

**4355 Morgan Manor Street #3, Las Vegas, NV 89101**

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>	4355 Morgan Manor Street #3, Las Vegas, NV 89101	<b>Order ID</b>	5989964	<b>Property ID</b>	25623115
<b>Inspection Date</b>	11/10/2018	<b>Date of Report</b>	11/10/2018		
<b>Loan Number</b>	36529	<b>APN</b>	139-03-312-081		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 11.09.18	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 11.09.18
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	Condo	<b>Condition Comments</b>	
<b>Occupancy</b>	Vacant	No damage or repair issues noted. Doors, windows, roof, paint, landscaping appear average for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Average. Subject property is a 1 level, 2nd floor condo with 2 bedrooms, 2 baths and a 1 car attached garage. Roof is pitched concrete tile. It has no fireplace, but has small patio/balcony area. Last sold 07/05/2007 as new home sale. Previously listed for sale as short sale, under contract in 14 days on market and listing was withdrawn 11/01/2017. This property is located in the Tripoly at Kings Hill subdivision in the central northwestern area of North Las Vegas. This tract is comprised of 150 condo units which vary in square footage from 1,220-1,695 sq. feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer is investor/cash sale. NOTE correct zip code for this property is 89032.	
<b>Secure?</b>	Yes (Secured by deadbolt.)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	Tripoly at Kings Hill 702-737-8580		
<b>Association Fees</b>	\$195 / Month (Pool, Landscaping, Other: Gated entry)		
<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>		There are no MLS records for subject property within the past 12 months.					
<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>

**III. Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	There is a slight oversupply of condo listings in Tripoly at Kings Hill. There are 4 units listed for sale (1 REO, 0 short sales). In the past 12 months, there have been 12 closed sales. This indicates an oversupply of listings assuming 90 days on market. Average days on market time was 14 with range 0-96 days and average sale price was 99.5% of final list price.	
<b>Sales Prices in this Neighborhood</b>	Low: \$115,000 High: \$186,000		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		



#### IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4355 Morgan Manor Street #3	2117 Sun Ave Unit A	395 Clarence House Ave # 2	495 Westminster Hall Ave # 2
City, State	Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89101	89030	89032	89032
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.98 <sup>1</sup>	0.14 <sup>1</sup>	0.02 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$95,000	\$179,900	\$199,900
List Price \$	--	\$92,000	\$179,900	\$199,900
Original List Date		08/15/2018	10/12/2018	09/20/2018
DOM · Cumulative DOM	-- · --	38 · 87	12 · 29	21 · 51
Age (# of years)	12	34	12	12
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	REO
Style/Design	2 Stories Condo	1 Story Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,220	1,080	1,447	1,695
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	4	5	5	6
Garage (Style/Stalls)	Attached 1 Car	None	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	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	No Fireplace	1 Fireplace	None	None

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

**Listing 1** Not under contract. Tenant occupied, leased for \$795/month. Identical in baths, condition. It is inferior in square footage, age, no garage but superior in fireplace. It is inferior to subject property.

**Listing 2** Under contract, will be conventional financing. Identical in condition, age, same complex. It is superior in square footage, baths and garage capacity. This property is superior to subject property.

**Listing 3** Under contract, will be conventional financing. Identical in age, same complex. It is superior in square footage, baths, garage capacity and condition with new interior paint and carpet. Freddie Mac property. This property is superior to subject property.

\* Listing 2 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

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4355 Morgan Manor Street #3	4305 Morgan Manor St Unit 3	395 Kensington Palace Unit 3	325 Kensington Palace Ave Unit 3
City, State	Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89101	89032	89032	89032
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 <sup>1</sup>	0.15 <sup>1</sup>	0.20 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$135,000	\$127,500	\$135,000
List Price \$	--	\$135,000	\$127,500	\$135,000
Sale Price \$	--	\$135,000	\$129,150	\$135,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	8/22/2018	2/15/2018	5/11/2018
DOM · Cumulative DOM	-- · --	1 · 27	6 · 20	5 · 69
Age (# of years)	12	12	12	12
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,220	1,220	1,220	1,220
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	No Fireplace	No Fireplace	No Fireplace	No Fireplace
Net Adjustment	--	+\$0	+\$0	+\$0
Adjusted Price	--	\$135,000	\$129,150	\$135,000

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

- Sold 1** Cash sale, no concessions. Tenant occupied, leased for \$950/month when listed. Identical in square footage, bedrooms, baths, garage capacity, and age. It is equal to subject property.
- Sold 2** Cash sale, no concessions. Vacant unit when listed. Identical in square footage, bedrooms, baths, garage capacity, and age. It is equal to subject property. This sale is somewhat aged. MLS states multiple offers received.
- Sold 3** Cash sale, no concessions. Tenant occupied, leased for \$975/month when listed. Identical in square footage, bedrooms, baths, garage capacity, and age. It is equal to subject property.

