

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	3700 E Mary Lou Street, Pahrump, NV 89061	Order ID	8831429	Property ID	34389476
Inspection Date	07/15/2023	Date of Report	07/19/2023		
Loan Number	44024	APN	4522507		
Borrower Name	Champerly Real Estate 2015 LLC	County	Nye		

Tracking IDs					
Order Tracking ID	07.14.23 BPO Request	Tracking ID 1	07.14.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The subject property looked to be in average condition. The roof and siding on the home as well as the garage looked to be in average condition from the road. The landscaping was overgrown, so it was difficult to get a really good view.
R. E. Taxes	\$361	
Assessed Value	\$12,183	
Zoning Classification	Residential RH-4.5	
Property Type	Manuf. Home	
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		Neighborhood Comments
Location Type	Rural	The subject property is on the outskirts of Pahrump and the majority of the lots remain undeveloped and are overgrown with weeds. There are also a couple boarded up and abandoned homes in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$160357 High: \$473000	
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	3700 E Mary Lou Street	6391 Vicki Ann Rd	6750 Surrey Ln	3471 Jennifer St
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89061	89048	89048	89061
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.61 ¹	1.61 ¹	0.33 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$275,000	\$349,999	\$230,000
List Price \$	--	\$275,000	\$329,999	\$210,000
Original List Date		04/18/2023	05/28/2023	01/11/2023
DOM · Cumulative DOM	-- · --	89 · 92	49 · 52	186 · 189
Age (# of years)	28	25	21	31
Condition	Average	Good	Average	Average
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	2,150	1,904	2,280	2,470
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 3	4 · 2
Total Room #	7	8	8	8
Garage (Style/Stalls)	Detached 2 Car(s)	None	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.1 acres	1.10 acres	1.40 acres	0.93 acres
Other	--	--	--	--

* Listing 2 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** Listing #1 is a bit smaller in GLA, but it has an extra bedroom and the lots are the same size. I tried to stay within a mile of the subject, but it was not possible. This comp has been remodeled on the inside. The put in new vinyl plank floors, new white quartz counters and white shaker cabinets. The exterior has a large porch on the side and there isn't much landscaping. except a few pine trees.
- Listing 2** Listing #2 is similar in GLA, but is a little larger in lot size and located 1.61 miles away from the subject. The interior is in average condition and does not appear to have been upgraded at all, everything looks original. The front yard has some bushes and trees that look better than most yards in the area.
- Listing 3** Listing #3 is larger in GLA, but it has a similar size lot. It's also located .33 miles away from the subject property. The interior appears to be in original condition, with no upgrades being done. It also looked like they added space on either side of the home. Which appears to be reflected in the square footage. The exterior doesn't have much landscaping, except for a few trees that appear to be dead.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3700 E Mary Lou Street	4330 Paiute Blvd	4500 E McGraw Rd	4841 E Navajo Blvd
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89061	89061	89061	89061
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.07 ¹	1.28 ¹	1.38 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$285,000	\$224,990	\$299,999
List Price \$	--	\$280,000	\$224,990	\$275,000
Sale Price \$	--	\$270,000	\$245,000	\$275,000
Type of Financing	--	Fha	Va	Cash
Date of Sale	--	02/22/2023	05/02/2023	12/29/2022
DOM · Cumulative DOM	-- · --	110 · 110	16 · 69	17 · 37
Age (# of years)	28	20	29	20
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	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	2,150	2,280	1,927	2,280
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 2	4 · 2
Total Room #	7	7	7	8
Garage (Style/Stalls)	Detached 2 Car(s)	None	Carport 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.1 acres	1.1 acres	1.1 acres	1.14 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$270,000	\$245,000	\$275,000

* Sold 2 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 #1 has the same size lot , but is a little bigger in GLA, it's also located 1.07 miles away from the subject. The interior is in average. There does not appear to have had any upgrades done since it was purchased. The exterior yard looks to be in good condition, they have several palm trees surrounded with rock. There are several palm tree rock island in the yard
- Sold 2** Sold #2 is similar in GLA and has the same size lot, and it's located 1.28 miles away from the subject. The exterior has been covered with small rocks on the front and driveway and the backyard is all dirt. The interior appear to be all original finishes the it originally came with. It looks like the carpet has been replace in the past, but it's not new.
- Sold 3** Sold #3 is located 1.38 miles away from the subject, it's similar in GLA and lot size. It looks like they have done a little updating. It has wood laminate floors and they painted the cabinets white. Aside from that it look fairly original. The front yard is all rock and dirt. The back has a covered patio and a grass lawn with some fruit trees.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property's most recent sale was on 4/09/2021 and it sold for \$1349000.			
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	\$259,000	\$259,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
I mostly used the sold properties to arrive a my price opinion. They are all similar to the subject property. So I went with the middle ground, since I don't know the interior condition of the subject property.		

