

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	2115 Sandstone Cliffs Drive, Henderson, NV 89044	Order ID	6682477	Property ID	28271295
Inspection Date	04/02/2020	Date of Report	04/03/2020		
Loan Number	38846	APN	190-18-713-093		
Borrower Name	Hollyvale Rental Holdings LLC	County	Clark		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 04.02.20	Tracking ID 1	BotW New Fac-DriveBy BPO 04.02.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champerly Rental Reo Llc	Condition Comments	Subject is a detached home in average condition with no repairs
R. E. Taxes	\$3,115		
Assessed Value	\$117,497		
Zoning Classification	residential		
Property Type	SFR		
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

Location Type	Urban	Neighborhood Comments	Stable market with supply and demand in balance. This is a fair market with no REO activity
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$355,000 High: \$650,000		
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	2115 Sandstone Cliffs Drive	2385 Garberville Place	2253 River Grove	2237 Merrimack Valley
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89044	89044	89044	89044
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.36 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$449,999	\$479,000
List Price \$	--	\$410,000	\$449,449	\$479,000
Original List Date		12/10/2019	03/12/2020	03/28/2020
DOM · Cumulative DOM	-- · --	100 · 115	21 · 22	5 · 6
Age (# of years)	14	13	14	14
Condition	Average	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,401	2,012	2,190	2,190
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	--	--	--	Pool - Yes Spa - Yes
Lot Size	.18 acres	.17 acres	.16 acres	.16 acres
Other	--	--	--	--

* Listing 1 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** Custom Jackson Model w/Fabulous Floorplan converted Formal Dining Room to Den with Blt-In Murphy Bed w/ New Mattress & Storage. HUGE Laundry/Hobby Bonus Room.Kitchen boasts pull out drawers Brkfst Bar and Dining Nook. Spacious Great Room.Custom Tiled 2nd Bath & Tile Floors in 2nd Bdrm.Loads of Storage.Enjoy Spacious Master w/ Wood Laminate Floors & Door to Patio.Elvtd Lot w/Mtn Views
- Listing 2** three bedroom two bathroom single story with a stunning Las Vegas Strip view! Oversized living areas, upgraded kitchen counters & cabinets, stainless steel appliances, contemporary bathroom amenitie
- Listing 3** STYLISH AND MODERN MONTGOMERY FLOOR PLAN THAT SHOWS LIKE A MODEL HOME! FORMAL FRONT DINING AND LIVING ROOMS LEAD TO LARGE FAMILY ROOM AND KITCHEN FEATURNG GRANITE COUNTERS WITH GLASS TILE BACKSPLASH & BREAKFAST BAR. TRUE 3 BEDROOMS WITH SEPARATE SPACIOUS MASTER SUITE. 2.5-CAR GARAGE. ENJOY RELAXING IN THE SPARKLING BLUE SOLAR-HEATED POOL AND SOAKING IN THE SPA IN YOUR PRIVATE BACKYARD OASIS

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2115 Sandstone Cliffs Drive	2268 Saxtons River Road	2161 Cedar River Court	2321 Kalkaska Drive
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89044	89044	89044	89044
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.35 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$455,000	\$449,900	\$449,999
List Price \$	--	\$435,000	\$437,500	\$449,999
Sale Price \$	--	\$425,000	\$427,500	\$445,000
Type of Financing	--	Cash	Cash	Conv
Date of Sale	--	10/28/2019	11/22/2019	12/23/2019
DOM · Cumulative DOM	-- · --	229 · 269	99 · 126	18 · 46
Age (# of years)	14	14	14	13
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,401	2,096	2,012	2,096
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	6	6
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	.18 acres	.18 acres	.19 acres	.18 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$425,000	\$427,500	\$445,000

* 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** Must see home in Sun City Anthem with great curb appeal. Newer mechanicals(AC,Hot Water heater) and whole house filtration system,. Crown molding, paver back yard with fireplace and too many upgrades to list. Bright interior with designer fixtures and touches.Tasteful elegance in every room. You will love the back yard which provides a serene setting for outdoor enjoyment..
- Sold 2** Beautiful home in a cul-de-sac location nestled against the hills in Anthem. Huge patio and landscaped backyard offers great views. Tile floored great room with upgraded kitchen. Spacious laundry and craft room. Formal dining too! 2 very large bedrooms too. Master has walk-out to patio. Large covered patio and exterior electrical for outdoor jacuzzi installed on back patio The home was recently painted both interior/exterior in the past year.
- Sold 3** Modern desert landscaping greets you as you pull into the pebble stone driveway. Extravagant built-in entertainment center and cozy fireplace, den w/ office furniture and murphy bed. Maple cabinets adorn the kitchen, w/ granite counters and stainless- steel appliances. The master bedroom is complete w/ texturized laminate flooring and a walk-in closet.Stay cool in the summer with large shutters and bedroom solar screens. Brand new Trane AC/Furnace

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No MLS activity in the past 12 months				
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	\$429,000	\$429,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
All comps selected are single family detached homes within 0.50 miles of the subject. These comps are within 15% GLA of the subject and are in similar condition as the subject and sold in the past 120 days.		

