

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>	6950 Oakridge Avenue, Pahrump, NEVADA 89048	<b>Order ID</b>	9540340	<b>Property ID</b>	35811262
<b>Inspection Date</b>	08/11/2024	<b>Date of Report</b>	08/12/2024		
<b>Loan Number</b>	56834	<b>APN</b>	044-602-09		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Nye		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	8.9_AtlasAgedBPO	<b>Tracking ID 1</b>	8.9_AtlasAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CHAMPERY REAL ESTATE 2015 LLC	The subject looked to be in good condition. The roof looks good and so does the siding and paint. There is a large 4 car garage / shop in the backyard. Since it was vacant, I peeked in the window to see the kitchen. It has new lite cabinets, granite countertops and SS appliances. The floors are wood laminate.
<b>R. E. Taxes</b>	\$1,372	
<b>Assessed Value</b>	\$70,081	
<b>Zoning Classification</b>	Residential RE-1	
<b>Property Type</b>	Manuf. Home	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(There's is a mechanical lockbox on the door and the house was empty.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	The subject is in a non HOA neighborhood. Most of the lots in this area of Pahrump have 1 acre lots. But only about 30% of the lots are developed.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$75500 High: \$432800	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6950 Oakridge Avenue	6720 Surrey Ln	9051 Desert Ln	3301 Bond St
<b>City, State</b>	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
<b>Zip Code</b>	89048	89048	89048	89061
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.43 <sup>1</sup>	2.13 <sup>1</sup>	2.72 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$365,000	\$365,000	\$414,000
<b>List Price \$</b>	--	\$360,000	\$365,000	\$414,000
<b>Original List Date</b>		04/04/2024	07/09/2024	08/12/2024
<b>DOM · Cumulative DOM</b>	-- · --	130 · 130	34 · 34	0 · 0
<b>Age (# of years)</b>	20	18	44	22
<b>Condition</b>	Good	Good	Good	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>	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
<b>Style/Design</b>	1 Story other	1 Story Other	1 Story Other	1 Story Other
<b># Units</b>	1	1	2	1
<b>Living Sq. Feet</b>	2,280	2,318	2,034	2,052
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	8	6	7
<b>Garage (Style/Stalls)</b>	Detached 4 Car(s)	Detached 3 Car(s)	Attached 1 Car	Detached 3 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	--
<b>Lot Size</b>	1.10 acres	1.40 acres	1.38 acres	1.23 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Listing #1 is close at .43 miles away from the subject. It's similar in GLA and has a bit larger lot size. This property has been updated with new cabinets, tile countertops and vinyl/wood laminate floors in the kitchen and baths. The rest of the house has carpet. Outside there's a 2 stall carport and a 2 car garage at the back of the property. This is the most similar listing.
- Listing 2** Listing #2 is located about 2 miles away from the subject. It's has a similar GLA, with a larger lot size. The house id 1534 and it has a 500 sq ft casita with a 1 car garage. The kitchens and baths in both units have been updated, with a lower quality finish. The yard is fully landscaped with trees, grass and rock.
- Listing 3** Listing #3 is similar in GLA and lot size. It's located 2.72 miles away from the subject. This property has been upgraded with new lite cabinets, granite countertops and SS appliances. The floors have bee upgraded with vinyl/wood laminate throughout the house. Like the subject. In back there's a large RV size garage/ workshop. This is the most similar listing based on the finishes.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6950 Oakridge Avenue	3061 Paiute Blvd	350 E Falcon St	6320 Conestoga Pkwy
<b>City, State</b>	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
<b>Zip Code</b>	89048	89061	89048	89048
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.67 <sup>1</sup>	3.85 <sup>1</sup>	0.69 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	--	\$350,000	\$279,000	\$400,000
<b>List Price \$</b>	--	\$350,000	\$279,000	\$370,000
<b>Sale Price \$</b>	--	\$350,000	\$297,500	\$370,000
<b>Type of Financing</b>	--	Va	Cash	Va
<b>Date of Sale</b>	--	03/14/2024	06/28/2024	05/07/2024
<b>DOM · Cumulative DOM</b>	-- · --	163 · 163	36 · 36	90 · 90
<b>Age (# of years)</b>	20	20	18	18
<b>Condition</b>	Good	Good	Good	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>	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
<b>Style/Design</b>	1 Story other	1 Story Other	1 Story Other	1 Story Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,280	2,280	2,189	2,401
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 3	3 · 3	4 · 2
<b>Total Room #</b>	7	6	8	8
<b>Garage (Style/Stalls)</b>	Detached 4 Car(s)	Attached 4 Car(s)	Detached 2 Car(s)	Detached 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	--
<b>Lot Size</b>	1.10 acres	1.10 acres	1.24 acres	1.10 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$350,000	\$297,500	\$370,000

