

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>	277 Jessica Grove Street, Henderson, NV 89015	<b>Order ID</b>	5989964	<b>Property ID</b>	25623113
<b>Inspection Date</b>	11/10/2018	<b>Date of Report</b>	11/10/2018		
<b>Loan Number</b>	36532	<b>APN</b>	178-13-413-014		
<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>	SFR	<b>Condition Comments</b>
<b>Occupancy</b>	Occupied	No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Average. This property is a 2 story, ranch style home with 3 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and neighborhood. It has 2 gas fireplaces, and inground pool and spa per tax records. Last sold as fair market sale 02/28/2006. There are no MLS records for this property. Subject property is located in the Fiesta Park subdivision in the eastern area of Henderson. This tract is comprised of 170 single family detached homes which vary in square footage from 1,804-3,222 square feet. Access to schools, shopping is within 1/2-2 miles and freeway entry is within 2-3 miles. Most likely buyer is owner occupant with FHA financing.
<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>	Fiesta Park HOA 702-362-6262	
<b>Association Fees</b>	\$50 / Month (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.
<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
--------------------	---------------------	-----------------	------------------	--------	-------------	--------------	--------

#### III. Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Improving	There is a shortage of listings in Fiesta Park. There are 2 MLS listings. All listings are fair market transactions. In the past 12 months, there have been 15 closed MLS sales. This indicates a short market supply of listings, assuming 90 days on market. Average days on market time was 19 days with range 4-115 days. It was necessary to expand radius to have sufficient comps for this report, similar in square footage. Subject property as well as all sold comps and Listing #1 are located in Fiesta Park.
<b>Sales Prices in this Neighborhood</b>	Low: \$339,000 High: \$411,000	
<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	277 Jessica Grove Street	629 Indian Corn Ave	727 Smokey Mountain Ave	638 Tyler Ridge Ave
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89015	89015	89012	89012
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 <sup>1</sup>	0.92 <sup>1</sup>	0.54 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$399,900	\$420,000
List Price \$	--	\$320,000	\$372,000	\$414,900
Original List Date		08/08/2018	08/18/2018	09/19/2018
DOM · Cumulative DOM	-- · --	21 · 94	14 · 84	26 · 52
Age (# of years)	12	11	17	16
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Bi-level	1 Story Ranch	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,334	1,821	2,032	3,022
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 2	4 · 2 · 1	4 · 3 · 1
Total Room #	8	6	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.14 acres	0.15 acres	0.12 acres	0.14 acres
Other	2 Fireplaces	1 Fireplace	No Fireplace	No Fireplace

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

- Listing 1** Under contract, will be conventional financing. Identical in condition, and nearly identical in age. It is inferior in square footage, baths, garage capacity, no pool or spa but is superior in lot size. This property is inferior to subject property.
- Listing 2** Under contract, will be VA financing. Identical in condition, pool and spa and nearly identical in age. It is inferior in square footage, baths, garage capacity, lot size and no fireplace. This property is inferior to subject property.
- Listing 3** Under contract, will be conventional financing. Identical in baths, condition, garage capacity, pool and spa lot size, and nearly identical in age. It is inferior in no fireplaces, but is superior in square footage. This property is superior to subject property.

\* Listing 3 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	277 Jessica Grove Street	260 Garnet Garden St	684 Finch Island Ave	257 Quail Ranch Dr
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89015	89015	89015	89015
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 <sup>1</sup>	0.15 <sup>1</sup>	0.14 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$345,000	\$399,900	\$419,900
List Price \$	--	\$345,000	\$359,000	\$419,900
Sale Price \$	--	\$342,000	\$347,500	\$411,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	6/9/2018	8/11/2018	2/12/2018
DOM · Cumulative DOM	-- · --	5 · 25	14 · 162	13 · 42
Age (# of years)	12	11	11	10
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,334	2,333	2,333	2,334
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 3	4 · 3	4 · 3
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	--	Pool - Yes Spa - Yes
Lot Size	0.14 acres	0.13 acres	0.13 acres	0.21 acres
Other	2 Fireplaces	1 Fireplace	1 Fireplace	fireplace
Net Adjustment	--	+\$29,400	+\$29,400	-\$32,600
Adjusted Price	--	\$371,400	\$376,900	\$378,400

