

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>         | 953 Buffalo River Avenue, Henderson, NV 89002 | <b>Order ID</b>       | 8519198     | <b>Property ID</b> | 33552920 |
| <b>Inspection Date</b> | 11/16/2022                                    | <b>Date of Report</b> | 11/16/2022  |                    |          |
| <b>Loan Number</b>     | 50043   | <b>APN</b>            | 17928316022 |                    |          |
| <b>Borrower Name</b>   | na  | <b>County</b>         | Clark       |                    |          |

| Tracking IDs             |                         |                      |                         |  |  |
|--------------------------|-------------------------|----------------------|-------------------------|--|--|
| <b>Order Tracking ID</b> | 11.15.22 CS_Citi Update | <b>Tracking ID 1</b> | 11.15.22 CS_Citi Update |  |  |
| <b>Tracking ID 2</b>     | --                      | <b>Tracking ID 3</b> | --                      |  |  |

## General Conditions

|                                       |                                    |  |  |
|---------------------------------------|------------------------------------|--|--|
| <b>Owner</b>                          | CHAMPERY REAL ESTATE 2015 LLC      | <b>Condition Comments</b>  |  |
| <b>R. E. Taxes</b>                    | \$2,043                            | Subject property is located in a gated community. No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in good condition for age and area. |  |
| <b>Assessed Value</b>                 | \$116,633                          |  |  |
| <b>Zoning Classification</b>          | Residential                        |  |  |
| <b>Property Type</b>                  | SFR                                |  |  |
| <b>Occupancy</b>                      | Occupied                           |  |  |
| <b>Ownership Type</b>                 | Fee Simple                         |  |  |
| <b>Property Condition</b>             | Average                            |  |  |
| <b>Estimated Exterior Repair Cost</b> | \$0                                |  |  |
| <b>Estimated Interior Repair Cost</b> | \$0                                |  |  |
| <b>Total Estimated Repair</b>         | \$0                                |  |  |
| <b>HOA</b>                            | Boulder Creek HOA                  |  |  |
| <b>Association Fees</b>               | \$35 / Month (Other: CC&RS, Gated) |  |  |
| <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>                     | Stable                                 | In the subject's subdivision there are 9 homes for sale, 1 under contract, 6 homes sold in the last 90 days. Average days on Market 44 days. No REO or short sale properties in subdivision. |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$354250<br>High: \$608000        |  |  |
| <b>Market for this type of property</b>  | Remained Stable for the past 6 months. |  |  |
| <b>Normal Marketing Days</b>             | <90                                    |  |  |

## Current Listings

|                               | Subject                  | Listing 1               | Listing 2             | Listing 3 *             |
|-------------------------------|--------------------------|-------------------------|-----------------------|-------------------------|
| <b>Street Address</b>         | 953 Buffalo River Avenue | 1023 Klamath River Ave  | 934 Trinity Pond Cir  | 955 Mill Run Creek Ave  |
| <b>City, State</b>            | Henderson, NV            | Henderson, NV           | Henderson, NV         | Henderson, NV           |
| <b>Zip Code</b>               | 89002                    | 89002                   | 89002                 | 89002                   |
| <b>Datasource</b>             | Public Records           | MLS                     | MLS                   | MLS                     |
| <b>Miles to Subj.</b>         | --                       | 0.39 <sup>1</sup>       | 0.51 <sup>1</sup>     | 0.05 <sup>1</sup>       |
| <b>Property Type</b>          | SFR                      | SFR                     | SFR                   | SFR                     |
| <b>Original List Price \$</b> | \$                       | \$498,000               | \$455,000             | \$525,000               |
| <b>List Price \$</b>          | --                       | \$498,000               | \$430,000             | \$519,999               |
| <b>Original List Date</b>     |                          | 10/05/2022              | 09/30/2022            | 10/22/2022              |
| <b>DOM · Cumulative DOM</b>   | -- · --                  | 42 · 42                 | 47 · 47               | 25 · 25                 |
| <b>Age (# of years)</b>       | 17                       | 14                      | 16                    | 14                      |
| <b>Condition</b>              | Average                  | Average                 | Average               | Good                    |
| <b>Sales Type</b>             | --                       | Fair Market Value       | Fair Market Value     | Fair Market Value       |
| <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>           | 1 Story Other            | 2 Stories Other         | 2 Stories Other       | 2 Stories Other         |
| <b># Units</b>                | 1                        | 1                       | 1                     | 1                       |
| <b>Living Sq. Feet</b>        | 1,884                    | 1,897                   | 1,897                 | 1,897                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 4 · 2                    | 4 · 3                   | 4 · 3 · 1             | 4 · 3 · 1               |
| <b>Total Room #</b>           | 6                        | 9                       | 6                     | 6                       |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)        | Attached 2 Car(s)       | Attached 2 Car(s)     | Attached 2 Car(s)       |
| <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>               | --                       | Pool - Yes<br>Spa - Yes | --                    | Pool - Yes<br>Spa - Yes |
| <b>Lot Size</b>               | 0.14 acres               | 0.10 acres              | 0.11 acres            | 0.14 acres              |
| <b>Other</b>                  | --                       | --                      | --                    | --                      |

