

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	1146 E Hacienda Avenue, Las Vegas, NV 89119	Order ID	6880976	Property ID	28928368
Inspection Date	10/11/2020	Date of Report	10/13/2020		
Loan Number	42175	APN	162-77-612-101		
Borrower Name	Silverado Properties	County	Clark		

Tracking IDs					
Order Tracking ID	1010BPOs	Tracking ID 1	1010BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Wilmington Trust NA 2015	Condition Comments	
R. E. Taxes	\$956	<p>Some damages and repair issues noted from exterior visual inspection. Roof appears average for age and neighborhood. All doors and windows are boarded, expected to be damaged and need replacement, estimated cost \$7,000. Trim needs to be scraped and painted estimated cost \$700. Pool is covered, needs to be filled and started up estimated cost \$600. Some deferred landscaping maintenance noted. Subject property is a single story, single family detached home with 2 car attached garage. Roof is pitched composition shingles. It has 1 wood burning fireplace and in-ground pool but no spa. Last sold 10/09/2002 for \$221,200 per tax records. Property was listed as REO sale, however has not been updated to reflect closing or any concessions.</p>	
Assessed Value	\$47,850		
Zoning Classification	R-1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Secured by electronic lock box)			
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$8,300		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$8,300		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	<p>There is an oversupply of competing listings within a 1/2 mile radius of subject property. There are 15 homes listed for sale (1 REO, 0 short sales). In the past 12 months, there have been 22 closed competing MLS transactions in this area. This indicates an oversupply of listings. assuming 90 days on market. Average days on market time was 52 with range 5-184 days and average sales price was 98.5% of final list price. Homes considered to be comparable are single family detached homes within a 1/2 mile radius with living area < 2,000 square feet. Radius expanded to have sufficient ...</p>	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$353,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

There is an oversupply of competing listings within a 1/2 mile radius of subject property. There are 15 homes listed for sale (1 REO, 0 short sales). In the past 12 months, there have been 22 closed competing MLS transactions in this area. This indicates an oversupply of listings. assuming 90 days on market. Average days on market time was 52 with range 5-184 days and average sales price was 98.5% of final list price. Homes considered to be comparable are single family detached homes within a 1/2 mile radius with living area < 2,000 square feet. Radius expanded to have sufficient comps for this report in similar condition to subject property.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1146 E Hacienda Avenue	2416 Canosa Ave	898 Monika Way	5136 Avenida Del Lunda
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89119	89104	89119	89119
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.11 ¹	0.32 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$269,500	\$340,000
List Price \$	--	\$230,000	\$269,500	\$320,000
Original List Date		10/08/2020	09/12/2020	08/10/2020
DOM · Cumulative DOM	-- · --	3 · 5	9 · 31	16 · 64
Age (# of years)	46	64	44	43
Condition	Fair	Fair	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	1,372	988	1,464	1,578
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	--	Pool - Yes Spa - Yes
Lot Size	0.17 acres	0.14 acres	0.16 acres	0.16 acres
Other	1 Fireplace	No Fireplace	1 Fireplace	1 Fireplace

* 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** Not under contract. Owner occupied property when listed. Identical in bedrooms, baths, condition, and pool. It is inferior in square footage, age, lot size, 2 car carport instead of 2 car garage and no fireplace. This property is inferior to subject property. Radius expanded to have 1 currently listed property in fair condition.
- Listing 2** Under contract, will be FHA sale. Vacant property when listed. Identical in bedrooms, baths, garage capacity, fireplace and nearly identical in age. It is inferior in lot size, no pool, but is superior in square footage and condition, with new interior paint, new Shaker style kitchen cabinets, quartz counters, stainless appliances, new flooring, baseboards and light fixtures. This property is superior to subject property in as is condition and nearly equal in repaired condition.
- Listing 3** Under contract, will be FHA sale. Vacant property when listed. Identical in baths, pool, fireplace and nearly identical in age. It is inferior in lot size, but is superior in square footage, spa, garage capacity and condition. This property is superior to subject property in as is condition and superior in repaired condition.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1146 E Hacienda Avenue	1068 Count Wutzke Ave	2237 E Reno Ave	5290 Barbara Way
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89119	89119	89119	89119
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.87 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$265,000	\$249,990
List Price \$	--	\$199,000	\$260,000	\$259,990
Sale Price \$	--	\$199,000	\$262,000	\$260,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	07/09/2020	02/14/2020	06/12/2020
DOM · Cumulative DOM	-- · --	6 · 163	16 · 111	11 · 63
Age (# of years)	46	57	50	44
Condition	Fair	Fair	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	1,372	1,683	1,686	1,358
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	--	Pool - Yes	--
Lot Size	0.17 acres	0.16 acres	0.19 acres	0.20 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	No Fireplace
Net Adjustment	--	+\$21,200	-\$35,500	-\$6,600
Adjusted Price	--	\$220,200	\$226,500	\$253,400

