

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	2428 La Casa Drive, Henderson, NEVADA 89014	Order ID	8566503	Property ID	33778445
Inspection Date	12/29/2022	Date of Report	12/29/2022		
Loan Number	50441	APN	178-06-610-015		
Borrower Name	Champery Real Estate 2015 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	12.28.22 CS-Citi Update	Tracking ID 1	12.28.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CHAMPERY REAL ESTATE 2015 LLC	Condition Comments	
R. E. Taxes	\$1,797	No damage or repair issues noted from exterior visual inspection. Door, windows, window coverings visible from exterior appear to be in good/very good condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a single story, single family detached home with 3 bedrooms and 2 baths. Roof is pitched concrete tile. It has no fireplace, but has an in-ground pool and spa. Last sold 06/24/2022 as fair market sale for \$340,000. Property was listed for sale 11/18/2022 and withdrawn. Tax records show that this property is not owner occupied. Subject property is located in the Vista North Green Valley area of Henderson. This development is comprised of 244 single family homes which vary in living area from 888-2,718 square feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer is owner occupant with conventional financing.	
Assessed Value	\$68,766		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Secured by electronic lock box.)			
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	There is a balanced supply of listings within Vista North Green Valley. There are 2 currently listed units, all fair market transactions. In the past 12 months, there have been 8 closed MLS sales in this area. This indicates a balanced supply of listings, assuming 90 days on market. Average days on market time was 12 with range 1-47 days and average sale price was 103% of final list price.	
Sales Prices in this Neighborhood	Low: \$408,000 High: \$545,000		
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	2428 La Casa Drive	2365 Moorpark Way	3157 Viewcrest Ave	2351 Valleywood St
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89014	89014	89014	89014
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.50 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$417,700	\$489,000	\$519,999
List Price \$	--	\$400,000	\$489,000	\$519,999
Original List Date		08/17/2022	11/05/2022	11/28/2022
DOM · Cumulative DOM	-- · --	39 · 134	53 · 54	30 · 31
Age (# of years)	43	43	38	38
Condition	Good	Good	Average	Good
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,506	1,303	1,506	2,066
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes	Pool - Yes
Lot Size	0.16 acres	0.15 acres	0.15 acres	0.22 acres
Other	No Fireplace	1 Fireplace	No Fireplace	1 Fireplace

* 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** Under contract, will be conventional financing. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity, age. It is inferior in square footage, lot size, no pool or spa, buy is superior in fireplace. This property is inferior to subject property.
- Listing 2** Not under contract. Owner occupied property when listed. Identical in square footage, bedrooms, baths, garage capacity, no fireplace, pool and nearly identical in age. It is inferior in condition, not renovated, no spa and lot size. This property is inferior to subject property.
- Listing 3** Not under contract. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity, pool and nearly identical in age. It is inferior in no spa but is superior in square footage, lot size and fireplace. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2428 La Casa Drive	3167 High View Dr	3112 La Mesa Dr	3108 La Mesa Dr
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89014	89014	89014	89014
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.37 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$424,999	\$479,900
List Price \$	--	\$415,000	\$469,999	\$479,900
Sale Price \$	--	\$408,000	\$463,000	\$545,000
Type of Financing	--	Fha	Conventional	Va
Date of Sale	--	11/18/2022	02/24/2022	06/17/2022
DOM · Cumulative DOM	-- · --	6 · 30	9 · 40	6 · 43
Age (# of years)	43	43	44	44
Condition	Good	Good	Good	Excellent
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,506	1,292	1,562	1,650
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0.16 acres	0.18 acres	0.16 acres	0.16 acres
Other	No Fireplace	1 Fireplace, Concessions	1 Fireplace	1 Fireplace
Net Adjustment	--	+\$11,000	-\$1,600	-\$60,400
Adjusted Price	--	\$419,000	\$461,400	\$484,600

