DRIVE-BY BPO

2821 Wrangler Cir

Elko, NV 89801

39552 Loan Number **\$175,000**• As-Is Value

by ClearCapital

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 Inspection Date Loan Number Borrower Name	2821 Wrangler Circle, Elko, NV 89801 12/27/2019 39552 Catamount Properties 2018 LLC	Order ID Date of Report APN County	6469547 12/29/2019 091-300-038 Elko	Property ID	27724449
Tracking IDs					
Order Tracking ID	20191226_Citi_BPO	Tracking ID 1	20191226_Citi	_BPO	
Tracking ID 2		Tracking ID 3			

General Conditions		
Owner	Smith.Bradley	Condition Comments
R. E. Taxes	\$100,639	appears in average condition with some minor repairs needed,
Assessed Value	\$35,623	from exterior drive by view. a board is off front windows that
Zoning Classification	R1	needs repaired, front porch and back deck, and attached garage part of improvements from tax records, it was updated a several
Property Type	Manuf. Home	years ago, by previous owner
Occupancy	Vacant	
Secure?	Yes (locked)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$300	
Estimated Interior Repair Cost	\$1,000	
Total Estimated Repair	\$1,300	
НОА	Sundance 7757385181	
Association Fees	\$12 / Month (Other: roads only)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data					
Location Type	Rural	Neighborhood Comments			
Local Economy	Stable	Elko is a gold mining community, poppulation about 27000. And			
Sales Prices in this Neighborhood	Low: \$75,000 High: \$225,000	Sundance estates is part of the community with about 50 units in the area. Stable market and stable economy. HOA is strictly			
Market for this type of property	Remained Stable for the past 6 months.	for road maintenance, Elko schools and shopping are nearby. Subject area is all manufactured homes with about an 1/3 acre			
Normal Marketing Days	<180	of land for most. The lots are all sold out and worth about 3500 same as those in town.			

Client(s): Wedgewood Inc

Property ID: 27724449

Current Listings				
	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2821 Wrangler Circle	1376 Primrose Ln	2931 Lariat Cir	2202 Villa Dr
City, State	Elko, NV	Elko, NV	Elko, NV	Elko, NV
Zip Code	89801	89801	89801	89801
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		4.31 ¹	0.09 1	3.88 1
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$185,000	\$172,000	\$185,000
List Price \$		\$185,000	\$172,000	\$183,000
Original List Date		12/20/2019	12/03/2019	10/21/2019
DOM · Cumulative DOM	•	7 · 9	24 · 26	68 · 69
Age (# of years)	30	14	29	14
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	1,680	1,680	1,120	1,342
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.				
Pool/Spa				
Lot Size	.27 acres	.32 acres	.25 acres	.14 acres
Other	porch, deck	updated	updated interior, vinyl sid	ing remodeled, deck

^{*} Listing 1 is the most comparable listing to the subject.

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

Listing 1 corian countertops, and wood cabinets, new flooring, landscaped with sprinklers, age -16000, garage 10000, updating -5000

Listing 2 recently updated, fenced back yard, sprinlers system, square footage 4000, garage 10000, updates -5000, vinyl siding -5000

Listing 3 granite counters, updated interior -5000, garage 10000, age -6000, square footage 3000,

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.

