

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	2620 Ambler Way, Pahrump, NEVADA 89060	Order ID	9517575	Property ID	35752556
Inspection Date	08/02/2024	Date of Report	08/02/2024		
Loan Number	58130	APN	029-431-12		
Borrower Name	Champerey Real Estate 2015 LLC	County	Nye		

Tracking IDs					
Order Tracking ID	7.31_BPO	Tracking ID 1	7.31_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MICHELLE ROSE SLACK	Condition Comments	
R. E. Taxes	\$815	<p>The subject looks to be in average condition. The yard is over grown with weeds and the trees need to be trimmed. The exterior and back porch needs to be painted. The roof looks like it's in good condition. In the listing 3 years ago, the interior was new. It had new vinyl/wood floors, and new cabinets and lite quartz countertops and SS appliances. So the interior should be in fairly good condition.</p>	
Assessed Value	\$28,678		
Zoning Classification	Residential		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(Doors are locked and there paperwork posted on the door.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$3,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$4,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Improving	<p>The subject is in a typical Pahrump neighborhood. The lots are all cut at about one acre each. Although only 30% of the lots are developed. That's why I had to go out to a 3 mile radius.</p>	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$422,500		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2620 Ambler Way	2471 McMurray Dr	2900 Palm Dr	611 Kimberly Ave
City, State	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89060	89060	89060
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.37 ¹	2.22 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$350,000	\$287,500	\$256,000
List Price \$	--	\$350,000	\$287,500	\$249,000
Original List Date		10/02/2023	06/15/2024	07/12/2024
DOM · Cumulative DOM	-- · --	305 · 305	48 · 48	21 · 21
Age (# of years)	41	29	27	3
Condition	Average	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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured269999
# Units	1	1	1	1
Living Sq. Feet	1,344	1,008	1,122	1,040
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	2 · 2
Total Room #	7	6	6	7
Garage (Style/Stalls)	Carport 2 Car(s)	None	Detached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.1 acres	2.10 acres	1.16 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 has a similar lot size and is located .83 miles away, but it's a bit smaller in GLA. This property is all original finishes in the kitchen and baths. The walls are painted green and yellow. In the yard there's just dirt and weeds. This property is the most similar to the subject, but is way over priced.
- Listing 2** Listing #2 is similar in GLA and is the closest at .37 miles away from the subject. This home has a front lawn with several trees and a front porch. In back it has a 2 car detached garage and several trees. The kitchen and baths are original, but the floors look newer. This property is inferior, but the finished yard makes it close.
- Listing 3** Listing #3 is located 2.22 miles away from the subject. It's smaller in GLA and lot size, but it has a 2 car detached carport. The kitchen and bathrooms have been updated with granite countertops and wood laminate floors. Outside there's a gravel driveway, but the rest is dirt.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2620 Ambler Way	710 Greta Blvd	2861 Rita Dr	3280 Mason Dr
City, State	Pahrump, NEVADA	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89060	89060	89060	89060
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.87 ¹	1.64 ¹	1.07 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$269,999	\$250,000	\$230,000
List Price \$	--	\$269,999	\$250,000	\$230,000
Sale Price \$	--	\$272,500	\$250,000	\$240,000
Type of Financing	--	Fha	Fha	Conv
Date of Sale	--	07/03/2024	06/03/2024	05/24/2024
DOM · Cumulative DOM	-- · --	40 · 40	56 · 56	63 · 63
Age (# of years)	41	28	33	25
Condition	Average	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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,344	1,176	1,496	1,201
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Carport 2 Car(s)	Detached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.1 acres	1.20 acres	1.04 acres	1.25 acres
Other	--	--	--	--
Net Adjustment	--	+\$25,000	+\$20,000	+\$25,000
Adjusted Price	--	\$297,500	\$270,000	\$265,000

* Sold 1 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 2.87 miles away from the subject. It's similar in GLA, but has a smaller lot size. The interior looks new. The kitchen has new cabinets and granite countertops and SS appliances. The bathrooms are finished the same way. The floors are wood laminate like the subject. The front is landscaped, but the back is mostly dirt. This is the most similar comp to the subject.
- Sold 2** Sold #2 is similar in GLA, but has a smaller lot size. It's located 1.64 miles away from the subject. This property the kitchen looks original, but the bathrooms look updated. Most of the home is carpeted, with vinyl in the bathrooms. In back there is a couple of trees and the rest is dirt. This property is inferior to the subject.
- Sold 3** Sold #3 is similar in GLA, but the lot is smaller. It's the closest at 10.7 miles away from the subject. The kitchen is the original cabinets and countertops. The floors are old vinyl and carpet. Outside there's a couple of sheds and the yard is all dirt. This comp is inferior to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject last sold on 7/30/2021 for \$222,500.			
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	\$300,000	\$308,000
Sales Price	\$295,000	\$303,000
30 Day Price	\$280,000	--
Comments Regarding Pricing Strategy		
Listing #1 is the most similar because it has a 2 acre lot like the subject. It's been on the market for almost a year, so it's overpriced, so I came down from that price. Cold #1 is most similar because it has a remodeled kitchen and baths, like the subject, but it has a smaller lot.		

