

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	1131 Paradise Garden Drive, Henderson, NV 89002	Order ID	8245269	Property ID	32835391
Inspection Date	06/02/2022	Date of Report	06/02/2022		
Loan Number	50046	APN	17934315040		
Borrower Name	Champery Real Estate 2015 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	060222_BPO	Tracking ID 1	060222_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BURNHAM VENTURES LLC	Condition Comments	
R. E. Taxes	\$1,172	No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in good condition for age and area.	
Assessed Value	\$76,424		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Liberty at Paradise		
Association Fees	\$165 / Month (Pool, Landscaping, Other: Basketball Courts, CC&RS, COMMUNITY Pool, Gated, Guest Parking, Park, Playground)		
Visible From Street	Not Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	In the subject's subdivision there are 2 homes for sale, 3 under contract, 9 homes sold in the last 90 days. Average days on Market 7 days. No REO or short sale properties in subdivision.	
Sales Prices in this Neighborhood	Low: \$301500 High: \$580300		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1131 Paradise Garden Drive	1157 Paradise Home Rd	1150 Paradise Home Rd	1162 Paradise Desert Ave
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89002	89002	89002	89002
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.22 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$396,000	\$411,000
List Price \$	--	\$400,000	\$396,000	\$396,000
Original List Date		05/17/2022	05/25/2022	04/18/2022
DOM · Cumulative DOM	-- · --	16 · 16	8 · 8	45 · 45
Age (# of years)	17	15	15	16
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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,611	1,478	1,478	1,288
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	5	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	0.06 acres	0.06 acres	0.06 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 Similar in age. Inferior in square footage. Identical in bedrooms, bathrooms, garage stalls, lot size. Open House June 4th 12pm-4pm!! STUNNING & GORGEOUS! This immaculate home is ready to move in! Custom paint through out! Open concept floor plan with upgraded vinyl wood plank flooring and brand new carpet in bedrooms! Nice open kitchen with island! 3 Community pools, playground, basketball courts, and park! GREAT HOME!

Listing 2 Similar in age. Inferior in square footage. Identical in bedrooms, bathrooms, garage stalls, lot size. Come take a look at this beautiful 2 story home located in gated community! This open-concept home features 3 bed /2.5 baths, spacious kitchen with stainless steel appliances, recessed lighting, central island with eat at bar. A bright and spacious primary suite with en-suite bath features tub & shower combo, and walk-in closet. 2 additional upper-level bedrooms complement the home. Nice sized backyard with patio. A great gated community with pool, located minutes from freeway, shopping, and parks.

Listing 3 Similar in age. Inferior in square footage. Identical in bedrooms, bathrooms, garage stalls, lot size. Amazing 3 bedroom 2.5 bath move in ready home! Downstairs open concept floor plan with a half bath. Bright and airy throughout. Enjoy the backyard covered patio for those BBQ days!. Close to pool and guest parking. Take a look at this one and you will make it your own!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1131 Paradise Garden Drive	1153 Paradise Garden Dr	1143 Safari Creek Dr	1069 Country Coach Dr
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89002	89002	89002	89002
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.04 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,000	\$345,800	\$411,000
List Price \$	--	\$359,000	\$399,998	\$411,000
Sale Price \$	--	\$400,000	\$420,000	\$384,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	03/28/2022	05/19/2022	04/28/2022
DOM · Cumulative DOM	-- · --	32 · 32	55 · 55	45 · 45
Age (# of years)	17	17	16	17
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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,611	1,611	1,611	1,747
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	8	7	3
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	0.06 acres	0.06 acres	0.08 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$29,920
Adjusted Price	--	\$400,000	\$420,000	\$354,080

* 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** Identical in age, square footage, bedrooms, bathrooms, garage stalls, lot size. Cozy 2 Story, 3 Bed, 3 Bath Home In Henderson! Located In The Gated Community of Paradise Coach Resorts This Charming Home Is Move In Ready. Step Inside Where You're Greeted By Warm Engineered Wood Floors. The Downstairs Boasts A Convenient Layout Which Has a Half Bath For Guests, Dining Area Adjacent To the Kitchen, And An Adjoining Family Room With Shiplap Accent Wall. Stunning Quartz Countertops Set The Kitchen Apart With Ample Prep Space And Cabinet Storage. Upstairs You Will Find A Spacious Loft Area Which Is Perfect For A Home Office, Or Additional Family Room, Also Don't Forget To Peek Out The Window And Admire The Mountain Views. Down The Hall You Will Find The Primary Retreat With Large Walk-In Closet And Attached Ensuite. Two Additional Bedrooms, Hallway Laundry Area, And Full Bathroom Complete The Second Floor. Venture Out To The Backyard Secret Garden Accented by Hanging Marquee Lights, And Private Access To The Walking Trail. Don't Miss Out!
- Sold 2** Identical in square footage, bedrooms, bathrooms, garage stalls, lot size. Similar in age. This elegant home is located in the gated community of Paradise Coach Resorts. Features 3 community pools, 4 club houses, basketball courts, playgrounds, and trails. Additional insulation in the attic making this home energy efficient. this beauty is move in ready with an open layout, granite countertops in kitchen, culture marble countertops in all bathrooms, brand new carpet and new ceiling fans throughout the home. In addition the interior and exterior have been recently repainted. When in the garage, focus your attention on the epoxy flooring, finished walls and insulated garage door. The driveway has been extended. Upstairs you will find a spacious loft perfect for a game room or office. A stunning balcony overseeing the magical mountain views. Our primary suite features crown molding, a spacious walk in closets and ensuit bath. Our finished backyard grants access to breathtaking trails.
- Sold 3** Identical in age, bedrooms, bathrooms, garage stalls. Similar in lot size. Superior in square footage. SC3 adj. -\$29,920 superior sq ft. (\$220 sq ft) This Henderson two-story home offers a one-car garage. This home has been virtually staged to illustrate its potential.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No Listing History Comments				
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	\$430,000	\$430,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
Suggest pricing near mid to high range of competing listings after adjustments. Subject property would likely sell near mid to high 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