\* 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>	\$139,900	\$139,900
<b>Sales Price</b>	\$135,000	\$135,000
<b>30 Day Price</b>	\$132,000	--

### Comments Regarding Pricing Strategy

Suggest pricing near mid range of competing listings due to oversupply of competing listings. Subject property would be expected to sell near high range of adjusted recently closed sales with 90 days on market.

## VII. 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.

**VIII. Property Images**

**Address** 4355 Morgan Manor Street #3, Las Vegas, NV 89101  
**Loan Number** 36529

**Suggested List** \$139,900

**Suggested Repaired** \$139,900

**Sale** \$135,000



**Subject** 4355 Morgan Manor St Unit 3

**View** Front

**Comment** "Front of unit. "



**Subject** 4355 Morgan Manor St Unit 3

**View** Front

**Comment** "Front of building. "

**VIII. Property Images (continued)**

**Address** 4355 Morgan Manor Street #3, Las Vegas, NV 89101  
**Loan Number** 36529

**Suggested List** \$139,900

**Suggested Repaired** \$139,900

**Sale** \$135,000



**Subject** 4355 Morgan Manor St Unit 3

**View** Address Verification



**Subject** 4355 Morgan Manor St Unit 3

**View** Side



**VIII. Property Images (continued)**

**Address** 4355 Morgan Manor Street #3, Las Vegas, NV 89101  
**Loan Number** 36529

**Suggested List** \$139,900

**Suggested Repaired** \$139,900

**Sale** \$135,000



**Subject** 4355 Morgan Manor St Unit 3

**View** Street



**Subject** 4355 Morgan Manor St Unit 3

**View** Other

**Comment** "Posted 5 Day Notice. "

**VIII. Property Images (continued)**

**Address** 4355 Morgan Manor Street #3, Las Vegas, NV 89101  
**Loan Number** 36529

**Suggested List** \$139,900

**Suggested Repaired** \$139,900

**Sale** \$135,000



**Listing Comp 1** 2117 Sun Ave Unit A

**View** Front



**Listing Comp 2** 395 Clarence House Ave # 2

**View** Front

**VIII. Property Images (continued)**

**Address** 4355 Morgan Manor Street #3, Las Vegas, NV 89101  
**Loan Number** 36529

**Suggested List** \$139,900

**Suggested