

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>	2402 Muirfield Avenue, Henderson, NV 89074	<b>Order ID</b>	5983506	<b>Property ID</b>	25603944
<b>Inspection Date</b>	11/02/2018	<b>Date of Report</b>	11/03/2018		
<b>Loan Number</b>	36468	<b>APN</b>	178-07-512-004		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

#### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 11.02.18	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 11.02.18
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

#### I. General Conditions

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied	Structure shows some deferred maintenance, recommend paint all ext wood trim. Average landscaping. Appears that owners are moving out.	
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$1,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$1,000		
<b>HOA</b>	Green Valley South 702 736-9450		
<b>Association Fees</b>	\$40 / Quarter (Other: mgmt)		
<b>Visible From Street</b>	Visible		

#### II. Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		none	
<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		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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#### III. Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Predominant SFR built 1980-2000, maintained neighborhoods, within 1 mile of major arterials and commercial.	
<b>Sales Prices in this Neighborhood</b>	Low: \$210,000 High: \$1,290,000		
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2402 Muirfield Avenue	2528 Wolverton Av	316 Tuscany Ct	340 Montcliff Av
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89074	89074	89074	89074
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 <sup>1</sup>	0.26 <sup>1</sup>	0.19 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,888	\$306,900	\$289,000
List Price \$	--	\$289,888	\$299,900	\$295,000
Original List Date		10/16/2018	10/13/2018	09/27/2018
DOM · Cumulative DOM	-- · --	18 · 18	21 · 21	37 · 37
Age (# of years)	29	28	27	30
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories detached	2 Stories detached	2 Stories detached	2 Stories detached
# Units	1	1	1	1
Living Sq. Feet	1,576	1,576	1,758	1,577
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
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
Lot Size	0.14 acres	0.10 acres	0.12 acres	0.15 acres
Other	fireplace	fireplace	fireplace	fireplace

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** superior: condition -6000 recent rehab inferior: lot size (\$2/sf) +3500

**Listing 2** superior: GLA -10,900 inferior: none

**Listing 3** superior: pool -12,000 spa -3000 inferior: none has acceted FHA offer since 10/14/18

\* 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.

## V. Recent Sales

	<b>Subject</b>	<b>Sold 1 *</b>	<b>Sold 2</b>	<b>Sold 3</b>
<b>Street Address</b>	2402 Muirfield Avenue	2412 Muirfield Av	2473 Muirfield Av	2342 Mabee Ct
<b>City, State</b>	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
<b>Zip Code</b>	89074	89074	89074	89074
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	0.31 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$285,000	\$289,000	\$309,900
<b>List Price \$</b>	--	\$285,000	\$289,000	\$309,900
<b>Sale Price \$</b>	--	\$280,000	\$292,000	\$309,900
<b>Type of Financing</b>	--	Fha	Fha	Va
<b>Date of Sale</b>	--	10/31/2018	7/18/2018	8/28/2018
<b>DOM · Cumulative DOM</b>	-- · --	8 · 37	12 · 40	36 · 72
<b>Age (# of years)</b>	29	29	29	27
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Investor	Fair Market Value	Fair Market Value
<b>Style/Design</b>	2 Stories detached	2 Stories detached	2 Stories detached	2 Stories detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,576	1,576	1,576	1,758
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.13 acres	0.13 acres	0.16 acres
<b>Other</b>	fireplace	fireplace	fireplace	concessions, fireplace
<b>Net Adjustment</b>	--	-\$6,000	-\$15,000	-\$15,900
<b>Adjusted Price</b>	--	\$274,000	\$277,000	\$294,000

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** superior: condition -6000 recent rehab inferior: none short term tenant occupied 1376/month

**Sold 2** superior: pool -12,000 spa -3000 inferior: none

**Sold 3** superior: concessions -5000 GLA -10,900 inferior: none

\* 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.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$289,000	\$291,000
<b>Sales Price</b>	\$283,000	\$285,000
<b>30 Day Price</b>	\$266,000	--

### Comments Regarding Pricing Strategy

List within 2% of value price, discount quick sale 6%. Valued subj to higher end of adjusted solds while staying competitive with current listed, comps had short DOM.

## VII. Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The price is based on the subject being in average condition with \$1,000 recommended in total repairs. Comps are similar in characteristics, located within 0.45 miles and the sold comps closed within the last 4 months. The market is reported as having increased 4% in the last 6 months. The price conclusion is deemed supported.

## VIII. Property Images

**Address** 2402 Muirfield Avenue, Henderson, NV 89074  
**Loan Number** 36468

**Suggested List** \$289,000

**Suggested Repaired** \$291,000

**Sale** \$283,000



**Subject** 2402 Muirfield Ave

**View** Front



**Subject** 2402 Muirfield Ave

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 2402 Muirfield Avenue, Henderson, NV 89074  
**Loan Number** 36468

**Suggested List** \$289,000

**Suggested Repaired** \$291,000

**Sale** \$283,000



**Subject** 2402 Muirfield Ave

**View** Street



**Subject** 2402 Muirfield Ave

**View** Other

**Comment** "wood trim needs paint"



**VIII. Property Images (continued)**

**Address** 2402 Muirfield Avenue, Henderson, NV 89074  
**Loan Number** 36468 **Suggested List** \$289,000 **Suggested Repaired** \$291,000 **Sale** \$283,000



**Listing Comp 1**

**View Front**



**Listing Comp 2**

**View Front**

**VIII. Property Images (continued)**

<b>Address</b>	2402 Muirfield Avenue, Henderson, NV 89074	<b>Suggested Repaired</b>	\$291,000	<b>Sale</b>	\$283,000
<b>Loan Number</b>	36468	<b>Suggested List</b>	\$289,000		