\* Listing 3 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.

## Current Listings - Cont.

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

- Listing 1** Superior in age, pool, spa, square footage, bathrooms. Identical in bedrooms, garage stalls. Inferior in lot size. LOOK NO FURTHER...This IMMACULATE HOME has it all! Pride of Ownership is evident in this beauty. One of a Kind Chef's Kitchen accented with Butcher Block Countertops, Luxury Hood and ZLINE Stove, Refrigerator, Backsplash, Modern Cabinetry. Deluxe Walk in Pantry that no other home in this community has! Remodeled Laundry Room off the Kitchen w/Butcher Block Counters. Spacious open Living area's with newly installed bookshelf instead of boring pony wall. Wood Laminate Downstairs w/Hardwood Upstairs and on Staircase. Baseboards, Freshly Painted Exterior and Outside Walls. This is a Backyard you never want to leave.. Heated Pool/Spa with Luxurious Wood Element Walls with Lighting. Misters for the summer and Outdoor Speakers... Relax by the Wood Burning Firepit, with a Comfy Whimsical Custom Seating Area. Raised Garden Beds, Pavers \*\*Primary Bedroom Balcony w/ Mountain Views. Bedroom and Full Bath downstairs, Finished Garage, Community Parks, Trails, shopping and schools. Everything.
- Listing 2** Similar in age. Superior in square footage, bathrooms. Identical in bedrooms, garage stalls. Inferior in lot size. Gorgeous 4 bedroom home w/ 2 master bedrooms (1 downstairs and 1 upstairs). Master bedroom with walk-in closet and balcony. Newly painted interior and new tile. All appliances are included, as well as the washer and dryer. Spacious backyard with covered patio. This home is a MUST SEE!
- Listing 3** Superior in age, square footage, bathrooms, pool, spa. Identical in bedrooms, lot size, garage stalls. This MUST SEE property has it all! There's RV Parking, Pool, Spa, bedroom and full bath down! The newly remodeled kitchen has tile throughout, NEW cabinets, NEW black stainless appliance, farmhouse sink and gorgeous granite counter tops. The primary bathroom has a freestanding tub, rainfall walk in shower and new vanity. Now let's talk about the exterior. Enjoy the beautiful Vegas weather overlooking the low maintenance landscaping and fire pit in the front yard and the pool and spa in the backyard. This house is ready to entertain.