Repaired** \$139,900

**Sale** \$135,000



**Listing Comp 3** 495 Westminster Hall Ave # 2

**View** Front



**Sold Comp 1** 4305 Morgan Manor St Unit 3

**View** Front

**VIII. Property Images (continued)**

**Address** 4355 Morgan Manor Street #3, Las Vegas, NV 89101  
**Loan Number** 36529

**Suggested List** \$139,900

**Suggested Repaired** \$139,900

**Sale** \$135,000

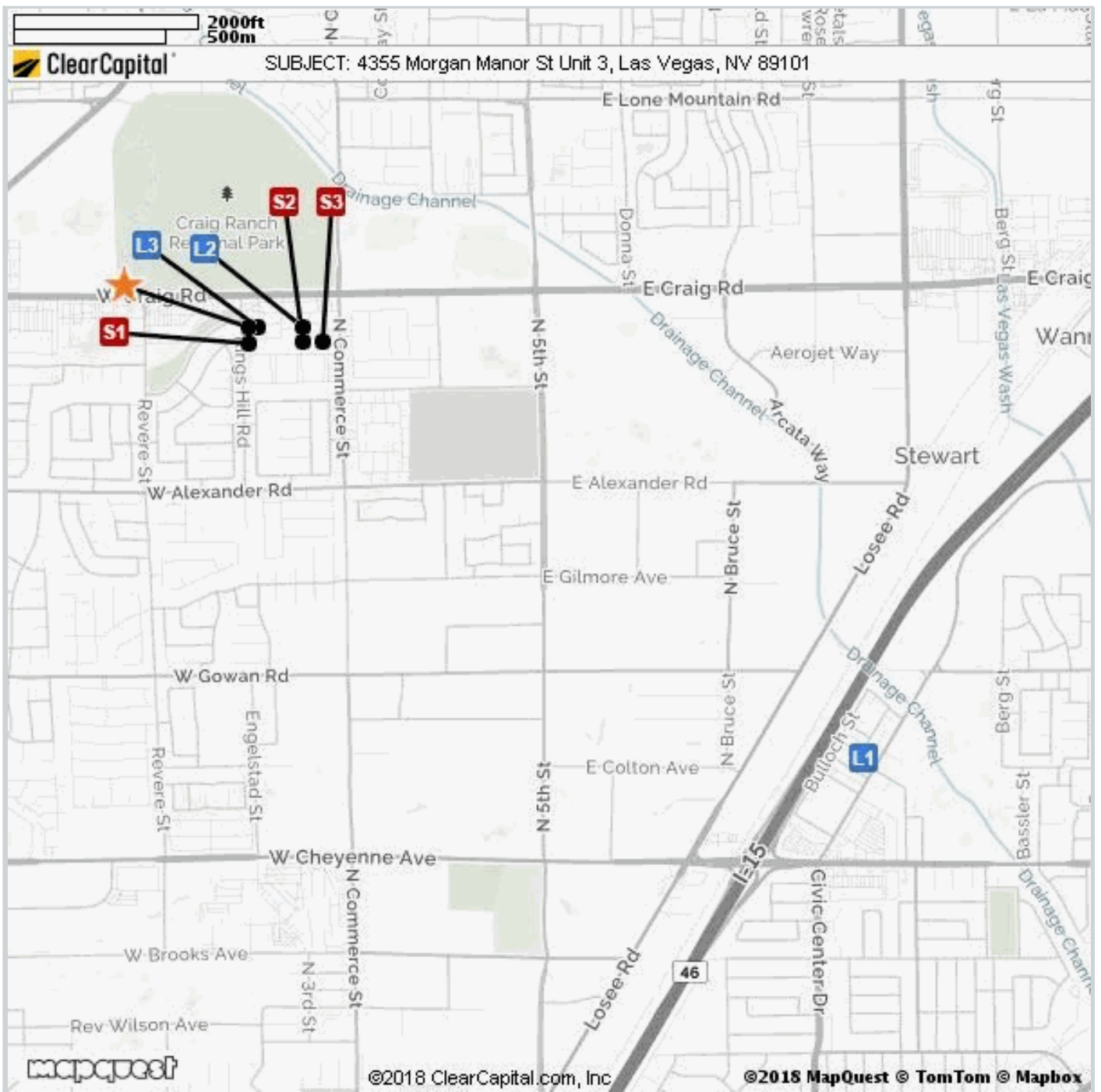


**Sold Comp 3** 325 Kensington Palace Ave Unit 3

**View** Front

**ClearMaps Addendum**

**Address** ★ 4355 Morgan Manor Street #3, Las Vegas, NV 89101  
**Loan Number** 36529      **Suggested List** \$139,900      **Suggested Repaired** \$139,900      **Sale** \$135,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4355 Morgan Manor St Unit 3, Las Vegas, NV	--	Parcel Match
L1 Listing 1	2117 Sun Ave Unit A, North Las Vegas, NV	1.98 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	395 Clarence House Ave # 2, North Las Vegas, NV	0.14 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	495 Westminster Hall Ave # 2, North Las Vegas, NV	0.02 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4305 Morgan Manor St Unit 3, North Las Vegas, NV	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	395 Kensington Palace Unit 3, North Las Vegas, NV	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	325 Kensington Palace Ave Unit 3, North Las Vegas, NV	0.20 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	Linda Bothof	Company/Brokerage	Linda Bothof Broker
License No	B.0056344.INDV	Electronic Signature	/Linda Bothof/
License Expiration	05/31/2020	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	14.28 miles	Date Signed	11/10/2018

*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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof Broker** (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: **4355 Morgan Manor Street #3, Las Vegas, NV 89101**
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 10, 2018**

Licensee signature: **/Linda Bothof/**

**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.