

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	1501 Lost Creek Drive, Pahrump, NV 89048	Order ID	9270744	Property ID	35293534
Inspection Date	04/14/2024	Date of Report	04/15/2024		
Loan Number	55513	APN	3902207		
Borrower Name	Champerey Real Estate 2015 LLC	County	Nye		

Tracking IDs					
Order Tracking ID	4.10_Updated Atlas/Citi BPO	Tracking ID 1	4.10_Updated Atlas/Citi BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	GEMMILL ELIZABETH LIVING TRUST	Condition Comments The subject property is in good condition. It was just listed and the pics in the listing show new vinyl floors. The kitchen looks like it was updated at some point, but still dated, with pine cabinets and Formica countertops. The yard is fenced and it has a 2 car attached garage.
R. E. Taxes	\$1,056	
Assessed Value	\$41,655	
Zoning Classification	Residential RE-1	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes	
(The doors were shut and there's a manual lockbox, but I really don't know for sure.)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Rural	Neighborhood Comments The subject is in a typical neighborhood for Pahrump. The lots are 1.1 acres or more, but most of them are undeveloped.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$139,900 High: \$310,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1501 Lost Creek Drive	240 Hallsway St	1860 W Wilson Rd	790 Luella Ct
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.59 ¹	1.93 ¹	1.70 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$210,000	\$225,000	\$230,000
List Price \$	--	\$210,000	\$210,000	\$230,000
Original List Date		04/04/2024	03/05/2024	01/18/2024
DOM · Cumulative DOM	-- · --	8 · 11	38 · 41	85 · 88
Age (# of years)	35	32	35	28
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,592	1,578	1,440	1,296
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 3 Car(s)	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.10 acres	1.17 acres	0.92 acres	1.10 acres
Other	--	--	--	--

* 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** Listing #1 is similar in GLA and has a similar size lot. It located 1.59 miles away from the subject. This property is if fairly basic like the subject property. It has all of the original manufacturer's finishes, with oak cabinets and Formica countertops. The floors are vinyl and carpet. In the back there is a 3 car garage and the rest is dirt. Based on the finishes, this is the most similar to the subject.
- Listing 2** Listing #2 is located 1.93 miles away from the subject, and it's similar in GLA and lot size. This property has been updated a bit, with painted cabinets and tile countertops. It has wood laminate in the living areas and carpet in the bedrooms. In the yard there's a shed and a 2 car carport.
- Listing 3** Listing #3 is located 1.7 miles away from the subject, it's a bit smaller in GLA, but has the same size lot. This property looks similar to the subject as well. It has the the original finishes, with oak cabinets and Formica countertops. The floors are similar to the subject with wood laminate in the living areas and carpet in the bedrooms. In back there is a covered patio and the rest is mostly dirt. This property is similar to the subject as well.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1501 Lost Creek Drive	881 Luella Ct	1171 Dutch Ford St	1051 Vondell Dr
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.59 ¹	0.87 ¹	1.69 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$259,900	\$133,900	\$265,000
List Price \$	--	\$259,900	\$1,339,000	\$265,000
Sale Price \$	--	\$260,000	\$144,000	\$258,000
Type of Financing	--	Fha	Cash	Fha
Date of Sale	--	10/31/2023	09/15/2023	02/23/2024
DOM · Cumulative DOM	-- · --	62 · 62	107 · 107	168 · 168
Age (# of years)	35	27	27	42
Condition	Good	Good	Average	Good
Sales Type	--	Fair Market Value	REO	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,592	1,536	1,500	1,649
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.10 acres	1.10 acres	1.14 acres	1.00 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$40,000	\$0
Adjusted Price	--	\$260,000	\$184,000	\$258,000

* Sold 3 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** Sold #1 is located 1.59 miles away from the subject, it's similar in GLA and has the same size lot. This property has been remodeled with lite cabinets, lite granite countertops. It has vinyl/wood floors in the living areas and carpet in the bedrooms. The bathrooms have been updated to match the kitchen. The backyard is fenced, but all dirt. This property is superior to the subject.
- Sold 2** Sold #2 is located .87 miles away from the subject, it's similar in GLA and has a similar size lot. This property is in average condition. Some areas are worn and it's a REO property. I used this comp because I need a lower sold comp and REO's are starting to be more common in Pahrump. This property is inferior to the subject. I made an adjustment for the condition for \$40k. That is the approximate rehab cost.
- Sold 3** Sold #3 is similar in GLA and lot size, and is located 1.69 miles away from the subject. This property is in good shape, it has painted lite cabinets and granite countertops. It has wood laminate throughout the home, and carpet in the bedrooms. In the yard there's a 2 car detached garage and a circular driveway. This is the most similar to the subject based on the size and finishes.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Rockwell Commercial Group	It was just listed on 4/12/2024 for \$225,000					
Listing Agent Name	Jonathan J Abarabar						
Listing Agent Phone	702-875-1369						
# of Removed Listings in Previous 12 Months	0						
# 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	10/16/2023	\$140,000	Tax Records
04/12/2024	\$225,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$220,000	\$220,000
Sales Price	\$215,000	\$215,000
30 Day Price	\$199,900	--
Comments Regarding Pricing Strategy		
Listing #1 and sold #3 are the most similar to the subject. The subject is more similar to the listing, than sold #3. That's why I went lower in the range, because of the similar finishes to Listing #1. It's also already in contract, which tells you it was priced right.		

