

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	4370 Sanderling Circle Unit 56, Las Vegas, NV 89103	Order ID	7818852	Property ID	31796054
Inspection Date	12/15/2021	Date of Report	12/15/2021		
Loan Number	47125	APN	162-18-617-056		
Borrower Name	Hollyvale Rental Holdings LLC	County	Clark		

Tracking IDs

Order Tracking ID	12.14.21_BPOs	Tracking ID 1	12.14.21_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Nobel Property Solutions LLC	Condition Comments There are no noticeable upgrades to the subject. It appears to be in average condition. No Repairs.
R. E. Taxes	\$591	
Assessed Value	\$27,257	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	N/A 0000000000	
Association Fees	\$150 / Month (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$50,000 High: \$380,000	
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	4370 Sanderling Circle Unit 56	4281 Sanderling Cir #132	4161 Gannet Cir #370	4350 Sanderling Cir #65
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89103	89103	89103	89103
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.21 ¹	0.03 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	\$	\$200,000	\$179,900	\$218,999
List Price \$	--	\$200,000	\$179,900	\$218,999
Original List Date		10/20/2021	12/07/2021	12/07/2021
DOM · Cumulative DOM	-- · --	56 · 56	8 · 8	8 · 8
Age (# of years)	41	33	33	32
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	981	964	964	1,008
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.01 acres	0.01 acres	0.01 acres
Other	Patio	None	None	Patio, FP

* 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** Condo the tiles laminate in the bedrooms, floor to ceiling tile in both bathrooms. Including the bathrooms. Roll out cabinets, this 2 bed 2 bath condo.
- Listing 2** Spacious second level unit in the gated community of SPRING OAKS featuring 2 bedrooms and 2 full baths with open floor plan. Kitchen with breakfast bar and overlooking the large living room. quiet location by Chinatown and close to shopping, restaurants and the Las Vegas strip. Community pool, spa and tennis courts.
- Listing 3** Hardfloor tile surface is continuous in all rooms. This home affords an open spacious floor plan, with fireplace, separate dining area off designer kitchen that features cabinets with lux handles, backsplash and farm sink. All appliances, dishwasher, microwave, stainless refrigerator are included. Bedroom features fully bathroom with walk in shower, floor to ceiling glass doors, lighting and tile. shower offers wall mounted unit with 2 sprayers and raintree shower head. down the hall is the secondary bedroom with appointed bathroom. Slider off living room opens to covered patio with storage room. This one of a kind property also has rv/boat/recreational vehicle parking, fee is included in the very low cost hoa. The condo complex is surrounded with views of the palms,wynn and venetian hotels.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4370 Sanderling Circle Unit 56	4360 Sanderling Cir #59	4111 Sanderling Cir #358	4241 Sanderling Cir #305
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89103	89103	89103	89103
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.16 ¹	0.09 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$179,000	\$191,000	\$210,000
List Price \$	--	\$179,000	\$191,000	\$210,000
Sale Price \$	--	\$179,000	\$191,000	\$210,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/09/2021	09/27/2021	09/08/2021
DOM · Cumulative DOM	-- · --	50 · 50	42 · 42	43 · 43
Age (# of years)	41	41	34	33
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	981	981	1,008	1,008
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.01 acres	0.01 acres	0.01 acres
Other	Patio	None	FP	FP
Net Adjustment	--	+\$500	-\$1,375	+\$2,525
Adjusted Price	--	\$179,500	\$189,625	\$212,525

* 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** Adjustment : Amenities/500. Downstairs unit at Spring Oaks community. Gated with pool and the clubhouse. Private and shady balcony that not only is an enjoyable space also it brings in the air. Open and airy floor plan with living room and dining combo with tile flooring; The washer, dryer, refrigerator are to stay and sold as-is.
- Sold 2** Adjustment : GLA/-675, Age/-700. Two bedroom two bathroom condo in a gated community. this home with paint and flooring throughout, light fixtures, gorgeous fireplace and much more. Large bedrooms.
- Sold 3** Adjustment : GLA/-675, Age/-800, Full baths/4000. Location condo in a popular community, walkable distance right behind Chinatown. Downstairs with 2 beds and 2 baths. Vinyl flooring throughout. Kitchen and bathrooms. Bedrooms with big closets.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No additional history for subject in past 12 months.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$205,000	\$205,000
Sales Price	\$195,000	\$195,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
The subject should be sold in as-is condition. The market conditions is currently stable. Due to suburban density and lack of more suitable comparable, it was necessary to exceed over 3 months from the inspection date. Could not bracket the subject Age, GLA by the list comps due to the lack of activity in the market.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Internal research conducted shows that there has been an increase in the market of 18.1% 6mo/6mo and 8.4% Qtr/Qtr on a PPSF basis. Comps chosen are deemed most reliable in the surrounding area and adjustments are sufficient to account for the differences between the comps and the subject. As such, 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.

