

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.

<b>Address</b>	2056 Mesquite Lane Unit 303, Laughlin, NV 89029	<b>Order ID</b>	7251478	<b>Property ID</b>	30023057
<b>Inspection Date</b>	04/23/2021	<b>Date of Report</b>	04/23/2021		
<b>Loan Number</b>	44559	<b>APN</b>	264-28-118-048		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0422BPO	<b>Tracking ID 1</b>	0422BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	MARSHA WAGNER	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$514	No damage or repair issues noted from exterior and interior visual inspection. Door, windows, roof, paint, landscaping, appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a 1 level, 3rd floor condo with 2 bedrooms and 2 baths. Roof is pitched concrete tile. It has 1 fireplace. Last sold 02/13/2002 for \$53,000. There are no MLS records for this property. This property is located in the Portofino in central Laughlin. This tract is comprised of 243 condo units which vary in living area from 986-1,194 square feet. Access to schools and shopping is within 1/2-2 miles and freeway entry is within 16 miles. Most likely buyer is investor/cash sale.	
<b>Assessed Value</b>	\$24,549		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	Condo		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Secured by electronic keypad and manual lock box.)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	Portofino HOA 702-298-0585		
<b>Association Fees</b>	\$200 / Month (Pool,Landscaping,Other: guard gated entry)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Private		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	There is a slight oversupply of listings in Portofino. There are 3 units listed for sale. All listings are fair market transactions. There have been 10 closed sales in the past 12 months. This indicates a slight oversupply of listings, assuming 90 days on market. Average days on market time was 52 with range 6-65 days and average sales price was 98% of final list price.	
<b>Sales Prices in this Neighborhood</b>	Low: \$69,000 High: \$135,000		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2056 Mesquite Lane Unit 303	2024 Mesquite Ln Unit 203	2056 Mesquite Ln Unit 103	2008 Mesquite Ln Unit 205
<b>City, State</b>	Laughlin, NV	Laughlin, NV	Laughlin, NV	Laughlin, NV
<b>Zip Code</b>	89029	89029	89029	89029
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	0.00 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$110,000	\$110,000	\$130,000
<b>List Price \$</b>	--	\$110,000	\$110,000	\$135,000
<b>Original List Date</b>		03/22/2021	04/16/2021	03/17/2021
<b>DOM · Cumulative DOM</b>	-- · --	32 · 32	4 · 7	10 · 37
<b>Age (# of years)</b>	32	32	32	32
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	3	2	1	2
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	3 Stories Multi-Unit Building	3 Stories Multi-Unit Building	3 Stories Multi-Unit Building	3 Stories Multi-Unit Building
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	986	986	986	1,194
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2	2 · 2	3 · 2
<b>Total Room #</b>	4	4	4	5
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.00 acres	0.00 acres	0.00 acres	0.00 acres
<b>Other</b>	1 Fireplace	1 Fireplace	No Fireplace	No Fireplace

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Not under contract. Tenant occupied property, leased for \$950/month when listed. Identical in bedrooms, baths, condition, and identical in square footage and age. This property is nearly equal to subject property.

**Listing 2** Under contract, will be cash sale. Vacant property when listed. Identical in bedrooms, baths, condition, age, same building. It is slightly inferior in no fireplace. This property is equal overall to subject property.

**Listing 3** Not under contract. Vacant property when listed. Identical in baths, and identical in age. It is superior in square footage and condition with new paint, laminate flooring. This property is superior to subject property.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2056 Mesquite Lane Unit 303	2032 Mesquite Ln Unit 301	2040 Mesquite Ln Unit 102	2048 Mesquite Ln Unit 202
<b>City, State</b>	Laughlin, NV	Laughlin, NV	Laughlin, NV	Laughlin, NV
<b>Zip Code</b>	89029	89029	89029	89029
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.06 <sup>1</sup>	0.08 <sup>1</sup>	0.03 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$98,900	\$109,000	\$116,000
<b>List Price \$</b>	--	\$98,900	\$109,000	\$116,000
<b>Sale Price \$</b>	--	\$98,900	\$105,000	\$116,000
<b>Type of Financing</b>	--	Conventional	Conventional	Va
<b>Date of Sale</b>	--	03/30/2021	03/19/2021	04/08/2021
<b>DOM · Cumulative DOM</b>	-- · --	65 · 138	6 · 63	23 · 60
<b>Age (# of years)</b>	32	33	32	32
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	3	3	1	2
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	3 Stories Multi-Unit Building	3 Stories Multi-Unit Building	3 Stories Multi-Unit Building	3 Stories Multi-Unit Building
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	986	990	986	986
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2	2 · 2	2 · 2
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.00 acres	0.00 acres	0.00 acres	0.00 acres
<b>Other</b>	1 Fireplace	1 Fireplace	No Fireplce	No Fireplace
<b>Net Adjustment</b>	--	-\$1,485	+\$1,000	-\$11,060
<b>Adjusted Price</b>	--	\$97,415	\$106,000	\$104,940