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.
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Subject Photos



Front



Front



Address Verification



Address Verification



Address Verification



Side

Subject Photos



Side



Back



Street



Street

Listing Photos

L1 240 Hallway St
Pahrump, NV 89048



Front

L2 1860 W Wilson Rd
Pahrump, NV 89048



Front

L3 790 Luella Ct
Pahrump, NV 89048



Front

Sales Photos

S1 881 Luella Ct
Pahrump, NV 89048



Front

S2 1171 Dutch Ford St
Pahrump, NV 89048



Front

S3 1051 Vondell Dr
Pahrump, NV 89048



Front

ClearMaps Addendum

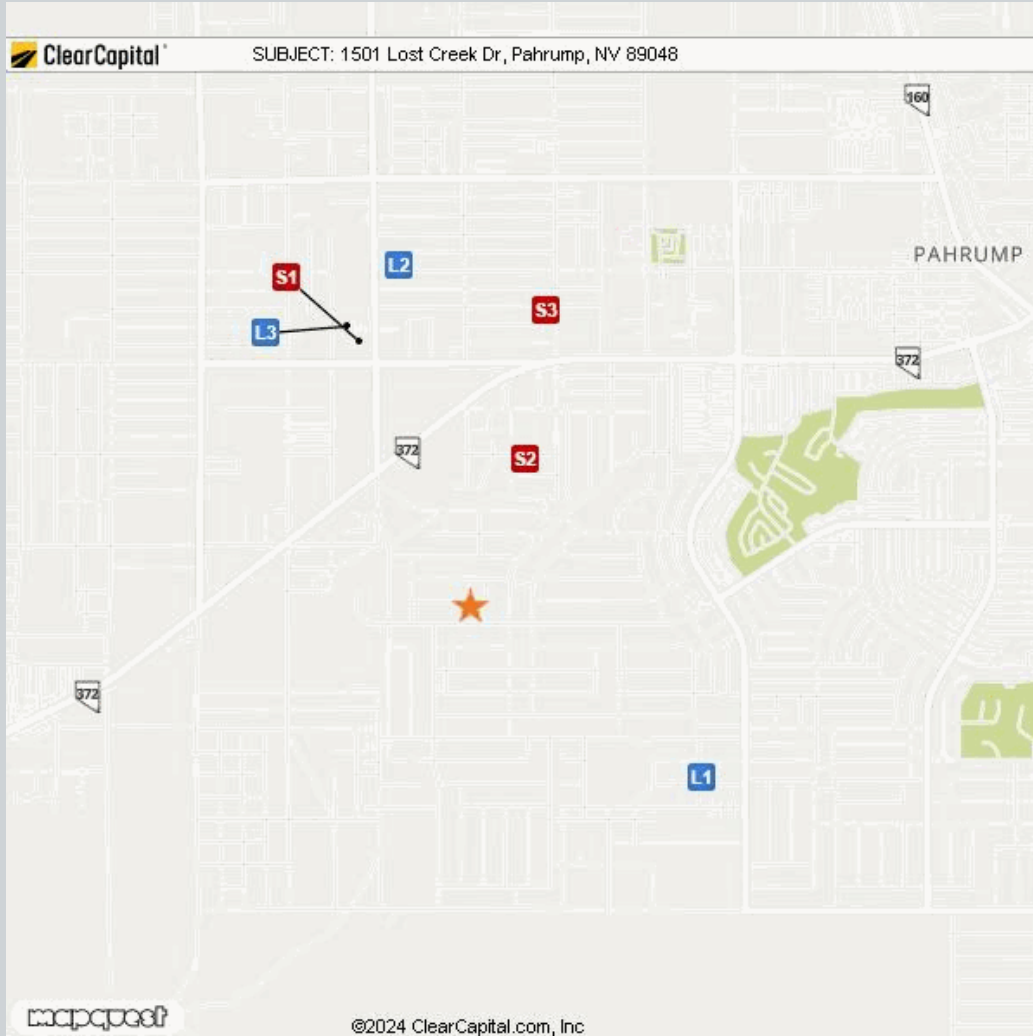
Address ★ 1501 Lost Creek Drive, Pahrump, NV 89048

Loan Number 55513

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1501 Lost Creek Drive, Pahrump, NV 89048	--	Parcel Match
L1 Listing 1	240 Hallway St, Pahrump, NV 89048	1.59 Miles ¹	Parcel Match
L2 Listing 2	1860 W Wilson Rd, Pahrump, NV 89048	1.93 Miles ¹	Parcel Match
L3 Listing 3	790 Luella Ct, Pahrump, NV 89048	1.70 Miles ¹	Parcel Match
S1 Sold 1	881 Luella Ct, Pahrump, NV 89048	1.59 Miles ¹	Parcel Match
S2 Sold 2	1171 Dutch Ford St, Pahrump, NV 89048	0.87 Miles ¹	Parcel Match
S3 Sold 3	1051 Vondell Dr, Pahrump, NV 89048	1.69 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	Alex Kursman	Company/Brokerage	Innovative Real Estate Strategies
License No	S.0066265.LLC	Address	2975 S. Rainbow Blvd #J Las Vegas NV 89146
License Expiration	06/30/2024	License State	NV
Phone	7028826623	Email	akursman@hotmail.com
Broker Distance to Subject	44.60 miles	Date Signed	04/15/2024

/Alex Kursman/

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: **Alex Kursman** ("Licensee"), **S.0066265.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovative Real Estate Strategies** (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: **1501 Lost Creek Drive, Pahrump, NV 89048**
2. Licensee is informed that the Beneficiary's interest in the real property is that of a third party making decisions or performing due diligence for an existing or potential lien holder.
3. The intended purpose of this BPO is to assist the Beneficiary in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence.
4. Licensee certifies that Licensee has no existing or contemplated interest in the property, including without limitation the possibility of Licensee representing the seller or any purchaser.

Issue date: **April 15, 2024**

Licensee signature: **/Alex Kursman/**

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.