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.
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DRIVE-BY BPO

by ClearCapital

2115 Sandstone Cliffs Dr
Henderson, NV 89044

38846
Loan Number

\$425,000
● As-Is Value

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 2385 GARBERVILLE Place
Henderson, NV 89044



Front

L2 2253 River Grove
Henderson, NV 89044



Front

L3 2237 Merrimack Valley
Henderson, NV 89044



Front

Sales Photos

S1 2268 SAXTONS RIVER Road
Henderson, NV 89044



Front

S2 2161 CEDAR RIVER Court
Henderson, NV 89044



Front

S3 2321 KALKASKA Drive
Henderson, NV 89044



Front

ClearMaps Addendum

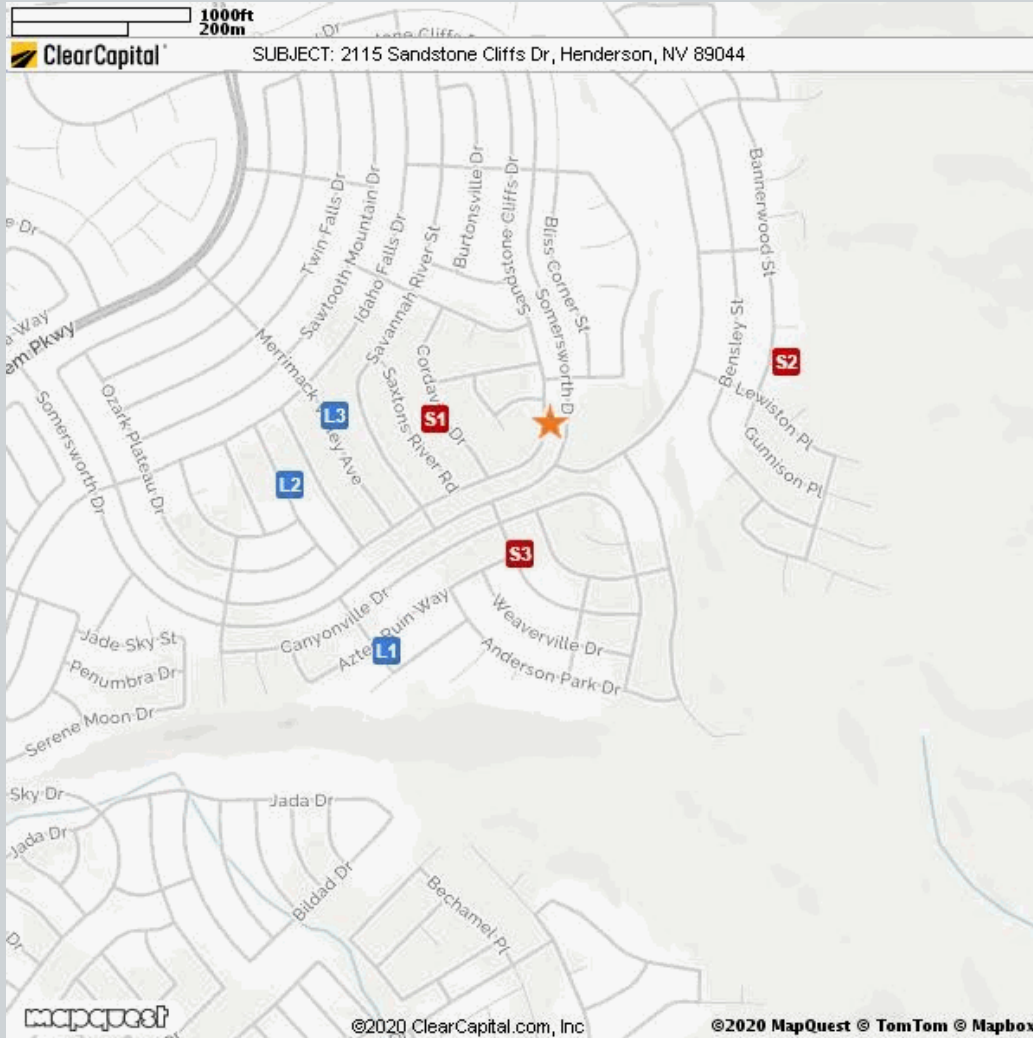
Address ★ 2115 Sandstone Cliffs Drive, Henderson, NV 89044

Loan Number 38846

Suggested List \$429,000

Suggested Repaired \$429,000

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2115 Sandstone Cliffs Dr, Henderson, NV	--	Parcel Match
L1 Listing 1	2385 Garberville Place, Henderson, NV	0.38 Miles ¹	Parcel Match
L2 Listing 2	2253 River Grove, Henderson, NV	0.36 Miles ¹	Parcel Match
L3 Listing 3	2237 Merrimack Valley, Henderson, NV	0.29 Miles ¹	Parcel Match
S1 Sold 1	2268 Saxtons River Road, Henderson, NV	0.15 Miles ¹	Parcel Match
S2 Sold 2	2161 Cedar River Court, Henderson, NV	0.35 Miles ¹	Parcel Match
S3 Sold 3	2321 Kalkaska Drive, Henderson, NV	0.18 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	Clint Whiting	Company/Brokerage	Innovation Realty
License No	b.1002077	Address	8215 S. Eastern Ave #285 Las Vegas NV 89123
License Expiration	12/31/2020	License State	NV
Phone	7023792512	Email	CLINT@INNOVATIONVEGAS.COM
Broker Distance to Subject	6.83 miles	Date Signed	04/02/2020

/Clint Whiting/

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: **Clint Whiting** ("Licensee"), **b.1002077** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovation 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: **2115 Sandstone Cliffs Drive, Henderson, NV 89044**
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 3, 2020**

Licensee signature: **/Clint Whiting/**

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.