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 1157 Paradise Home Rd
Henderson, NV 89002



Front

L2 1150 Paradise Home Rd
Henderson, NV 89002



Front

L3 1162 Paradise Desert Ave
Henderson, NV 89002



Front

Sales Photos

S1 1153 Paradise Garden Dr
Henderson, NV 89002



Front

S2 1143 Safari Creek Dr
Henderson, NV 89002



Front

S3 1069 Country Coach Dr
Henderson, NV 89002



Front

ClearMaps Addendum

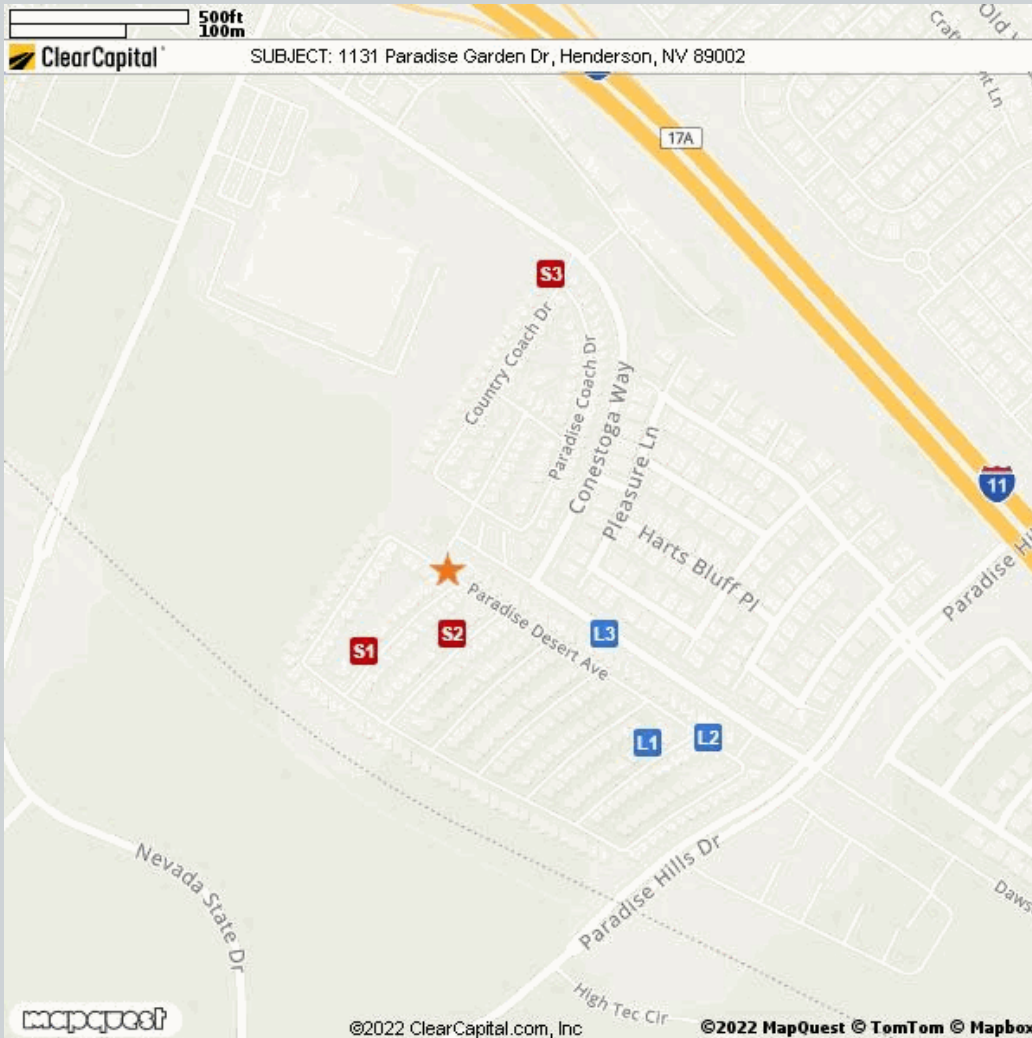
Address ★ 1131 Paradise Garden Drive, Henderson, NV 89002

Loan Number 50046

Suggested List \$430,000

Suggested Repaired \$430,000

Sale \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1131 Paradise Garden Drive, Henderson, NV 89002	--	Parcel Match
L1 Listing 1	1157 Paradise Home Rd, Henderson, NV 89002	0.18 Miles ¹	Parcel Match
L2 Listing 2	1150 Paradise Home Rd, Henderson, NV 89002	0.22 Miles ¹	Parcel Match
L3 Listing 3	1162 Paradise Desert Ave, Henderson, NV 89002	0.12 Miles ¹	Parcel Match
S1 Sold 1	1153 Paradise Garden Dr, Henderson, NV 89002	0.07 Miles ¹	Parcel Match
S2 Sold 2	1143 Safari Creek Dr, Henderson, NV 89002	0.04 Miles ¹	Parcel Match
S3 Sold 3	1069 Country Coach Dr, Henderson, NV 89002	0.22 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Ivory Harp	Company/Brokerage	Prestige Properties
License No	S.0172462	Address	1139 Paradise Vista Henderson NV 89002
License Expiration	12/31/2022	License State	NV
Phone	7025812609	Email	IVORY@IVORYSELLSVEGAS.COM
Broker Distance to Subject	0.07 miles	Date Signed	06/02/2022

/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: **1131 Paradise Garden Drive, 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: **June 2, 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.