerline Match
L2 Listing 2	5234 Offenhauser Dr, Winnemucca, NV	2.62 Miles ¹	Parcel Match
L3 Listing 3	610 W National Ave, Winnemucca, NV	0.20 Miles ¹	Street Centerline Match
S1 Sold 1	345 King'S Ave, Winnemucca, NV	14.26 Miles ¹	Parcel Match
S2 Sold 2	3210 Marla Drive, Winnemucca, NV	2.28 Miles ¹	Parcel Match
S3 Sold 3	5296 Offenhauser, Winnemucca, NV	2.70 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	Kelly Draper	Company/Brokerage	Allie Bear Real Estate
License No	S.0171663	Address	3711 Sundance Dr Elko NV 89801
License Expiration	04/30/2020	License State	NV
Phone	7754556748	Email	realestatennv@gmail.com
Broker Distance to Subject	101.92 miles	Date Signed	03/22/2020

/Kelly Draper/

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: **Kelly Draper** ("Licensee"), **S.0171663** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Allie Bear Real Estate** (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: **702 Castle Way, Winnemucca, NV 89445**
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: **March 22, 2020**

Licensee signature: **/Kelly Draper/**

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.