

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	802 Royal Oak Drive, Spring Creek, NV 89815	Order ID	6002752	Property ID	25689511
Inspection Date	11/27/2018	Date of Report	11/28/2018		
Loan Number	36593	APN	047003024		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.26.18	Tracking ID 1	BotW New Fac-DriveBy BPO 11.26.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Vacant		subject needs roof repairs, and weeds taken down. The weeds show lack of caring for property
Secure?	Yes		
	(lock box, and no signs of life or furniture)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$5,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$5,000		
HOA	Spring Creek Association 7757536295		
Association Fees	\$59 / Month (Other: road maint)		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm			sold in 2014 for \$185900
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
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III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable		rural association, gold mining community, population about 2500, stable market for past 2 years, new construction in area also from 295000-650000
Sales Prices in this Neighborhood	Low: \$95,000 High: \$750,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	802 Royal Oak Drive	623 Shadybrook	310 Oakmont Dr	122 Cuerno Verde
City, State	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV
Zip Code	89815	89815	89815	89815
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.27 ¹	0.14 ¹	1.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$230,000	\$199,000
List Price \$	--	\$223,000	\$225,000	\$199,000
Original List Date		07/16/2018	11/12/2018	09/17/2018
DOM · Cumulative DOM	-- · --	130 · 135	14 · 16	70 · 72
Age (# of years)	29	22	21	22
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,158	1,342	1,456	1,040
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	--	--	Spa - Yes	--
Lot Size	1.02 acres	4.15 acres	1.48 acres	4.05 acres
Other	shed	central air, metal roof, wood stove	deck, shed, fenced, pellet stove	none

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

Listing 1 metal roof -10000, new carpet and paint -10000, central air -5000, wood stove -4000, landscaped -2000, good mountain views and large master suite with tiled shower stall, acreage -2000

Listing 2 landsed with sprinklers -3000, pellet stove -4000, deck, shed, sq foot -3000, age -9000, large garage with additional storage, hot tub , deck with access to master bedroom

Listing 3 wood siding and very similar to subject property some landscaping -1000, and fenced back yad -1000, acreage -2000, age -7000

* Listing 3 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	802 Royal Oak Drive	272 Springfield Pkwy	600 Parkridge Parkway	214 Charwood Dr
City, State	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV	Spring Creek, NV
Zip Code	89815	89815	89815	89815
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.03 ¹	1.24 ¹	3.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$180,000	\$152,500	\$215,000
List Price \$	--	\$180,000	\$152,500	\$212,000
Sale Price \$	--	\$188,000	\$152,500	\$211,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	8/14/2018	10/31/2018	10/17/2018
DOM · Cumulative DOM	-- · --	45 · 0	175 · 174	113 · 86
Age (# of years)	29	29	27	30
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,158	1,124	1,152	1,297
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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	1.02 acres	4.84 acres	3.04 acres	1.25 acres
Other	shed	fenced, barn, shed,	bar. wood burning stove	well landscaped, woodstove,
Net Adjustment	--	-\$10,000	-\$7,000	-\$24,000
Adjusted Price	--	\$178,000	\$145,500	\$187,000

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

Sold 1 great horse property, acreage -3000, fenced and cross fenced -3000, barn -2000, shed, covered patio -2000, interior has been freshly painted and cleaned, property photo has old roof but it was replaced prior to close

Sold 2 horse property, acreage -2000, wood stove -4000, barn/shed, det garage, small chicken coops, some landscaping -1000

Sold 3 lots of trees and great view, new carpet -5000, newer roof -5000, large back deck -2000, wood stove -4000, near golf course. same age and sq foot as subject. vinyl siding -8000

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$145,500	\$150,500
Sales Price	\$145,500	\$150,500
30 Day Price	\$140,000	--

Comments Regarding Pricing Strategy

I have used the best comps available at this time for subject property, please read comments for adjustments. I have no interest in subject property

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 802 Royal Oak Drive, Spring Creek, NV 89815
Loan Number 36593