Street Address 2821 Wrangler Circle 2770 Shane Cir 2450 N 5th St 2009 Hondo Lin City, State Elko, NV Elko, NV Elko, NV Elko, NV Elko, NV Zip Code 89801 8081<		Subject	Sold 1 *	Sold 2	Sold 3
City, State Elko, NV S9801 8081 900 201 900 \$212,000 \$212	Street Address	•		2450 N 5th St	2209 Hondo Ln
Zip Code 98901 98901 89801 89801 89801 89801 89801 MLS PLS PLS MER ALT MER MER MLS MLS MLS MLS MLS MLS MLS MLS MER	City, State		Elko, NV	Elko, NV	Elko, NV
Miles to Subj. 0.111 2.001 0.081 Property Type Manuf. Home Manufactured Manufactured Manufactured Original List Price \$ \$189,900 \$204,000 \$212,000 Sale Price \$ \$189,900 \$204,000 \$212,000 Sale Price \$ \$189,900 \$180,000 \$212,000 Type of Financing \$189,900 \$180,000 \$215,000 One Commission \$189,900 \$180,000 \$215,000 DoM - Commission \$189,900 \$180,000 \$215,000 One Commission \$189,900 \$180,000 \$215,000 Dom - Commission \$180,000 \$180,000 \$215,000 \$215,000 Dom - Commission \$180,000 \$180,000 \$215,000 \$215,000 Dom - Commission \$180,000 \$180,000 \$215,000 \$216,000 \$216,000 \$216,000 \$216,000 \$216,000 \$216,000 \$216,000 \$216,000 \$216,000 \$21	Zip Code	89801		89801	89801
Property Type Manuf. Home Manufactured Manufactured Manufactured Original List Price \$ \$189,900 \$204,000 \$212,000 List Price \$ \$189,900 \$204,000 \$212,000 Sale Price \$ \$189,900 \$180,000 \$215,000 Type of Financing \$189,900 \$180,000 \$215,000 Type of Financing \$189,900 \$180,000 \$215,000 Date of Sale \$0823/2019 \$06/28/2019 \$97/16/2019 DOM - Cumulative DOM \$180,23/2019 \$06/28/2019 \$97/16/2019 Age (# of years) 30 32 31 \$1 Condition Average Average Average Average Average Average \$26 63 Sales Type Fair Market Value Neutral; Residential Neutral; Residential Neutral; Residential Neutral; Residential Neutral; Residen	Datasource	Tax Records	MLS	MLS	MLS
Original List Price \$ \$189,900 \$204,000 \$212,000 List Price \$ \$189,900 \$204,000 \$212,000 Sale Price \$ \$189,900 \$180,000 \$212,000 Type of Financing Fha Cash Conventional Date of Sale 08/23/2019 06/28/2019 9/16/2019 DOM - Cumulative DOM 41 - 33 26 - 27 62 - 63 Age (# of years) 30 30 32 31 Condition Average Average Average Average Average Average Average Sales Type Fair Market Value Fair Market Value Neutral ; Residential	Miles to Subj.		0.11 1	2.00 1	0.08 1
List Price \$ \$189,900 \$204,000 \$212,000 Sale Price \$ \$189,900 \$180,000 \$215,000 Type of Financing Fha Cash Conventional Date of Sale 08/23/2019 06/28/2019 09/16/2019 DOM: Cumulative DOM 41 - 33 26 - 27 62 - 63 Age (# of years) 30 30 32 31 Condition Average Average Average Average Average Average Average Sales Type Fair Market Value Fair Market Value Neutral; Residential Neutral;	Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Sale Price \$ \$189,900 \$180,000 \$215,000 Type of Financing Fha Cash Conventional Date of Sale 08/23/2019 06/28/2019 09/16/2019 DOM · Cumulative DOM 41 · 33 26 · 27 62 · 63 Age (# of years) 30 30 32 31 Condition Average Average Average Average Average Sales Type Fair Market Value Valural; Residential Neutral; Residential <td>Original List Price \$</td> <td></td> <td>\$189,900</td> <td>\$204,000</td> <td>\$212,000</td>	Original List Price \$		\$189,900	\$204,000	\$212,000