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 \$1,485 in seller paid concessions. Owner occupied property when listed. Identical in bedrooms, baths, condition, fireplace, 3rd floor unit, and age and nearly identical in square footage. Seller paid concessions adjusted (\$1,485).
- Sold 2** Sold with conventional financing, no concessions. Vacant property when listed. Identical in bedrooms, baths, condition and nearly identical in square footage and age. It is inferior in no fireplace \$1,000. This property is nearly equal to subject property.
- Sold 3** Sold with VA financing and \$4,060 in seller paid concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, age. It is inferior in no fireplace \$1,000 but is superior in condition with new interior paint, carpet, newer laminate flooring (\$8,000), and seller paid concessions adjusted (\$4,060).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There are no sales or MLS listings for subject property within the past 12 month.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$110,000	\$110,000
<b>Sales Price</b>	\$105,000	\$105,000
<b>30 Day Price</b>	\$102,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property should be priced near mid low range of competing listings due to oversupply of competing listings. It would be expected to sell near mid high range of adjusted recently closed sales with 90 days on market.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.11 miles and the sold comps closed within the last month. The market is reported as having decreased 2% in the last 6 months. The price conclusion is deemed supported.
-------------------------	--

## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

# DRIVE-BY BPO

by ClearCapital

2056 MESQUITE LANE UNIT 303  
LAUGHLIN, NV 89029

44559  
Loan Number

\$105,000  
As-Is Value

## Subject Photos



Street



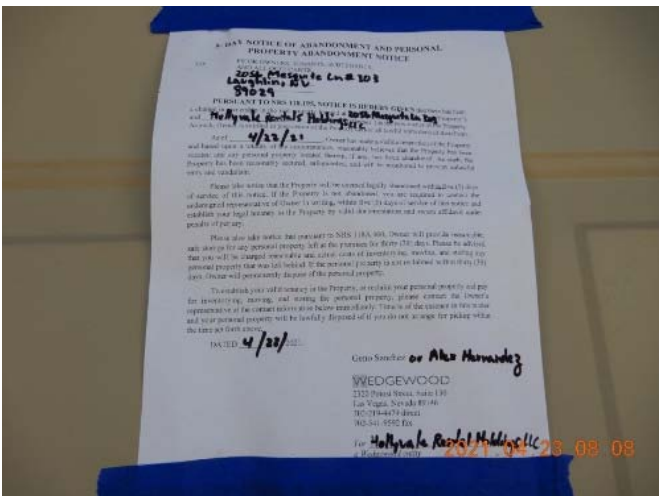
Street



Street



Other



Other

## Listing Photos

**L1** 2024 Mesquite Ln Unit 203  
Laughlin, NV 89029



Front

**L2** 2056 Mesquite Ln Unit 103  
Laughlin, NV 89029



Front