Suggested List \$145,500

Suggested Repaired \$150,500

Sale \$145,500



Subject 802 Royal Oak Dr

View Front



Subject 802 Royal Oak Dr

View Side

VIII. Property Images (continued)

Address 802 Royal Oak Drive, Spring Creek, NV 89815
Loan Number 36593

Suggested List \$145,500

Suggested Repaired \$150,500

Sale \$145,500



Subject 802 Royal Oak Dr

View Side



Subject 802 Royal Oak Dr

View Street

VIII. Property Images (continued)

Address 802 Royal Oak Drive, Spring Creek, NV 89815
Loan Number 36593 Suggested List \$145,500 Suggested Repaired \$150,500 Sale \$145,500



Subject 802 Royal Oak Dr

View Street



Subject 802 Royal Oak Dr

View Other

Comment "view across street "

VIII. Property Images (continued)

Address 802 Royal Oak Drive, Spring Creek, NV 89815
Loan Number 36593 **Suggested List** \$145,500 **Suggested Repaired** \$150,500 **Sale** \$145,500



Subject 802 Royal Oak Dr **View** Other
Comment "more weeds and landscaping"



Subject 802 Royal Oak Dr **View** Other
Comment "roof condition"

VIII. Property Images (continued)

Address 802 Royal Oak Drive, Spring Creek, NV 89815
Loan Number 36593 **Suggested List** \$145,500 **Suggested Repaired** \$150,500 **Sale** \$145,500



Subject 802 Royal Oak Dr **View** Other
Comment "weeds and landscaping "



Subject 802 Royal Oak Dr **View** Other
Comment "street sign"

VIII. Property Images (continued)

Address 802 Royal Oak Drive, Spring Creek, NV 89815
Loan Number 36593

Suggested List \$145,500

Suggested Repaired \$150,500

Sale \$145,500



Listing Comp 1 623 Shadybrook

View Front



Listing Comp 2 310 Oakmont Dr

View Front

VIII. Property Images (continued)

Address 802 Royal Oak Drive, Spring Creek, NV 89815
Loan Number 36593 **Suggested List** \$145,500 **Suggested Repaired** \$150,500 **Sale** \$145,500



Listing Comp 3 122 Cuerno Verde **View** Front



Sold Comp 1 272 Springfield Pkwy **View** Front

VIII. Property Images (continued)

Address 802 Royal Oak Drive, Spring Creek, NV 89815
Loan Number 36593 **Suggested List** \$145,500