* 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** Sold with conventional financing and \$5,000 in seller paid concessions. Identical in bedrooms baths, condition, fireplace. It is inferior in no pool \$25,000, age adjusted @ \$1,000/year \$11,000 no garage \$8,000, lot size adjusted @ \$2/square foot \$900 but is superior in square footage adjusted @ \$60/square foot (\$18,700), seller paid concessions adjusted (\$5,000). This property is equal to subject property in as is condition. Under contract in 6 days on market, 2 previous escrows fell out. Probate court sale.
- Sold 2** Sold with conventional financing, no concessions. Vacant property when listed. Identical in baths, garage capacity, fireplace, pool, and nearly identical in age. It is superior in square footage adjusted @ \$60/square foot (\$18,800), lot size adjusted @ \$2/square foot (\$1,700) and condition (\$15,000). It is superior to subject property in as is condition and slightly superior in repaired condition.
- Sold 3** FHA sale, no concessions. Vacant property when listed. Identical in bedrooms, baths, garage capacity and nearly identical in square footage and age. It is inferior in no pool \$25,000, no fireplace \$1,000, but is superior in condition with new paint, cabinets, granite counters, new carpet, faucets, fixtures, toilets, (\$30,000), and lot size adjusted @ \$2/square foot (\$2,600). This property is superior to subject property in as is condition and nearly equal in repaired condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Listed for sale 05/07/2020 MLS 2193653 for \$249,000				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# of Sales in Previous 12 Months	2						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
10/22/2019	\$220,000	--	--	Sold	02/25/2020	\$220,500	MLS
--	--	--	--	Withdrawn	05/05/2020	\$220,000	Tax Records
05/07/2020	\$249,900	06/25/2020	\$234,900	Sold	10/09/2020	\$221,200	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$236,000	\$251,000
Sales Price	\$226,000	\$241,000
30 Day Price	\$219,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near mid range of competing listings due to oversupply of directly competing listings in this area. It is most like Listing #1 and Sale #1 in as is condition. with repairs noted from exterior inspection. property would be expected to be in average condition, most like Sale #2. Repair would be expected to have a positive return on investment improve marketability to allow financing. This property was previously listed for sale for \$234,900 as REO property, however sale fell out. Back on market at \$234,900, and under contract in 25 days. Sold for \$221,200 as cash sale in boarded condition.</p>		

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
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Side