Type of Financing Fha Cash Conventional Date of Sale 08/23/2019 06/28/2019 09/16/2019 DOM · Cumulative DOM 41 · 33 26 · 27 62 · 63 Age (# of years) 30 30 32 31 Condition Average Average Average Average Average Sales Type Fair Market Value Neutral; Residential 15 tory ranch 1 Story ranch 1 Story ranch 1 St	List Price \$		\$189,900	\$204,000	\$212,000
Date of Sale 08/23/2019 06/28/2019 09/16/2019 DOM Cumulative DOM 41 · 33 26 · 27 62 · 63 Age (# of years) 30 30 32 31 Condition Average Average Average Average Average Sales Type Fair Market Value Fair Market Value Fair Market Value Fair Market Value Location Neutral; Residential Neu	Sale Price \$		\$189,900	\$180,000	\$215,000
DOM · Cumulative DOM 41 · 33 26 · 27 62 · 63 Age (# of years) 30 30 32 31 Condition Average Average Average Average Sales Type Fair Market Value Fair Market Value Fair Market Value Location Neutral ; Residential Neutral ; Residential	Type of Financing		Fha	Cash	Conventional
Age (# of years)30303231ConditionAverageAverageAverageAverageAverageSales TypeFair Market ValueFair Market ValueFair Market ValueFair Market ValueLocationNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialViewNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialStyle/Design1 Story ranch1 Story ranch1 Story ranch1 Story ranch1 Story ranch1 Story ranch1 Story ranch# Units11111Living Sq. Feet1,6801,6801,6371,782Bdrm·Bths·½ Bths3 · 23 · 23 · 24 · 2Total Room #778Garage (Style/Stalls)Attached 2 Car(s)NoneDetached 2 Car(s)Detached 3 Car(s)Basement (Yes/No)NoNoNoNoBasement (Yes/No)NoNoNoNoBasement Sq. FtPool/SpaLot Size.27 acres.33 acres.16 acres.46 acresOtherporch, deckC, A, woodstove, updated bathsnew roof, and septic, parking	Date of Sale		08/23/2019	06/28/2019	09/16/2019
ConditionAverageAverageAverageAverageSales TypeFair Market ValueFair Market ValueFair Market ValueFair Market ValueLocationNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialViewNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialStyle/Design1 Story ranch1 Story ranch# Units11111Living Sq. Feet1,6801,6801,6801,6371,782Bdrm·Bths·½ Bths3 · 23 · 23 · 23 · 24 · 2Total Room #7778Garage (Style/Stalls)Attached 2 Car(s)NoneDetached 2 Car(s)Detached 3 Car(s)Basement (Yes/No)NoNoNoNoNoBasement (Yes/No)NoNoNoNoNoBasement Sq. FtPool/SpaLot Size.27 acres.33 acres.16 acres.46 acresOtherporch, deckC, A, woodstove, updated baths, parking	DOM · Cumulative DOM	•	41 · 33	26 · 27	62 · 63
Sales TypeFair Market ValueFair Market ValueFair Market ValueFair Market ValueLocationNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialViewNeutral; ResidentialNeutral; ResidentialLiving Sq. Fet1,6801,6801,6801,6801,6801,680<	Age (# of years)	30	30	32	31
LocationNeutral ; ResidentialNeutral ; ResidentialNeutral ; ResidentialNeutral ; ResidentialNeutral ; ResidentialViewNeutral ; ResidentialNeutral ; ResidentialNeutral ; ResidentialNeutral ; ResidentialStyle/Design1 Story ranch1 Story ranch1 Story ranch1 Story ranch# Units1111Living Sq. Feet1,6801,6801,6801,6371,782Bdrm · Bths · ½ Bths3 · 23 · 23 · 24 · 2Total Room #7778Garage (Style/Stalls)Attached 2 Car(s)NoneDetached 2 Car(s)Detached 3 Car(s)Basement (Yes/No)NoNoNoNoBasement (% Fin)0%0%0%0%Basement Sq. FtPool/SpaLot Size.27 acres.33 acres.16 acres.46 acresOtherporch, deckC, A, woodstove, updated bathsnew roof, and septic, parking	Condition	Average	Average	Average	Average
ViewNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialNeutral; ResidentialStyle/Design1 Story ranch1 Story ranch1 Story ranch1 Story ranch# Units1111Living Sq. Feet1,6801,6801,6871,782Bdrm·Bths·½Bths3 · 23 · 23 · 24 · 2Total Room #7778Garage (Style/Stalls)Attached 2 Car(s)NoneDetached 2 Car(s)Detached 3 Car(s)Basement (Yes/No)NoNoNoNoBasement (% Fin)0%0%0%0%Basement Sq. FtPool/SpaLot Size.27 acres.33 acres.16 acres.46 acresOtherporch, deckC, A, woodstove, updated bathsnew roof, and septic, parking	Sales Type		Fair Market Value	Fair Market Value	Fair Market Value
Style/Design 1 Story ranch 1 782 2 Story 2 Story 2 Story 2 Story 3 Story 3 Story 3 Story 3 Story 4 Story 4 Story 4 Story 4 Story 2 Story 4 Story 2 Sto	Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
# Units 1 1.680 1.680 1.680 1.680 1.680 1.687 1.782 Bdrm · Bths · ½ Bths 3 · 2 3 · 2 3 · 2 3 · 2 4 · 2 Total Room # 7 7 7 7 8 Garage (Style/Stalls) Attached 2 Car(s) None Detached 2 Car(s) Detached 3 Car(s) Basement (Yes/No) No	View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Living Sq. Feet 1,680 1,680 1,680 1,637 1,782 Bdrm · Bths · ½ Bths 3 · 2 3 · 2 3 · 2 4 · 2 Total Room # 7 7 7 7 7 8 Garage (Style/Stalls) Attached 2 Car(s) None Detached 2 Car(s) Detached 3 Car(s) Basement (Yes/No) No	Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
Bdrm · Bths · ½ Bths 3 · 2 3 · 2 3 · 2 3 · 2 4 · 2 Total Room # 7 7 7 7 8 Garage (Style/Stalls) Attached 2 Car(s) None Detached 2 Car(s) Detached 3 Car(s) Basement (Yes/No) No No No No No No Sasement (% Fin) 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	# Units	1	1	1	1
Total Room # 7 7 7 7 7 8 8 Garage (Style/Stalls) Attached 2 Car(s) None Detached 2 Car(s) Detached 3 Car(s) Basement (Yes/No) No	Living Sq. Feet	1,680	1,680	1,637	1,782
Garage (Style/Stalls)Attached 2 Car(s)NoneDetached 2 Car(s)Detached 3 Car(s)Basement (Yes/No)NoNoNoNoBasement (% Fin)0%0%0%0%Basement Sq. FtPool/SpaLot Size.27 acres.33 acres.16 acres.46 acresOtherporch, deckC, A, woodstove, updated bathsnew roof, and septic, parking	Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Basement (Yes/No)NoNoNoNoBasement (% Fin)0%0%0%0%Basement Sq. FtPool/SpaLot Size.27 acres.33 acres.16 acres.46 acresOtherporch, deckC, A, woodstove, updated bathsnew roof, and septic, parking	Total Room #	7	7	7	8
Basement (% Fin) 0% 0% 0% 0% 0% 0% 0% 0% 0% Ft	Garage (Style/Stalls)	Attached 2 Car(s)	None	Detached 2 Car(s)	Detached 3 Car(s)
Basement Sq. Ft Pool/Spa	Basement (Yes/No)	No	No	No	No
Pool/Spa Lot Size .27 acres .33 acres .16 acres .46 acres Other porch, deck C, A, woodstove, updated baths new roof, and septic, parking	Basement (% Fin)	0%	0%	0%	0%
Lot Size .27 acres .33 acres .16 acres .46 acres Other porch, deck C, A, woodstove, updated baths new roof, and septic, parking	Basement Sq. Ft.				
Other porch, deck C, A, woodstove, updated new roof, and septic, baths parking	Pool/Spa				
baths parking	Lot Size	.27 acres	.33 acres	.16 acres	.46 acres
Net Adjustment +\$10,000 -\$12,000 -\$2,000	Other	porch, deck			new roof, and septic, pav
•	Net Adjustment		+\$10,000	-\$12,000	-\$2,000