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

- Sold 1** Sold with conventional financing, no concessions. Identical in condition, garage capacity and nearly identical in square footage and age. It is inferior in no pool or spa \$25,000, baths \$2,500, lot size adjusted @ \$2/square foot \$900 and fireplaces \$1,000.
- Sold 2** Sold with VA financing, no concessions. Identical in condition, garage capacity and nearly identical in square footage and age. It is inferior in no pool or spa \$25,000, baths \$2,500, lot size adjusted @ \$2/square foot \$900 and fireplaces \$1,000.
- Sold 3** Sold with conventional financing, no concessions. Identical in square footage, garage capacity, pool and spa and nearly identical in age. It is inferior in baths \$2,500, fireplaces (1) \$1,000, but superior in condition with granite counters, upgraded wrought iron door, stainless appliances, wet bar, RV parking (\$30,000) and lot size adjusted @ \$2/square foot (\$6,100).

\* Sold 3 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**

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$385,000	\$385,000
<b>Sales Price</b>	\$376,000	\$376,000
<b>30 Day Price</b>	\$372,000	--

**Comments Regarding Pricing Strategy**

Suggest pricing near mid high range of competing listings due to short market supply and low days on market time. Subject property would be expected to sell near high range of adjusted comps 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** 277 Jessica Grove Street, Henderson, NV 89015  
**Loan Number** 36532

**Suggested List** \$385,000

**Suggested Repaired** \$385,000

**Sale** \$376,000



**Subject** 277 Jessica Grove St

**View** Front



**Subject** 277 Jessica Grove St

**View** Address Verification

VIII. Property Images (continued)

Address 277 Jessica Grove Street, Henderson, NV 89015  
Loan Number 36532 Suggested List \$385,000