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.

The current valuation is coming in lower in value than the most recent duplicate. The reason for the value variance is that the prior report valued the subject in line with an SFR; however, the subject is a MFG Home. Current valuation utilized all MFG Homes, which are more accurate reflections of the subject's value.

Subject Photos



Front



Front



Address Verification



Address Verification



Address Verification

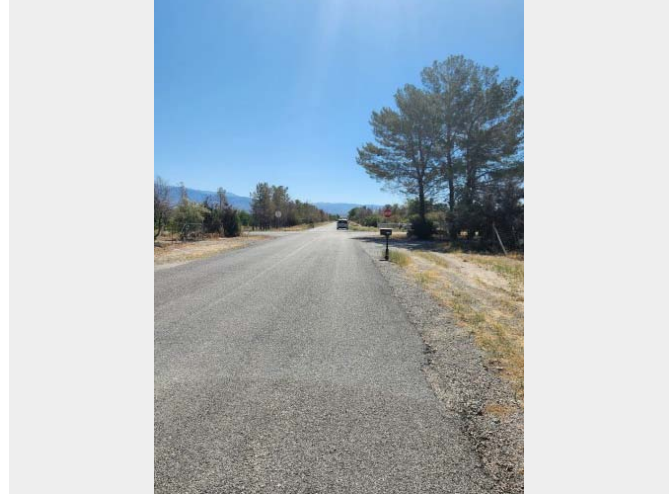


Side

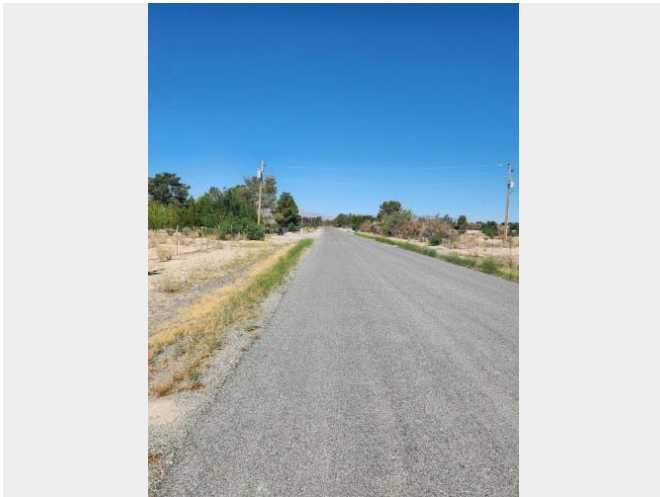
Subject Photos



Side



Street



Street

Listing Photos

L1 6391 Vicki Ann Rd
Pahrump, NV 89048



Front

L2 6750 Surrey Ln
Pahrump, NV 89048



Front

L3 3471 Jennifer St
Pahrump, NV 89061



Front

Sales Photos

S1 4330 Paiute Blvd
Pahrump, NV 89061



Front

S2 4500 E McGraw Rd
Pahrump, NV 89061



Front

S3 4841 E Navajo Blvd
Pahrump, NV 89061



Front

ClearMaps Addendum

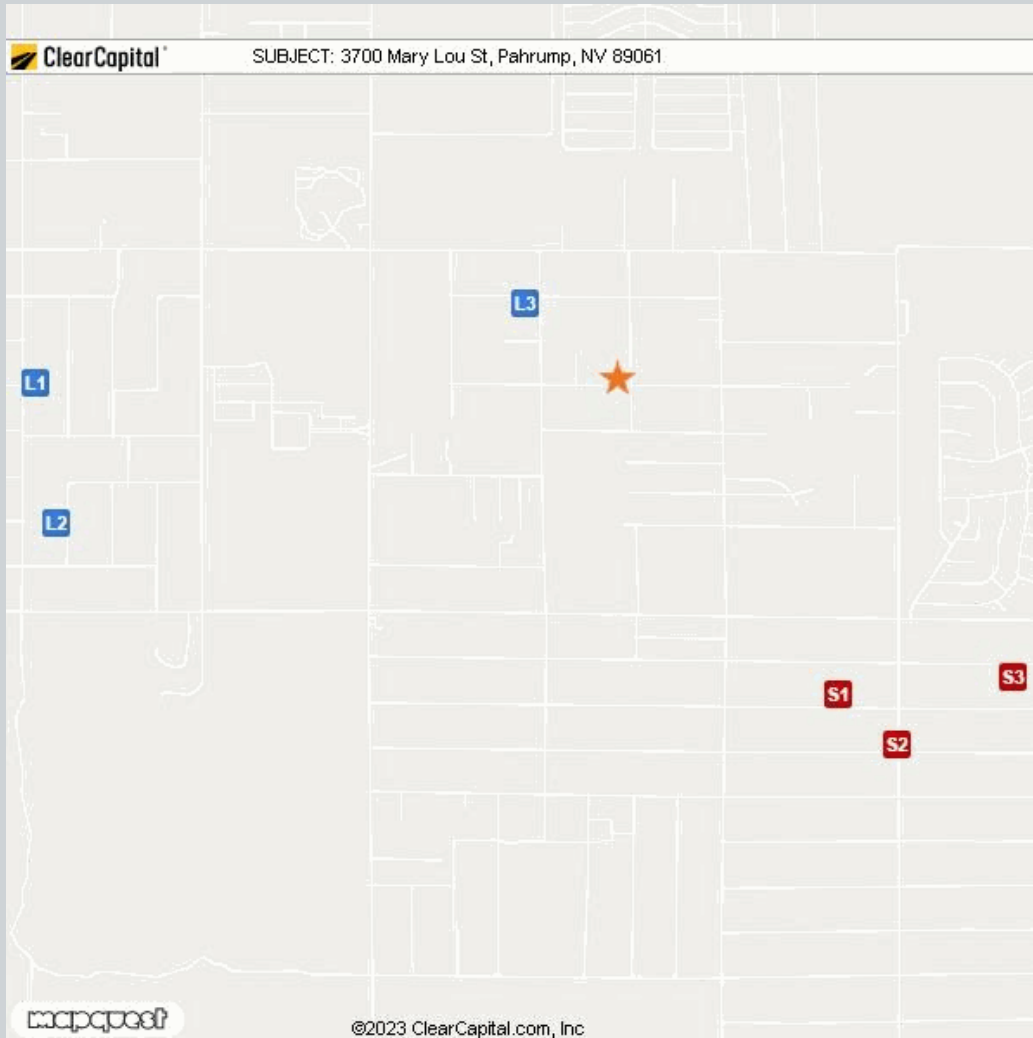
Address ★ 3700 E Mary Lou Street, Pahrump, NV 89061

Loan Number 44024

Suggested List \$259,000

Suggested Repaired \$259,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3700 E Mary Lou Street, Pahrump, NV 89061	--	Parcel Match