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 4281 Sanderling CIR #132
Las Vegas, NV 89103



Front

L2 4161 Gannet CIR #370
Las Vegas, NV 89103



Front

L3 4350 Sanderling CIR #65
Las Vegas, NV 89103



Front

Sales Photos

S1 4360 Sanderling CIR #59
Las Vegas, NV 89103



Front

S2 4111 Sanderling CIR #358
Las Vegas, NV 89103



Front

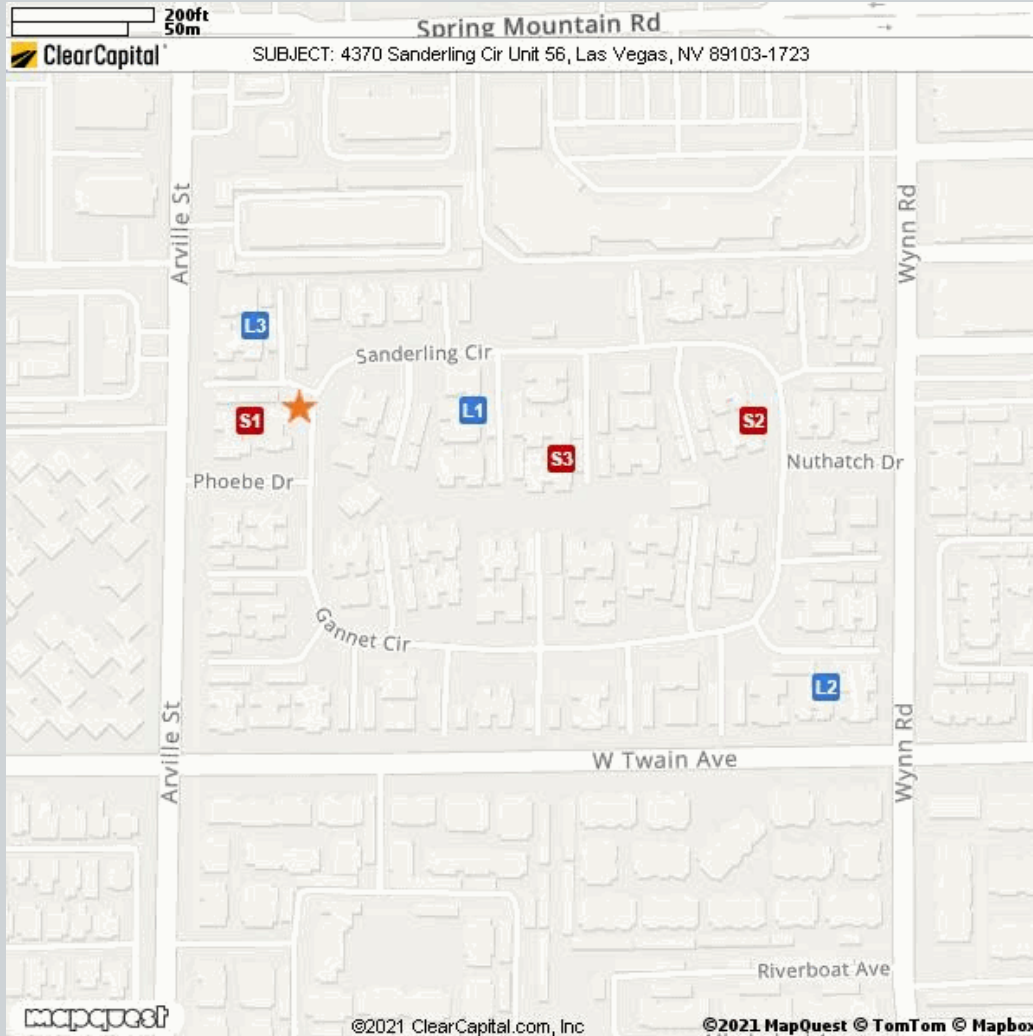
S3 4241 Sanderling CIR #305
Las Vegas, NV 89103



Front

ClearMaps Addendum

Address ★ 4370 Sanderling Circle Unit 56, Las Vegas, NV 89103
Loan Number 47125 **Suggested List** \$205,000 **Suggested Repaired** \$205,000 **Sale** \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4370 Sanderling Circle Unit 56, Las Vegas, NV 89103	--	Parcel Match
L1 Listing 1	4281 Sanderling Cir #132, Las Vegas, NV 89103	0.06 Miles ¹	Parcel Match
L2 Listing 2	4161 Gannet Cir #370, Las Vegas, NV 89103	0.21 Miles ¹	Parcel Match
L3 Listing 3	4350 Sanderling Cir #65, Las Vegas, NV 89103	0.03 Miles ¹	Parcel Match
S1 Sold 1	4360 Sanderling Cir #59, Las Vegas, NV 89103	0.01 Miles ¹	Parcel Match
S2 Sold 2	4111 Sanderling Cir #358, Las Vegas, NV 89103	0.16 Miles ¹	Parcel Match
S3 Sold 3	4241 Sanderling Cir #305, Las Vegas, NV 89103	0.09 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	Reginald Broaden	Company/Brokerage	WEST COAST REALTY LLC
License No	B.0043579.LLC	Address	6135 THEATRICAL RD LAS VEGAS NV 89031
License Expiration	01/31/2022	License State	NV
Phone	7022184665	Email	westcoastrealty1@gmail.com
Broker Distance to Subject	10.33 miles	Date Signed	12/15/2021

/Reginald Broaden/

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: **Reginald Broaden** ("Licensee"), **B.0043579.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **WEST COAST REALTY LLC** (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: **4370 Sanderling Circle Unit 56, Las Vegas, NV 89103**
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 15, 2021**

Licensee signature: **/Reginald Broaden/**

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.