* 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** FHA sale with \$10,000 in seller paid concessions. Owner occupied property when listed. identical in bedrooms, baths, condition, age, pool. It is inferior in square footage adjusted @ \$100/square foot \$21,400, no spa \$5,000 but is superior in lot size adjusted @ \$5/square foot (\$4,400), fireplace (\$1,000) and seller paid concessions (\$10,000).
- Sold 2** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical in baths, condition, garage capacity, lot size and nearly identical in age. It is inferior in no spa \$5,000 but is superior in square footage adjusted @ \$100/square foot (\$5,600) and fireplace (\$1,000). List price was increased after original listing.
- Sold 3** Sold with VA financing, no concessions. Owner occupied property when listed. Identical in bedrooms, baths, garage capacity, pool and nearly identical in age. It is inferior in no spa but is superior in square footage adjusted @ \$100/square foot (\$14,400), condition with new paint, flooring, roof, HVAC, quartz counters, appliances (\$50,000), and fireplace (\$1,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold as non MLS sale 06/24/2022. Listed for sale MLS 2455066 as renovated vacant property and withdrawn.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	06/24/2022	\$340,000	Tax Records
11/18/2022	\$474,900	--	--	Withdrawn	12/21/2022	\$474,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$469,000	\$469,000
Sales Price	\$465,000	\$465,000
30 Day Price	\$455,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near mid range of competing listings due to balanced supply of competing listings, but slowing of pending sales This property is most like Sale #2 which sold for adjusted sales price of \$461,400. It was under contract in 9 days on market. This home would be expected to sell slightly above this price point with 90 days on market. Subject property was listed for sale for \$474,900 and removed from market after 33 days. It appears to have been priced within fair market range as supported by recently closed sales and currently listed competing properties.</p>		