## Recent Sales

|                               | Subject                  | Sold 1                 | Sold 2                  | Sold 3 *              |
|-------------------------------|--------------------------|------------------------|-------------------------|-----------------------|
| <b>Street Address</b>         | 953 Buffalo River Avenue | 976 Mill Run Creek Ave | 997 Mackenzie River Ave | 997 Kern River Ave    |
| <b>City, State</b>            | Henderson, NV            | Henderson, NV          | Henderson, NV           | Henderson, NV         |
| <b>Zip Code</b>               | 89002                    | 89002                  | 89002                   | 89002                 |
| <b>Datasource</b>             | Public Records           | MLS                    | MLS                     | Public Records        |
| <b>Miles to Subj.</b>         | --                       | 0.10 <sup>1</sup>      | 0.31 <sup>1</sup>       | 0.37 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                      | SFR                    | SFR                     | SFR                   |
| <b>Original List Price \$</b> | --                       | \$499,999              | \$465,000               | \$525,000             |
| <b>List Price \$</b>          | --                       | \$475,000              | \$465,000               | \$525,000             |
| <b>Sale Price \$</b>          | --                       | \$450,000              | \$451,000               | \$499,700             |
| <b>Type of Financing</b>      | --                       | Conv                   | Cash                    | Cash                  |
| <b>Date of Sale</b>           | --                       | 11/04/2022             | 08/03/2022              | 07/06/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --                  | 74 · 74                | 56 · 56                 | 6 · --                |
| <b>Age (# of years)</b>       | 17                       | 15                     | 14                      | 14                    |
| <b>Condition</b>              | Average                  | Average                | Average                 | Average               |
| <b>Sales Type</b>             | --                       | Fair Market Value      | Fair Market Value       | Fair Market Value     |
| <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>           | 1 Story Other            | 1 Story Other          | 2 Stories Other         | 2 Stories Other       |
| <b># Units</b>                | 1                        | 1                      | 1                       | 1                     |
| <b>Living Sq. Feet</b>        | 1,884                    | 1,884                  | 1,897                   | 1,897                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 4 · 2                    | 4 · 2                  | 4 · 3                   | 4 · 3                 |
| <b>Total Room #</b>           | 6                        | 7                      | 7                       | 7                     |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)        | Attached 3 Car(s)      | Attached 2 Car(s)       | Attached 2 Car(s)     |
| <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>               | 0.14 acres               | 0.14 acres             | 0.09 acres              | 0.09 acres            |
| <b>Other</b>                  | --                       | --                     | --                      | --                    |
| <b>Net Adjustment</b>         | --                       | -\$4,000               | -\$3,094                | -\$3,419              |
| <b>Adjusted Price</b>         | --                       | \$446,000              | \$447,906               | \$496,281             |

\* Sold 3 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** Identical in square footage, bedrooms, bathrooms, lot size. Superior in age, garage stalls. SC1 adj. - \$4,000 sup garage stalls SELLER TO CREDIT BUYER \$5k IN CLOSING COSTS & INCL. 1 YR HOME WRNTY (at full offer) Looking for a single story in Henderson, look no further. Updated and meticulously maintained. 4bd, 2ba. 3 car- New carpet, ceramic tile, spacious kitchen, granite counter tops, stainless steel appliances, double oven, built in microwave, dishwasher, plenty of storage. Rec LED lighting, tinted windows, welcoming living room with electric fire place, ceiling fans, a/c and heat. Updated bath stand up shower, Jack and Jill sink, whirlpool bath. Yards have been maintained, desert friendly landscaping, poured concrete, artificial turf. Enjoy your morning coffee under the back yard covered patio. Toys, ex garage space, home offers a 3 car gar, w/ added 14x39 open end carport / workspace. Refrigerator, W&D, TV with Mount, included with purchase. front door security screen, pd alarm sys, backyard wired for a hot tub. Don't hesitate, book your showing today. Conveniently located, Easy freeway access.
- Sold 2** Superior in age, square footage, bathrooms. Inferior in lot size. Identical in garage stalls. SC2 adj. -\$3,094 sup sq ft. (\$238 sq ft) Gorgeous 4 bedroom 3 full bathroom home in Henderson with pool size backyard. This home has all manmade wood floor, tile in the kitchen and bathroom area, covered patio and pool-size yard. It has a bedroom and full bath down. Perfect retirement or starter home.
- Sold 3** Superior in age, square footage, bathrooms. Inferior in lot size. Identical in garage stalls. SC2 adj. -\$3,094 sup sq ft. (\$263 sq ft) This Henderson two-story home offers a patio, granite countertops, and a two-car garage.