Suggested Repaired \$150,500

Sale \$145,500



Sold Comp 2 600 Parkridge Parkway


View Front

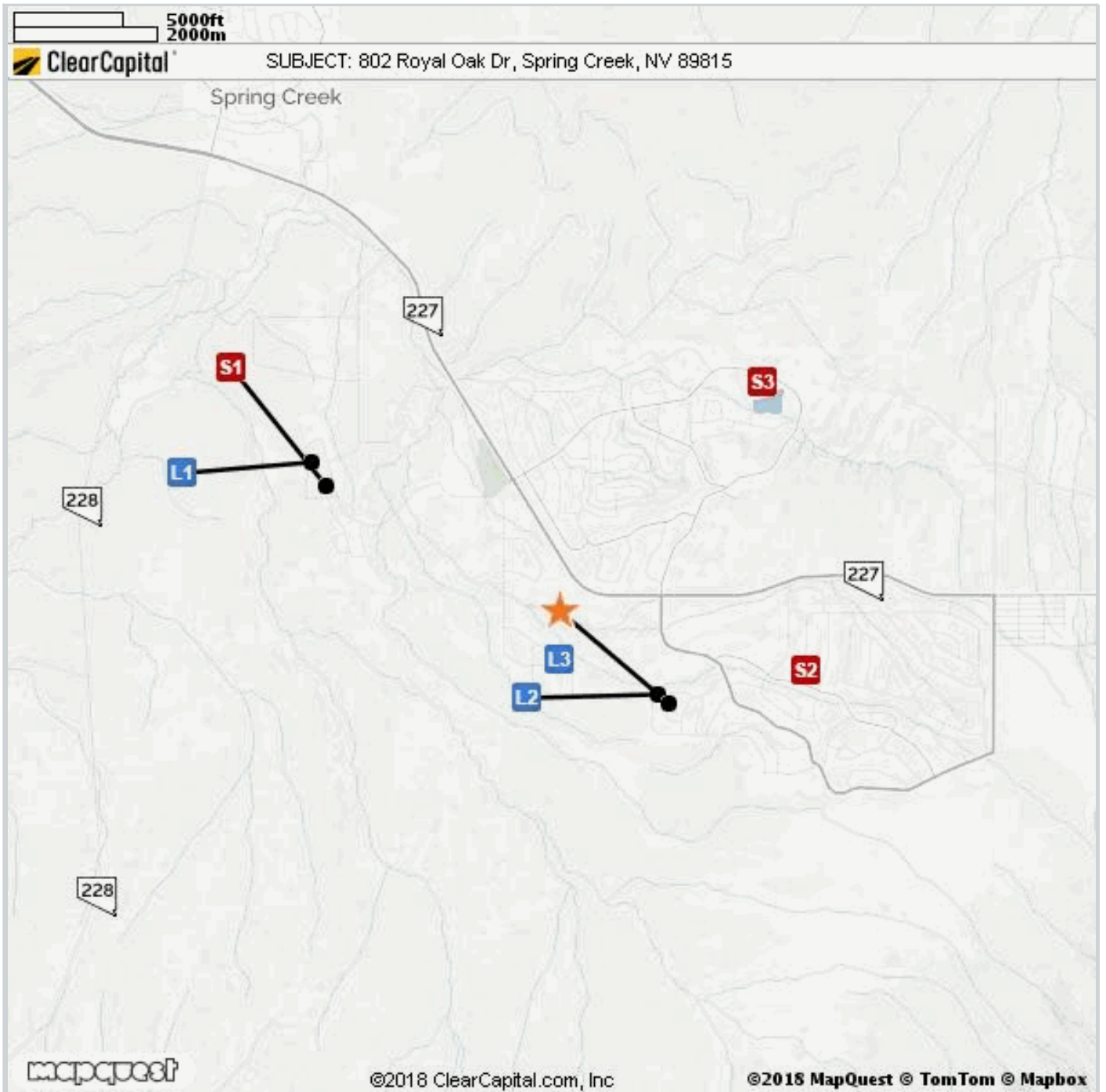







Sold Comp 3 214 Charwood Dr

View Front

ClearMaps Addendum

Address  802 Royal Oak Drive, Spring Creek, NV 89815
 Loan Number 36593 Suggested List \$145,500 Suggested Repaired \$150,500 Sale \$145,500



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	802 Royal Oak Dr, Spring Creek, NV	--	Parcel Match
 Listing 1	623 Shadybrook , Spring Creek, NV	4.27 Miles ¹	Parcel Match
 Listing 2	310 Oakmont Dr, Spring Creek, NV	0.14 Miles ¹	Parcel Match
 Listing 3	122 Cuerno Verde, Spring Creek, NV	1.26 Miles ¹	Parcel Match
 Sold 1	272 Springfield Pkwy, Spring Creek, NV	4.03 Miles ¹	Parcel Match
 Sold 2	600 Parkridge Parkway , Spring Creek, NV	1.24 Miles ¹	Parcel Match
 Sold 3	214 Charwood Dr, Spring Creek, NV	3.13 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.

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	Judy Jones	Company/Brokerage	Coldwell Banker Algerio Q Team
License No	BS.0024390	Electronic Signature	/Judy Jones/
License Expiration	03/31/2020	License State	NV
Phone	7759346683	Email	jjonesrec21@yahoo.com
Broker Distance to Subject	12.56 miles	Date Signed	11/28/2018

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: **Judy Jones** ("Licensee"), **BS.0024390** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Coldwell Banker Algerio Q Team** (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: **802 Royal Oak Drive, Spring Creek, NV 89815**
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 28, 2018**

Licensee signature: **/Judy Jones/**

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.