**L3** 2008 Mesquite Ln Unit 205  
Laughlin, NV 89029



Front



## Sales Photos

**S1** 2032 Mesquite Ln Unit 301  
Laughlin, NV 89029



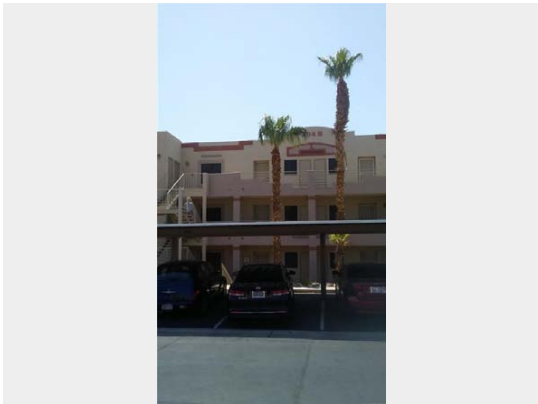
Front

**S2** 2040 Mesquite Ln Unit 102  
Laughlin, NV 89029



Front

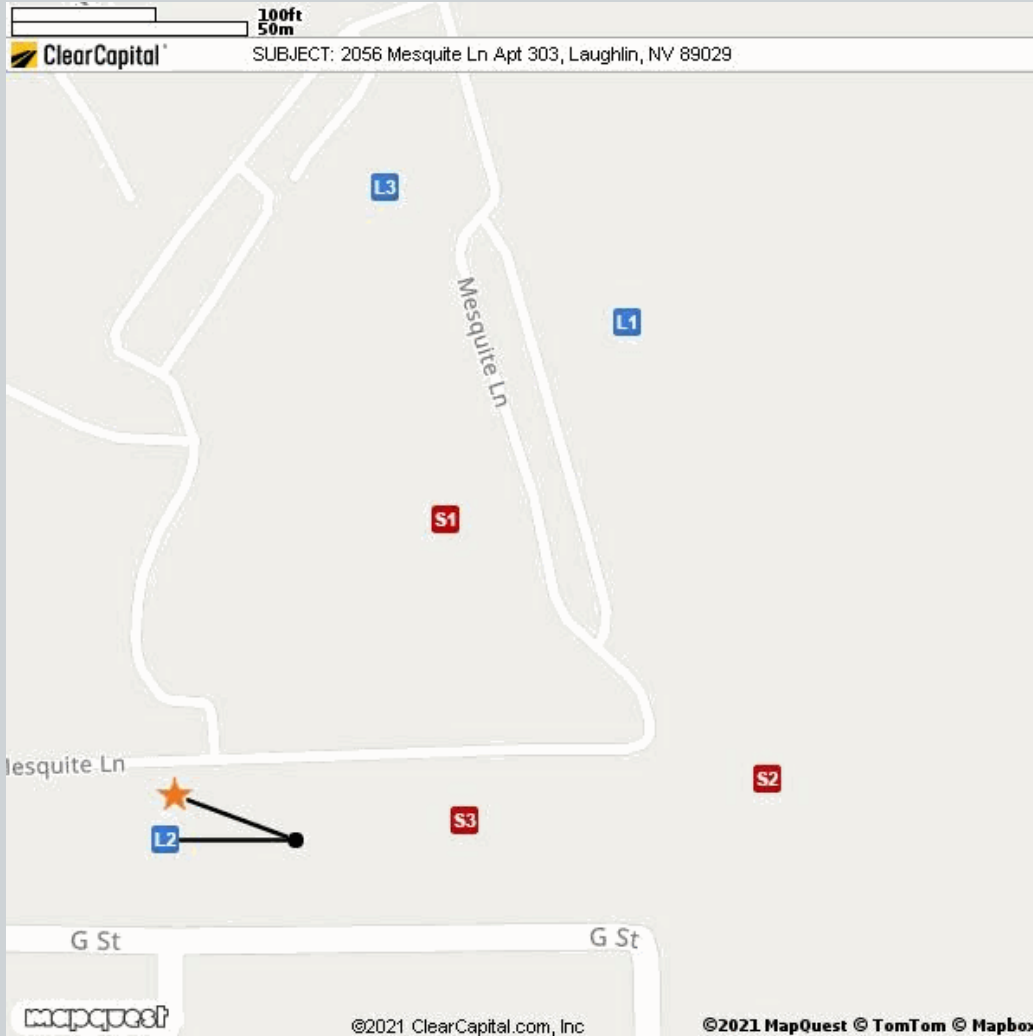
**S3** 2048 Mesquite Ln Unit 202  
Laughlin, NV 89029



Front

## ClearMaps Addendum

**Address** ★ 2056 Mesquite Lane Unit 303, Laughlin, NV 89029  
**Loan Number** 44559      **Suggested List** \$110,000      **Suggested Repaired** \$110,000      **Sale** \$105,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2056 Mesquite Lane Unit 303, Laughlin, NV 89029	--	Parcel Match
L1 Listing 1	2024 Mesquite Ln Unit 203, Laughlin, NV 89029	0.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2056 Mesquite Ln Unit 103, Laughlin, NV 89029	0.00 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2008 Mesquite Ln Unit 205, Laughlin, NV 89029	0.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2032 Mesquite Ln Unit 301, Laughlin, NV 89029	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2040 Mesquite Ln Unit 102, Laughlin, NV 89029	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2048 Mesquite Ln Unit 202, Laughlin, NV 89029	0.03 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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.

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.

**Photo Instructions**

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

## Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

## Broker Information

<b>Broker Name</b>	LINDA Bothof	<b>Company/Brokerage</b>	Linda Bothof
<b>License No</b>	B.0056344.INDV	<b>Address</b>	8565 S Eastern Ave Las Vegas NV 89123
<b>License Expiration</b>	05/31/2022	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	67.96 miles	<b>Date Signed</b>	04/23/2021

/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** (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: **2056 Mesquite Lane Unit 303, Laughlin, NV 89029**
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 23, 2021**

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.