## Subject Sales & Listing History

|  |                            |                        |                         |  |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b>  |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | Highly upgraded 4 bedroom single story with 3 car garage in exclusive gated community! This home features all new designer-selected interior paint, all new Dreamweaver carpet, tile floors throughout, crown molding, massive open kitchen with built-in appliances and covered patio in fully finished backyard! Ideally situated in the |                    |                     |               |
| <b>Listing Agent Name</b>                          |                            |                        |                         |  |                    |                     |               |
| <b>Listing Agent Phone</b>                         |                            |                        |                         |  |                    |                     |               |
| <b># of Removed Listings in Previous 12 Months</b> | 2                          |                        |                         |  |                    |                     |               |
| <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> |
| 09/21/2022   | \$475,000                  | 10/21/2022             | \$459,900               | Withdrawn  | 10/21/2022         | \$459,900           | MLS           |
| 10/21/2022   | \$459,900                  | 11/10/2022             | \$459,900               | Withdrawn  | 11/10/2022         | \$459,900           | MLS           |

## Marketing Strategy

|   | <b>As Is Price</b> | <b>Repaired Price</b> |
|---|--------------------|-----------------------|
| <b>Suggested List Price</b>   | \$490,000          | \$490,000             |
| <b>Sales Price</b>  | \$480,000          | \$480,000             |
| <b>30 Day Price</b>   | \$470,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| Suggest pricing near mid-range of competing listings. Subject property would likely sell near mid to low range of comps |                    |                       |

