

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	2010 S Highland Avenue, Pahrump, NEVADA 89048	Order ID	9540340	Property ID	35811263
Inspection Date	08/11/2024	Date of Report	08/13/2024		
Loan Number	56847	APN	040-031-18 01		
Borrower Name	Champery Real Estate 2015 LLC	County	Nye		

Tracking IDs

Order Tracking ID	8.9_AtlasAgedBPO	Tracking ID 1	8.9_AtlasAgedBPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHAMPERY REAL ESTATE 2015 LLC	Condition Comments The subject has recently been completely remodeled. It has new cabinets and granite countertops in the kitchen and baths. It also has new vinyl/wood laminate throughout the house. On the exterior it has a fence around the property and the yard is gravel and dirt.
R. E. Taxes	\$1,017	
Assessed Value	\$39,112	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Property is listed and on lockbox)		
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 located in a non typical neighborhood for Pahrump. Most of the neighborhoods are cut with one acre lots. The subject's neighborhood is around a quarter acre.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$8049 High: \$504500	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2010 S Highland Avenue	441 E Hickory St	761 Kansas St	841 E Calvada Blvd
City, State	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.30 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$318,999	\$350,000	\$290,000
List Price \$	--	\$318,999	\$315,000	\$260,000
Original List Date		08/06/2024	05/29/2024	06/28/2024
DOM · Cumulative DOM	-- · --	6 · 7	75 · 76	45 · 46
Age (# of years)	26	24	19	36
Condition	Good	Average	Good	Average
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	1,281	1,470	1,376	1,449
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	7	5
Garage (Style/Stalls)	Attached 1 Car	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	--	--	--	--
Lot Size	0.20 acres	0.46 acres	0.22 acres	0.23 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 Listing #1 is similar in GLA, but has a larger lot. It located just under a mile away from the subject. This property is is rough shape and in need of a rehab. This property is inferior and over priced.

Listing 2 Listing #2 is located .3 miles away from the subject. It's similar in GLA and lot size. This property has a finished front and backyard. It has several trees and bushes, with rock landscaping. The kitchen and baths have oak cabinets and Corian countertops. The floors are tile in the kitchen and baths and wood laminate in the rest of the house. This property is the most similar to the subject

Listing 3 Listing #3 is similar in GLA and lot size. It's located in the same neighborhood at .15 miles away from the subject. This property has a few trees in the yard but the rest is dirt and weeds. There's one pic of some wood laminate in the living room, but the rest appears dated. This property is inferior based on the condition.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2010 S Highland Avenue	2341 Yakima Ave	1931 Jacaranda St	2260 Wagon Ave
City, State	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89048	89048	89048	89048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.10 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$299,999	\$349,000
List Price \$	--	\$318,000	\$285,000	\$339,000
Sale Price \$	--	\$308,999	\$285,000	\$339,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/31/2024	07/15/2024	06/21/2024
DOM · Cumulative DOM	-- · --	86 · 86	84 · 84	171 · 171
Age (# of years)	26	29	34	1
Condition	Good	Average	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	1,281	1,320	1,318	1,138
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	4	5
Garage (Style/Stalls)	Attached 1 Car	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	--	--	--	--
Lot Size	0.20 acres	0.46 acres	0.20 acres	0.46 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$308,999	\$285,000	\$339,000