\* Sold 1 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** Sold #1 is located .67 miles away from the subject. It's similar in GLA and lot size. This property has updated wood laminate floors in the living areas, but old carpet in the bedrooms. However, the kitchen and bathrooms look original and dated. In back there's a metal 4 car detached garage.
- Sold 2** Sold #2 is similar in GLA and lot size. This comp is in decent shape, but all of the finishes are of a lower grade material. It has a green carpet throughout the property. Overall it's fairly dated. On the exterior, there's a covered patio, a grass lawn and a detached 2 car garage. Based on the finishes this property is inferior.
- Sold 3** Sold #3 is located .69 miles away from the subject. It has a similar GLA and lot size. This comp has a mix of wood laminate, tile and carpet throughout the house. The kitchen and baths are in good shape, but the quality of the finishes is low. In back there's a covered patio, a 2 car carport and a 2 car garage. This property is the most similar sale.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject property has never been listed on the MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$365,000	\$365,000
<b>Sales Price</b>	\$360,000	\$360,000
<b>30 Day Price</b>	\$350,000	--
<b>Comments Regarding Pricing Strategy</b>		
Listing and Sold #1 both have a larger garage and are similar in size and close in proximity. They are both somewhat updated like the subject. I went up \$10k from sold #1 because of the inferior finishes.		

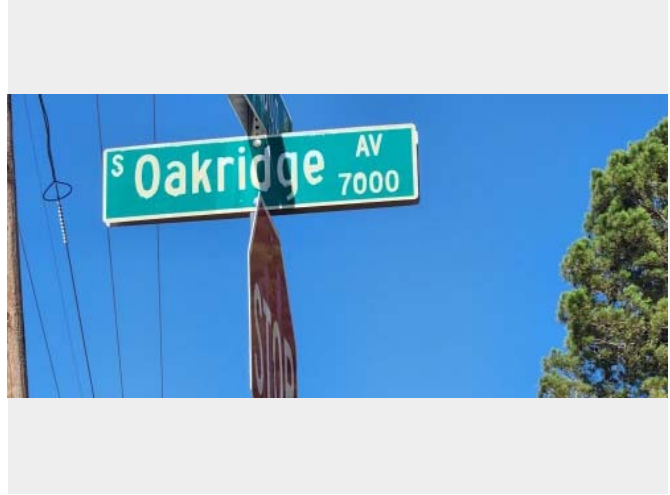
## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Address Verification