## 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.

## Subject Photos



Front



Front



Front



Front



Address Verification



Address Verification



## Subject Photos



Side



Side



Street



Street



## Listing Photos

**L1** 1023 Klamath River Ave  
Henderson, NV 89002



Front

**L2** 934 Trinity Pond Cir  
Henderson, NV 89002



Front

**L3** 955 Mill Run Creek Ave  
Henderson, NV 89002



Front

## Sales Photos

**S1** 976 Mill Run Creek Ave  
Henderson, NV 89002



Front

**S2** 997 Mackenzie River Ave  
Henderson, NV 89002



Front

**S3** 997 Kern River Ave  
Henderson, NV 89002



Front

## ClearMaps Addendum

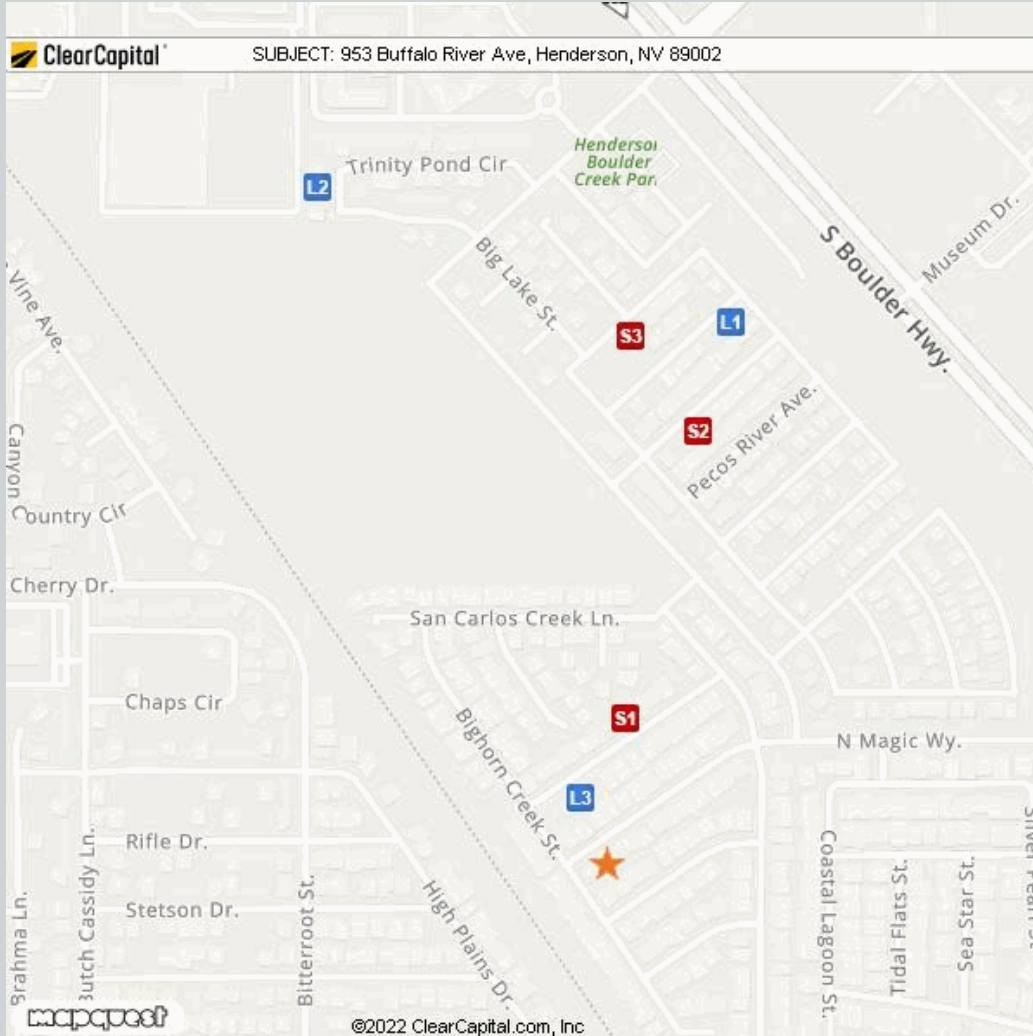
**Address** ★ 953 Buffalo River Avenue, Henderson, NV 89002

**Loan Number** 50043

**Suggested List** \$490,000

**Suggested Repaired** \$490,000

**Sale** \$480,000



| Comparable   | Address                                       | Miles to Subject        | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject    | 953 Buffalo River Avenue, Henderson, NV 89002 | --                      | Parcel Match     |
| L1 Listing 1 | 1023 Klamath River Ave, Henderson, NV 89002   | 0.39 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 934 Trinity Pond Cir, Henderson, NV 89002     | 0.51 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 955 Mill Run Creek Ave, Henderson, NV 89002   | 0.05 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 976 Mill Run Creek Ave, Henderson, NV 89002   | 0.10 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 997 Mackenzie River Ave, Henderson, NV 89002  | 0.31 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 997 Kern River Ave, Henderson, NV 89002       | 0.37 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 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

|                                   |             |                          |   |
|-----------------------------------|-------------|--------------------------|---|
| <b>Broker Name</b>                | Ivory Harp  | <b>Company/Brokerage</b> | Prestige Properties                         |
| <b>License No</b>                 | S.0172462   | <b>Address</b>           | 107 E Warm Springs Rd Las Vegas<br>NV 89119 |
| <b>License Expiration</b>         | 12/31/2022  | <b>License State</b>     | NV  |
| <b>Phone</b>                      | 7025812609  | <b>Email</b>             | IVORY@IVORYSELLSVEGAS.COM                   |
| <b>Broker Distance to Subject</b> | 12.53 miles | <b>Date Signed</b>       | 11/16/2022                                  |

/Ivory Harp/

*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: **Ivory Harp** ("Licensee"), **S.0172462** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Prestige Properties** (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: **953 Buffalo River Avenue, Henderson, NV 89002**
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: **November 16, 2022**

Licensee signature: **/Ivory Harp/**

**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.