L1 Listing 1	6391 Vicki Ann Rd, Pahrump, NV 89048	1.61 Miles ¹	Parcel Match
L2 Listing 2	6750 Surrey Ln, Pahrump, NV 89048	1.61 Miles ¹	Parcel Match
L3 Listing 3	3471 Jennifer St, Pahrump, NV 89061	0.33 Miles ¹	Parcel Match
S1 Sold 1	4330 Paiute Blvd, Pahrump, NV 89061	1.07 Miles ¹	Parcel Match
S2 Sold 2	4500 E McGraw Rd, Pahrump, NV 89061	1.28 Miles ¹	Street Centerline Match
S3 Sold 3	4841 E Navajo Blvd, Pahrump, NV 89061	1.38 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	Alex Kursman	Company/Brokerage	Innovative Real Estate Strategies
License No	S.0066265.LLC	Address	2975 S. Rainbow Blvd #J Las Vegas NV 89146
License Expiration	06/30/2024	License State	NV
Phone	7028826623	Email	akursman@hotmail.com
Broker Distance to Subject	39.16 miles	Date Signed	07/17/2023

/Alex Kursman/

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: **Alex Kursman** ("Licensee"), **S.0066265.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovative Real Estate Strategies** (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: **3700 E Mary Lou Street, Pahrump, NV 89061**
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: **July 19, 2023**Licensee signature: **/Alex Kursman/**

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.