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



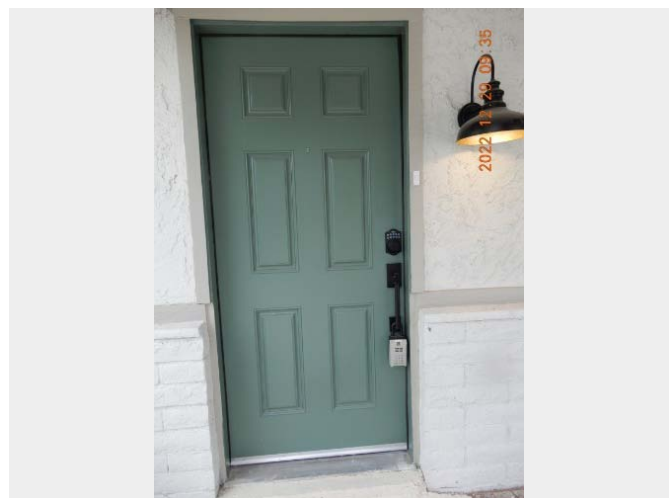
Side



Side



Street



Other

Listing Photos

L1 2365 Moorpark Way
Henderson, NV 89014



Front

L2 3157 Viewcrest Ave
Henderson, NV 89014



Front

L3 2351 Valleywood St
Henderson, NV 89014



Front

Sales Photos

S1 3167 High View Dr
Henderson, NV 89014



Front

S2 3112 La Mesa Dr
Henderson, NV 89014



Front

S3 3108 La Mesa Dr
Henderson, NV 89014



Front

ClearMaps Addendum

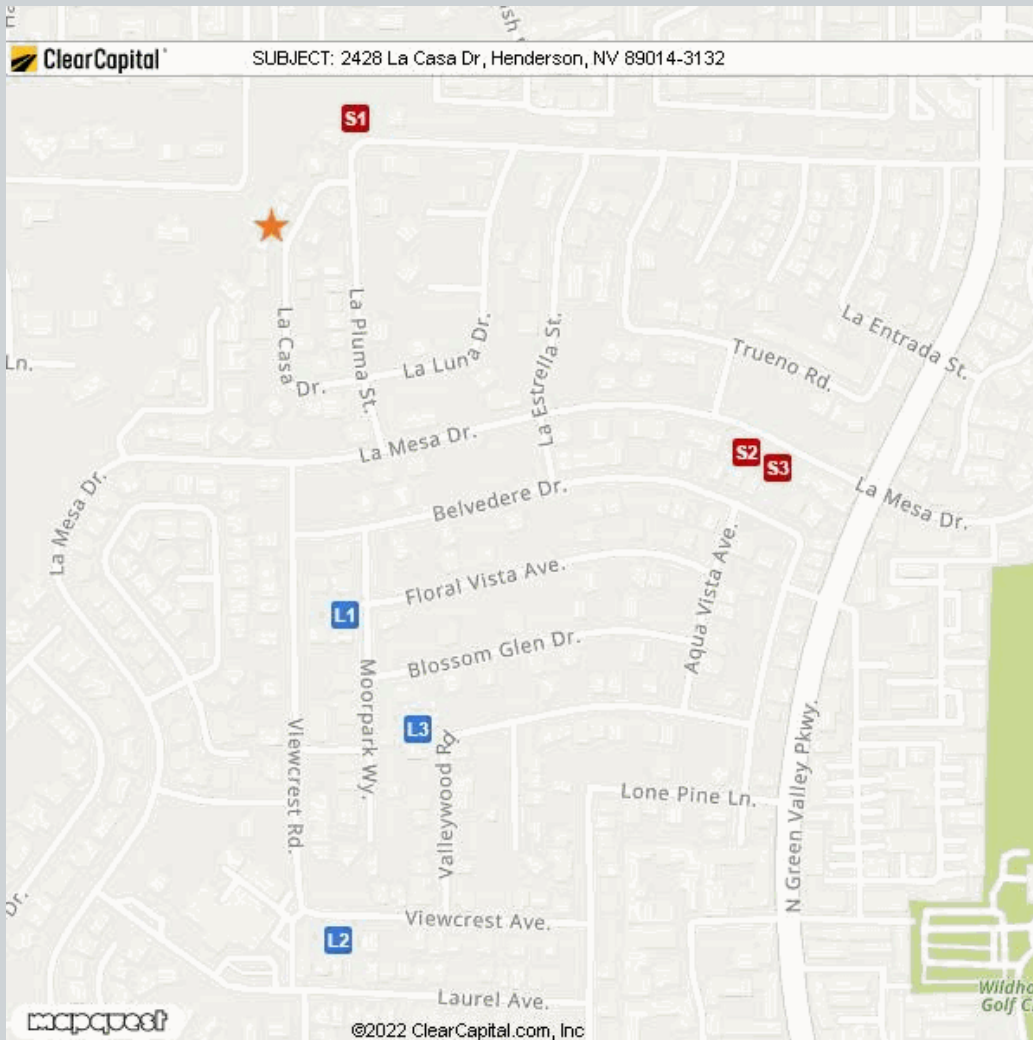
Address ★ 2428 La Casa Drive, Henderson, NEVADA 89014

Loan Number 50441

Suggested List \$469,000

Suggested Repaired \$469,000

Sale \$465,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2428 La Casa Drive, Henderson, Nevada 89014	--	Parcel Match
L1 Listing 1	2365 Moorpark Way, Henderson, NV 89014	0.27 Miles ¹	Parcel Match
L2 Listing 2	3157 Viewcrest Ave, Henderson, NV 89014	0.50 Miles ¹	Parcel Match
L3 Listing 3	2351 Valleywood St, Henderson, NV 89014	0.36 Miles ¹	Parcel Match
S1 Sold 1	3167 High View Dr, Henderson, NV 89014	0.10 Miles ¹	Parcel Match
S2 Sold 2	3112 La Mesa Dr, Henderson, NV 89014	0.37 Miles ¹	Parcel Match
S3 Sold 3	3108 La Mesa Dr, Henderson, NV 89014	0.39 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	Linda Bothof	Company/Brokerage	Linda Bothof
License No	B.0056344.INDV	Address	8565 S Eastern Ave Las Vegas NV 89123
License Expiration	05/31/2024	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	2.74 miles	Date Signed	12/29/2022

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.

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.