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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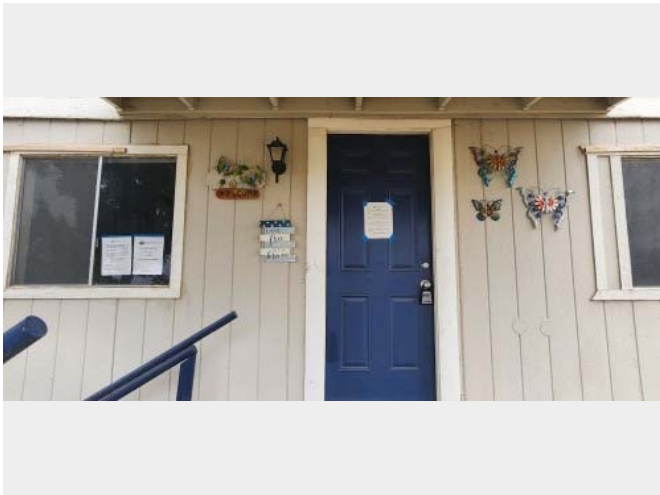
Subject Photos



Front



Front



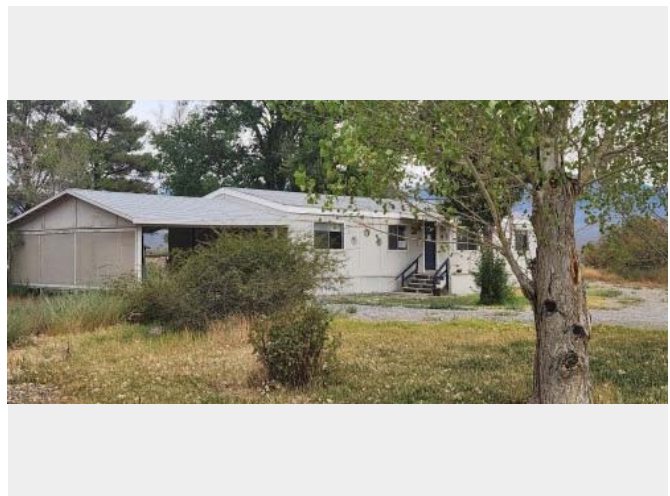
Front



Address Verification



Address Verification

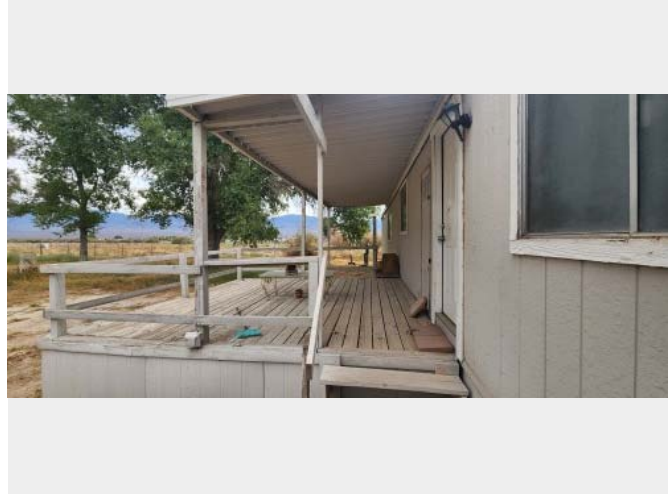


Side

Subject Photos



Side



Back



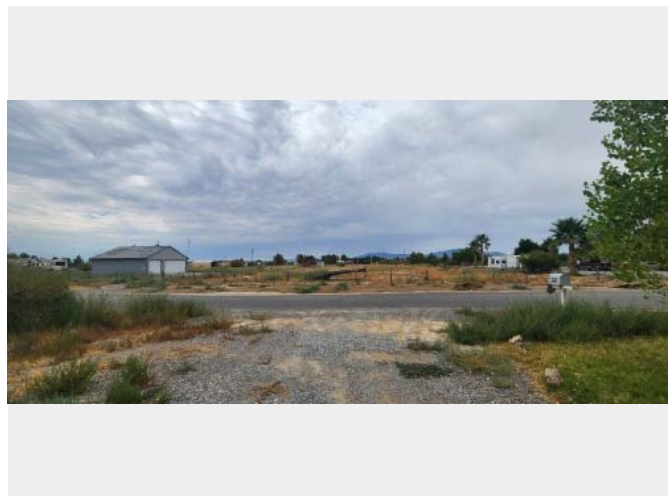
Back



Street



Street



Street

Subject Photos



Garage

Listing Photos

L1 2471 McMurray Dr
Pahrump, NV 89060



Front

L2 2900 Palm Dr
Pahrump, NV 89060



Front

L3 611 Kimberly Ave
Pahrump, NV 89060



Front

Sales Photos

S1 710 Greta Blvd
Pahrump, NV 89060



Front

S2 2861 Rita Dr
Pahrump, NV 89060



Front

S3 3280 Mason Dr
Pahrump, NV 89060



Front

ClearMaps Addendum

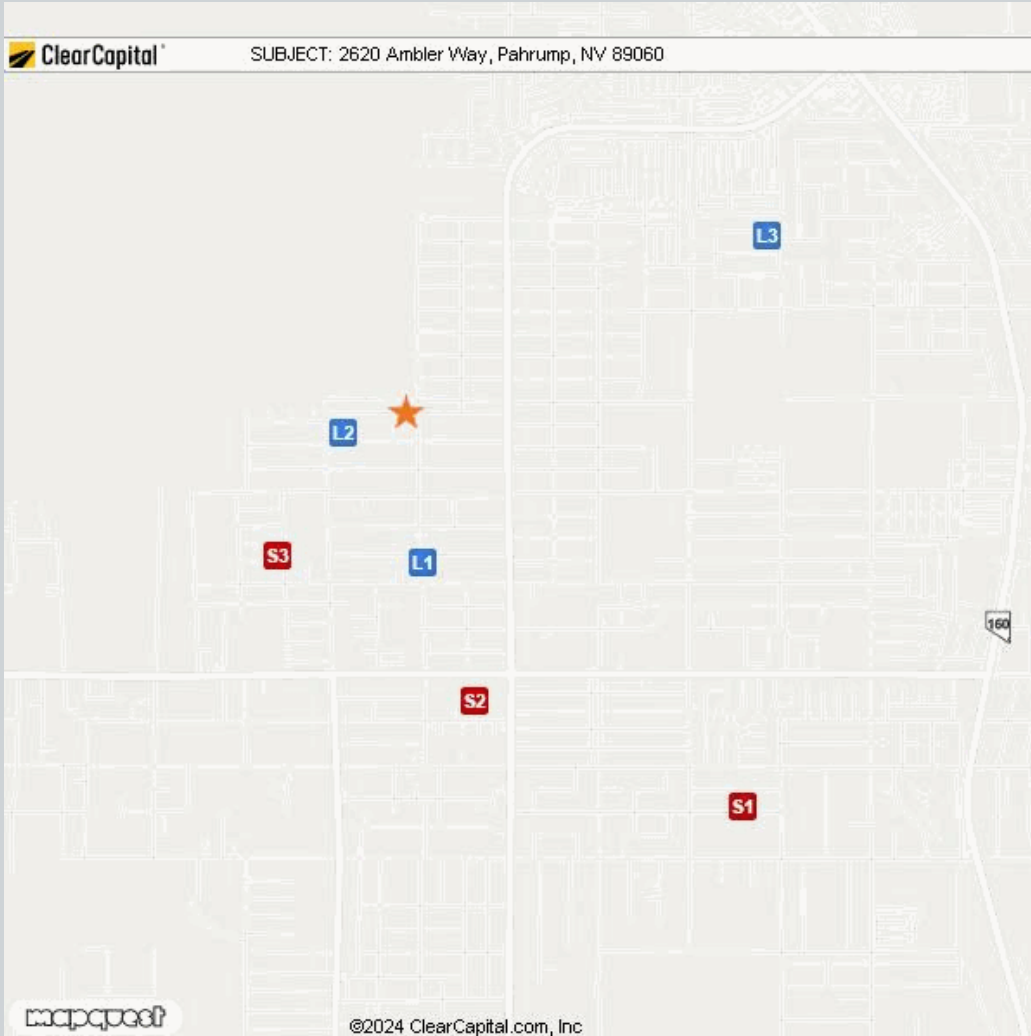
Address ★ 2620 Ambler Way, Pahrump, NEVADA 89060

Loan Number 58130

Suggested List \$300,000

Suggested Repaired \$308,000

Sale \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2620 Ambler Way, Pahrump, Nevada 89060	--	Street Centerline Match
L1 Listing 1	2471 McMurray Dr, Pahrump, NV 89060	0.83 Miles ¹	Parcel Match
L2 Listing 2	2900 Palm Dr, Pahrump, NV 89060	0.37 Miles ¹	Parcel Match
L3 Listing 3	611 Kimberly Ave, Pahrump, NV 89060	2.22 Miles ¹	Parcel Match
S1 Sold 1	710 Greta Blvd, Pahrump, NV 89060	2.87 Miles ¹	Parcel Match
S2 Sold 2	2861 Rita Dr, Pahrump, NV 89060	1.64 Miles ¹	Parcel Match
S3 Sold 3	3280 Mason Dr, Pahrump, NV 89060	1.07 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 uiproducer@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	46.74 miles	Date Signed	08/02/2024

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.