Suggested Repaired \$385,000

Sale \$376,000



Subject 277 Jessica Grove St

View Side



Subject 277 Jessica Grove St

View Side



**VIII. Property Images (continued)**

**Address** 277 Jessica Grove Street, Henderson, NV 89015  
**Loan Number** 36532

**Suggested List** \$385,000

**Suggested Repaired** \$385,000

**Sale** \$376,000



**Subject** 277 Jessica Grove St

**View** Street



**Listing Comp 1** 629 Indian Corn Ave

**View** Front

**VIII. Property Images (continued)**

**Address** 277 Jessica Grove Street, Henderson, NV 89015  
**Loan Number** 36532

**Suggested List** \$385,000

**Suggested Repaired** \$385,000

**Sale** \$376,000



**Listing Comp 2** 727 Smokey Mountain Ave

**View** Front



**Listing Comp 3** 638 Tyler Ridge Ave

**View** Front

**VIII. Property Images (continued)**

**Address** 277 Jessica Grove Street, Henderson, NV 89015  
**Loan Number** 36532

**Suggested List** \$385,000

**Suggested Repaired** \$385,000

**Sale** \$376,000



**Sold Comp 1** 260 Garnet Garden St

**View** Front



**Sold Comp 2** 684 Finch Island Ave

**View** Front

**VIII. Property Images (continued)**

**Address** 277 Jessica Grove Street, Henderson, NV 89015  
**Loan Number** 36532

**Suggested List** \$385,000

**Suggested Repaired** \$385,000

**Sale** \$376,000

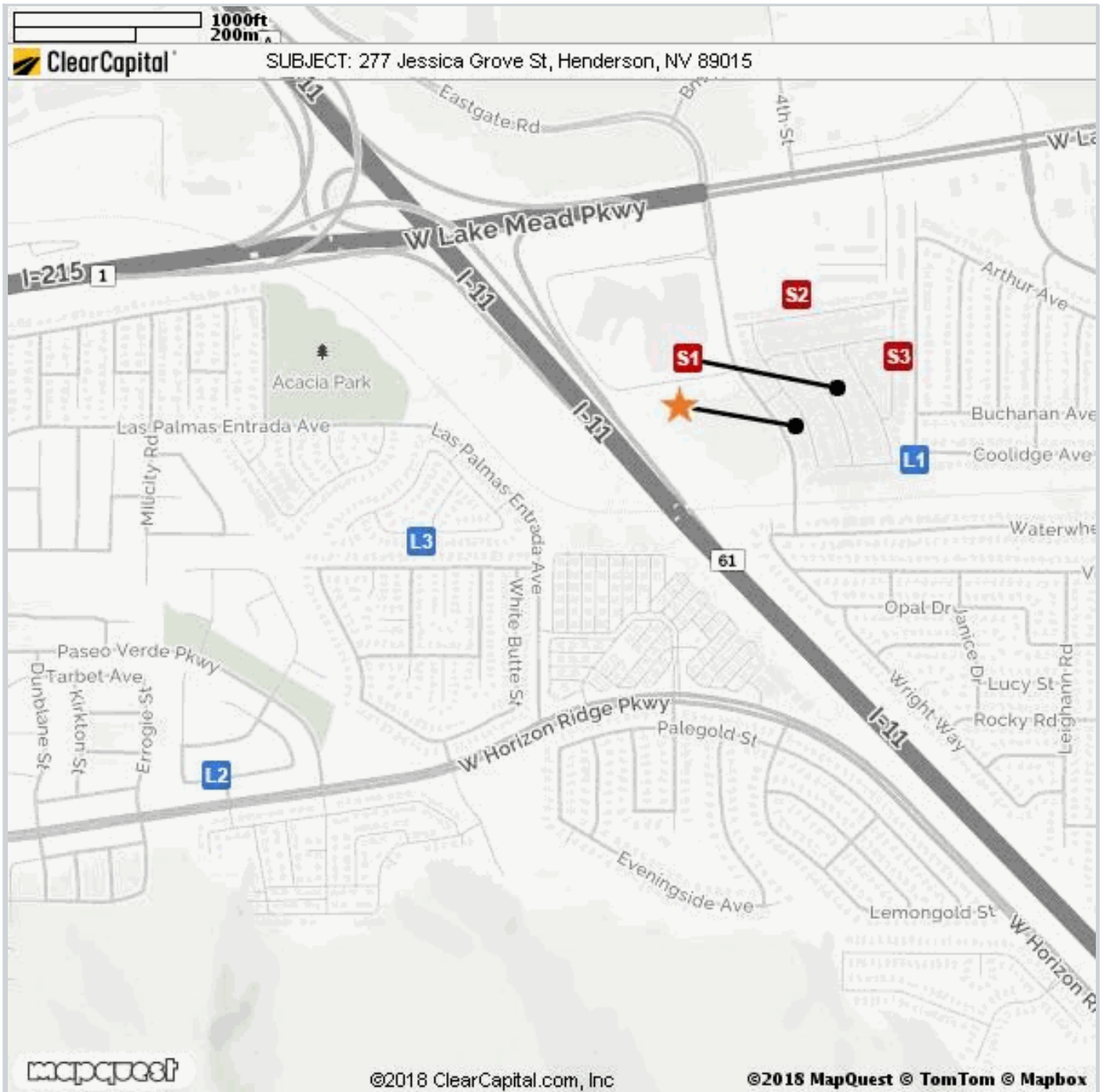


**Sold Comp 3** 257 Quail Ranch Dr

**View** Front

**ClearMaps Addendum**

**Address** ★ 277 Jessica Grove Street, Henderson, NV 89015  
**Loan Number** 36532      **Suggested List** \$385,000      **Suggested Repaired** \$385,000      **Sale** \$376,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	277 Jessica Grove St, Henderson, NV	--	Parcel Match
L1 Listing 1	629 Indian Corn Ave, Henderson, NV	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	727 Smokey Mountain Ave, Henderson, NV	0.92 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	638 Tyler Ridge Ave, Henderson, NV	0.54 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	260 Garnet Garden St, Henderson, NV	0.07 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	684 Finch Island Ave, Henderson, NV	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	257 Quail Ranch Dr, Henderson, NV	0.14 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	7.29 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: **277 Jessica Grove Street, Henderson, NV 89015**
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.