Address Verification



Side



Side



Side

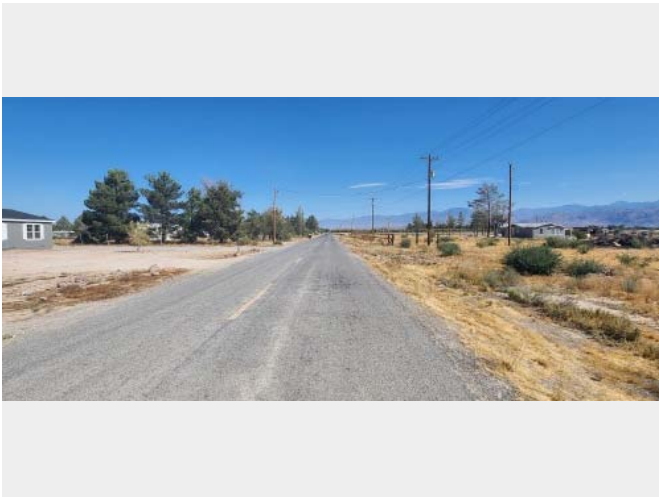
### Subject Photos



Street



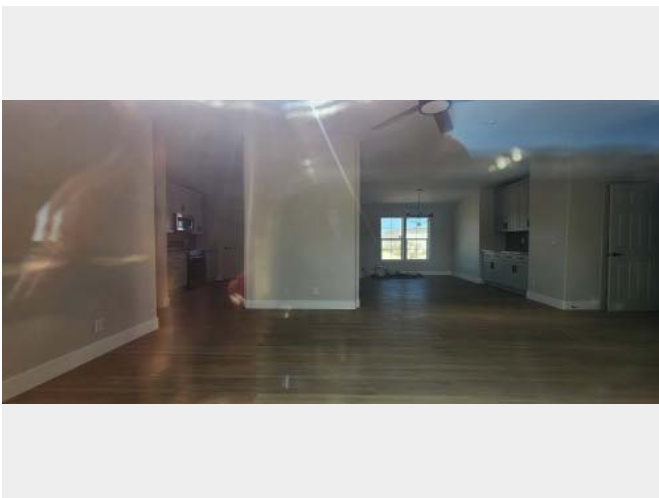
Street



Street



Garage



Other



## Listing Photos

**L1** 6720 Surrey Ln  
Pahrump, NV 89048



Front

**L2** 9051 Desert Ln  
Pahrump, NV 89048



Front

**L3** 3301 Bond St  
Pahrump, NV 89061



Front

## Sales Photos

**S1** 3061 Paiute Blvd  
Pahrump, NV 89061



Front

**S2** 350 E Falcon St  
Pahrump, NV 89048



Front

**S3** 6320 Conestoga Pkwy  
Pahrump, NV 89048



Front

### ClearMaps Addendum

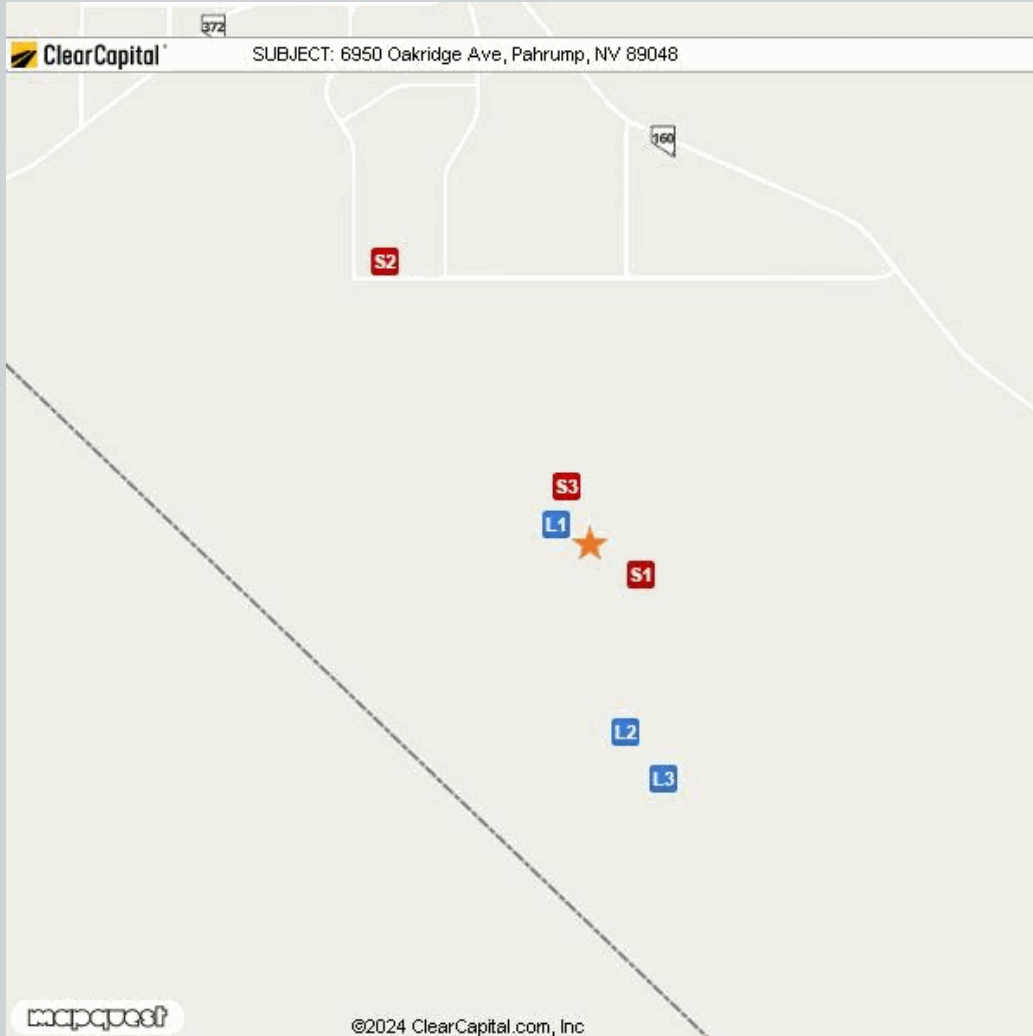
**Address** ★ 6950 Oakridge Avenue, Pahrump, NEVADA 89048

**Loan Number** 56834

**Suggested List** \$365,000

**Suggested Repaired** \$365,000

**Sale** \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6950 Oakridge Avenue, Pahrump, Nevada 89048	--	Parcel Match
L1 Listing 1	6720 Surrey Ln, Pahrump, NV 89048	0.43 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	9051 Desert Ln, Pahrump, NV 89048	2.13 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3301 Bond St, Pahrump, NV 89048	2.72 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3061 Paiute Blvd, Pahrump, NV 89061	0.67 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	350 E Falcon St, Pahrump, NV 89048	3.85 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6320 Conestoga Pkwy, Pahrump, NV 89048	0.69 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: 07/29/2024

**Purpose:**

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

**Undue Influence Concerns**

Please contact [uiprovider@clearcapital.com](mailto:uiprovider@clearcapital.com) for any Undue Influence concerns.

**Independence Hotline**

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

## Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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>	Alex Kursman	<b>Company/Brokerage</b>	Innovative Real Estate Strategies
<b>License No</b>	S.0066265.LLC	<b>Address</b>	2975 S. Rainbow Blvd #J Las Vegas NV 89146
<b>License Expiration</b>	06/30/2026	<b>License State</b>	NV
<b>Phone</b>	7028826623	<b>Email</b>	akursman@hotmail.com
<b>Broker Distance to Subject</b>	40.35 miles	<b>Date Signed</b>	08/12/2024

*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.