^{*} Sold 1 is the most comparable sale to the subject.

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

Sold 1 split bedroom floorplan, same location, age and style home as subject, garage 10000,

Sold 2 C/A -5000, updated baths -3000, well landscaped, woodstove -4000 superior to subject

Sold 3 paved parking area -2000, garage 5000, square footage -1000, Superior to subject and sold very quickly

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.

2821 Wrangler Cir

Elko, NV 89801

Loan Number

39552

\$175,000 As-Is Value

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Subject Sale	es & Listing Hist	tory					
Current Listing S	tatus	Not Currently L	isted	Listing Histor	y Comments		
Listing Agency/F	irm			search for p	ast 3 years brough	nt no information	
Listing Agent Na	me						
Listing Agent Pho	one						
# of Removed Lis Months	stings in Previous 12	0					
# of Sales in Pre Months	vious 12	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	\$178,000	\$179,500		
Sales Price	\$175,000	\$176,500		
30 Day Price \$170,000				
Comments Regarding Pricing S	Strategy			

I have no interest in subject property. Not knowing what the interior of the home looks like I feel this is very good look at what subject will go for. It may have frozen pipes because it has been vacant for so long. I have no information on HOA it is not in docs or online. title company takes care of it.

Clear Capital Quality Assurance Comments Addendum

Reviewer's 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. Notes

Client(s): Wedgewood Inc

Property ID: 27724449

Elko, NV 89801

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos

by ClearCapital



Garage



Other



Other



Other



Other

2821 Wrangler Cir Elko, NV 89801

39552 Loan Number **\$175,000**• As-Is Value

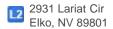
by ClearCapital

Listing Photos



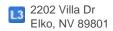


Front





Front





Front

Sales Photos





Front





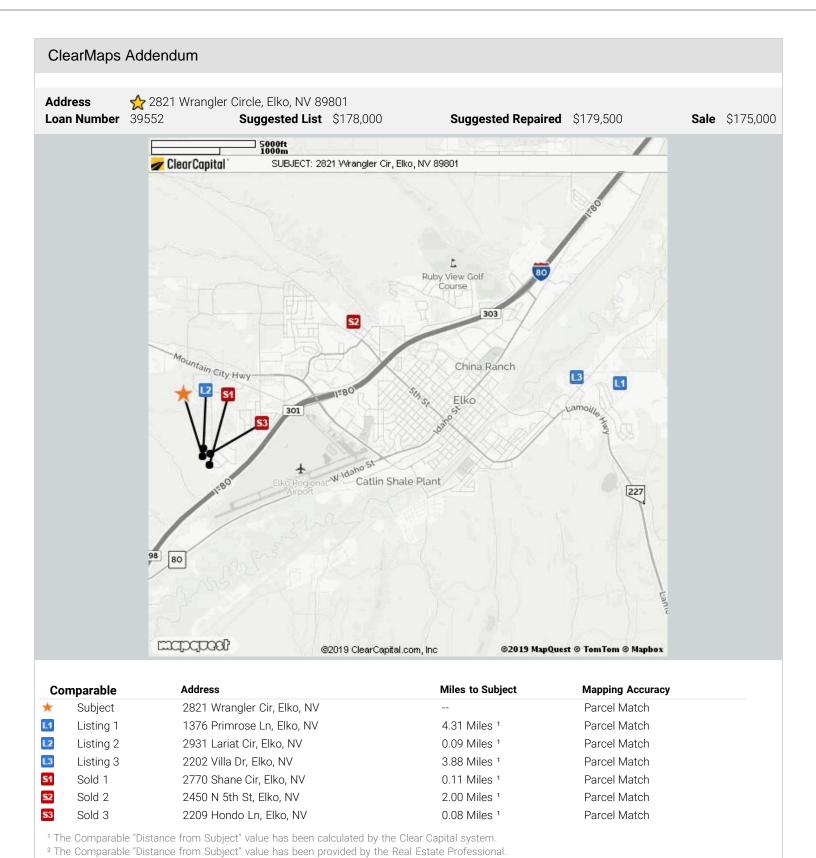
Front





Front

DRIVE-BY BPO



Elko, NV 89801

39552 Loan Number \$175,000 • As-Is Value

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:

by ClearCapital

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.

Client(s): Wedgewood Inc Property ID: 27724449 Effective: 12/27/2019 Page: 10 of 14

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\$175,000 As-Is Value

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Addendum: Report Purpose - cont.

Report Instructions

by ClearCapital

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
- 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.

Client(s): Wedgewood Inc

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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.

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Elko, NV 89801 Loan N

by ClearCapital

Broker Information

Broker NameJudy JonesCompany/BrokerageColdwell Banker Algerio Q TeamLicense NoBS.0024390Address700 Idaho Street Elko NV 89801

License Expiration03/31/2020License StateNV

Phone 7759346683 Email jjonesrec21@yahoo.com

Broker Distance to Subject 2.67 miles **Date Signed** 12/28/2019

/Judy Jones/

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: **Judy Jones** ("Licensee"), **BS.0024390** (License #) who is an active licensee in good standing.

Licensee is affiliated with Coldwell Banker Algerio Q Team (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: **2821 Wrangler Circle, Elko, NV 89801**
- 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: **December 29, 2019** Licensee signature: /Judy Jones/

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.

Client(s): Wedgewood Inc Property ID: 27724449 Effective: 12/27/2019 Page: 13 of 14

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Elko, NV 89801

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.

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