* 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** Sold #1 is similar in GLA and larger size lot. It's located just under a mile away from the subject. This property has front and back landscaping, with several trees and rock. The kitchen and baths are basic and seem original. The condition of the subject offsets the larger lot and finished yard. Overall this property is similar.
- Sold 2** Sold #2 is located .1 miles away from the subject. It's similar in GLA and has the same size lot. This property doesn't have much in the yard but a few trees and dirt. The interior has recently been updated. The kitchen and baths looks like the subject. It has new lite cabinets, granite countertops and SS appliances. The floors are vinyl/wood laminate and carpet in the bedrooms. This is the most similar to the subject.
- Sold 3** Sold #3 is similar in GLA, but has a larger lot size. It's located .87 miles away from the subject. This property has finished front yard with rock, gravel and a concrete driveway. The interior has been remodeled just like the subject. It has the lite cabinets and granite countertops, in the kitchen and baths. The floors are also vinyl/wood laminate throughout. Since this property is the same in condition and it has a larger lot, it is superior.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Rockwell Commercial Group	Property last sold on 6/18/2021 for \$200,000					
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	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/09/2024	\$299,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$300,000	\$300,000
Sales Price	\$290,000	\$290,000
30 Day Price	\$280,000	--
Comments Regarding Pricing Strategy		
Sold #2 is a similar house in the same neighborhood. I think this sale offer the best idea of what the subject will sell for. Listing #2 is also similar and under contract, so the price is right there.		