**Listing Comp 3**

**View Front**



**Sold Comp 1**

**View Front**



**VIII. Property Images (continued)**

**Address** 2402 Muirfield Avenue, Henderson, NV 89074  
**Loan Number** 36468

**Suggested List** \$289,000

**Suggested Repaired** \$291,000

**Sale** \$283,000



**Sold Comp 2**

**View** Front



**Sold Comp 3**

**View** Front

**ClearMaps Addendum**

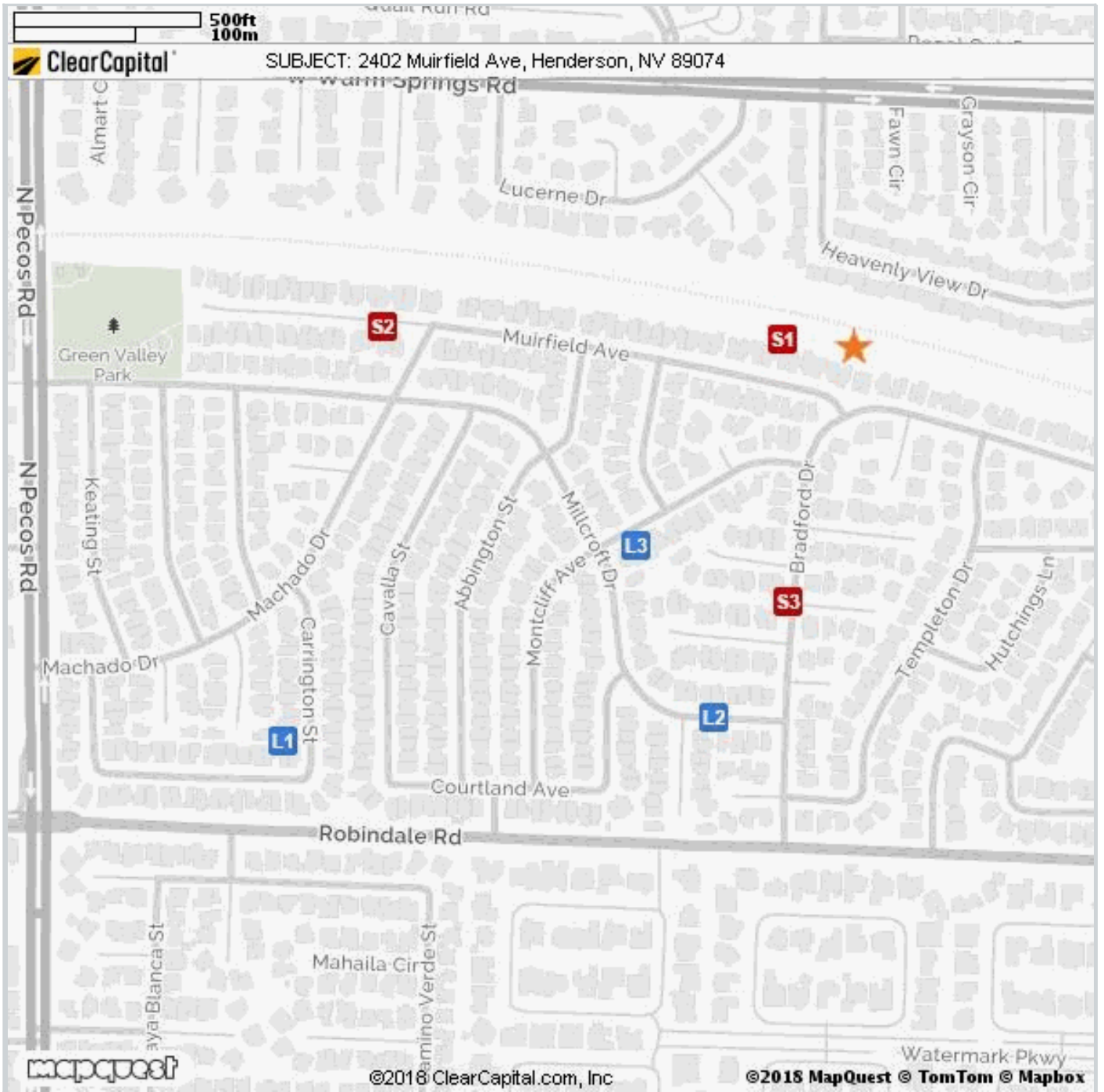
**Address** ★ 2402 Muirfield Avenue, Henderson, NV 89074

**Loan Number** 36468

**Suggested List** \$289,000

**Suggested Repaired** \$291,000

**Sale** \$283,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2402 Muirfield Ave, Henderson, NV	--	Parcel Match
L1 Listing 1	2528 Wolverton Av, Henderson, NV	0.45 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	316 Tuscany Ct, Henderson, NV	0.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	340 Montcliff Av, Henderson, NV	0.19 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2412 Muirfield Av, Henderson, NV	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2473 Muirfield Av, Henderson, NV	0.31 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2342 Mabee Ct, Henderson, NV	0.17 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.

## 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.

## Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

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	David Berg	Company/Brokerage	Elite Realty
License No	0032371	Electronic Signature	/David Berg/
License Expiration	11/30/2019	License State	NV
Phone	7022815827	Email	lasvegasdavid@gmail.com
Broker Distance to Subject	12.43 miles	Date Signed	11/03/2018

*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 Valuation Report.*

### Addendum: NV Broker's Price Opinion Qualification

The attached Broker's Price Opinion ("BPO") has been prepared by: **David Berg** ("Licensee"), **0032371** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Elite Realty** (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: **2402 Muirfield Avenue, Henderson, NV 89074**
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: **November 3, 2018**

Licensee signature: **/David Berg/**

**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.