Back

Subject Photos



Street



Other



Other



Other

Listing Photos

L1 2416 Canosa Ave
Las Vegas, NV 89104



Front

L2 898 Monika Way
Las Vegas, NV 89119



Front

L3 5136 Avenida Del Lunda
Las Vegas, NV 89119



Front

Sales Photos

S1 1068 Count Wutzke Ave
Las Vegas, NV 89119



Front

S2 2237 E Reno Ave
Las Vegas, NV 89119



Front

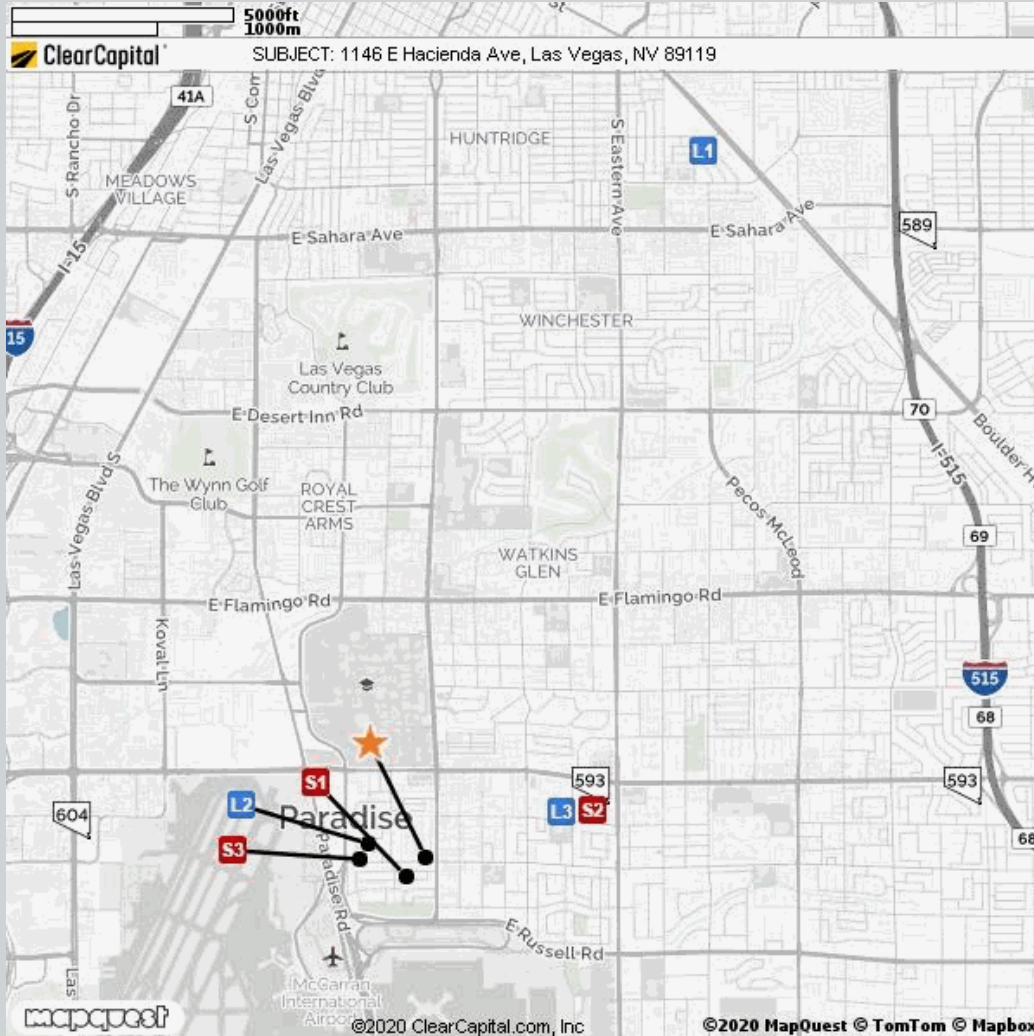
S3 5290 Barbara Way
Las Vegas, NV 89119



Front

ClearMaps Addendum

Address ★ 1146 E Hacienda Avenue, Las Vegas, NV 89119
Loan Number 42175 **Suggested List** \$236,000 **Suggested Repaired** \$251,000 **Sale** \$226,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1146 E Hacienda Avenue, Las Vegas, NV 89119	--	Parcel Match
L1 Listing 1	2416 Canosa Ave, Las Vegas, NV 89104	4.11 Miles ¹	Parcel Match
L2 Listing 2	898 Monika Way, Las Vegas, NV 89119	0.32 Miles ¹	Parcel Match
L3 Listing 3	5136 Avenida Del Lunda, Las Vegas, NV 89119	0.71 Miles ¹	Parcel Match
S1 Sold 1	1068 Count Wutzke Ave, Las Vegas, NV 89119	0.15 Miles ¹	Parcel Match
S2 Sold 2	2237 E Reno Ave, Las Vegas, NV 89119	0.87 Miles ¹	Parcel Match
S3 Sold 3	5290 Barbara Way, Las Vegas, NV 89119	0.37 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	Linda Bothof	Company/Brokerage	Linda Bothof Broker
License No	B.0056344.INDV	Address	8760 S Maryland Parkway Las Vegas NV 89123
License Expiration	05/31/2022	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	4.30 miles	Date Signed	10/11/2020

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof Broker** (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: **1146 E Hacienda Avenue, Las Vegas, NV 89119**
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: **October 13, 2020**

Licensee signature: **/Linda Bothof/**

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.