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



Address Verification



Address Verification

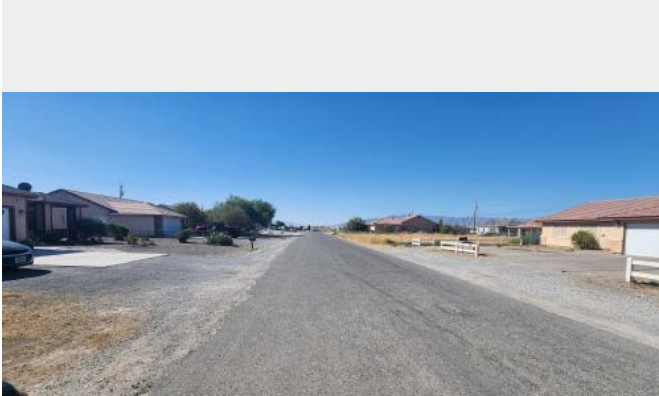


Side

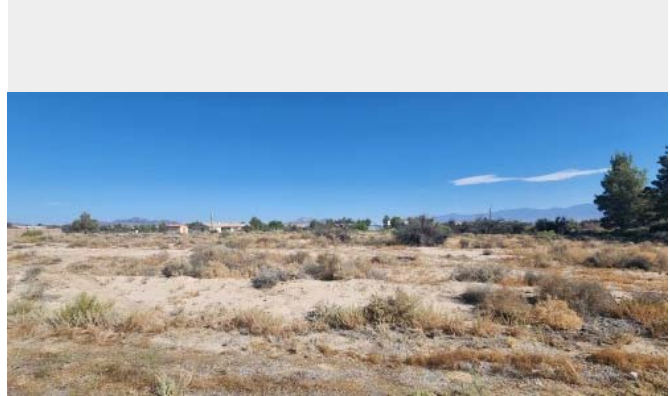


Side

Subject Photos



Street



Street



Street

Listing Photos

L1 441 E Hickory St
Pahrump, NV 89048



Front

L2 761 Kansas St
Pahrump, NV 89048



Front

L3 841 E Calvada Blvd
Pahrump, NV 89048



Front

Sales Photos

S1 2341 Yakima Ave
Pahrump, NV 89048



Front

S2 1931 Jacaranda St
Pahrump, NV 89048



Front

S3 2260 Wagon Ave
Pahrump, NV 89048



Front

ClearMaps Addendum

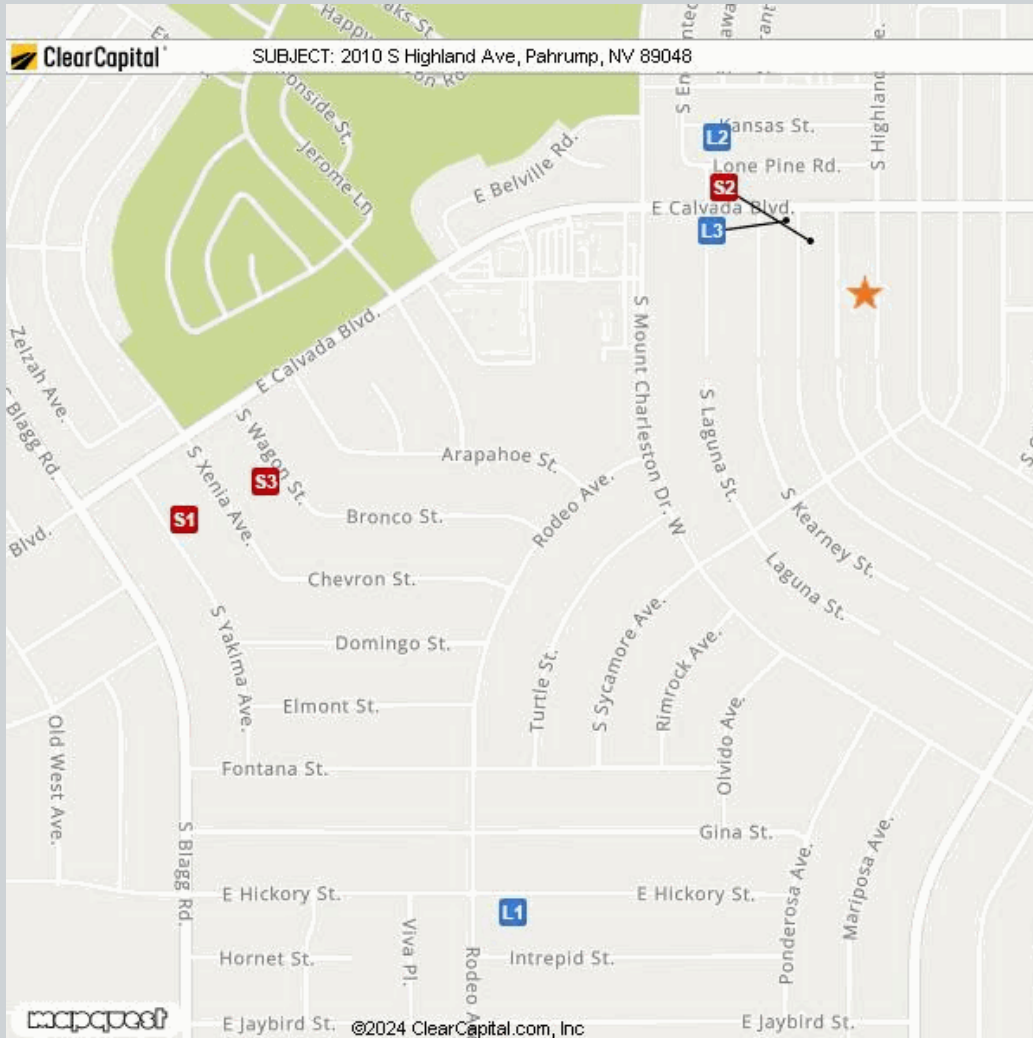
Address ★ 2010 S Highland Avenue, Pahrump, NEVADA 89048

Loan Number 56847

Suggested List \$300,000

Suggested Repaired \$300,000

Sale \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2010 S Highland Avenue, Pahrump, Nevada 89048	--	Parcel Match
L1 Listing 1	441 E Hickory St, Pahrump, NV 89048	0.99 Miles ¹	Parcel Match
L2 Listing 2	761 Kansas St, Pahrump, NV 89048	0.30 Miles ¹	Parcel Match
L3 Listing 3	841 E Calvada Blvd, Pahrump, NV 89048	0.15 Miles ¹	Parcel Match
S1 Sold 1	2341 Yakima Ave, Pahrump, NV 89048	0.99 Miles ¹	Parcel Match
S2 Sold 2	1931 Jacaranda St, Pahrump, NV 89048	0.10 Miles ¹	Parcel Match
S3 Sold 3	2260 Wagon Ave, Pahrump, NV 89048	0.87 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: 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 uiprotider@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

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	06/30/2026	License State	NV
Phone	7028826623	Email	akursman@hotmail.com
Broker Distance to Subject	42.18 miles	Date Signed	08/13/2024

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.