

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>	2329 Roundhouse Road, Sparks, NV 89431	<b>Order ID</b>	6009265	<b>Property ID</b>	25717169
<b>Inspection Date</b>	12/01/2018	<b>Date of Report</b>	12/03/2018		
<b>Loan Number</b>	36626	<b>APN</b>	031-402-17		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 11.30.18	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 11.30.18
<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	Condition from exterior appears average with no signs of deferred maintenance. Subject appears to be a 2nd level, 2-story condo. Exterior is likely maintained by HOA. Condition of complex overall appears to be average or above. Landscaping is well trimmed and watered.	
<b>Secure?</b>	Yes (Lockbox on front door)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Ironhorse Village 775-674-8000		
<b>Association Fees</b>	\$265 / Month (Pool, Landscaping)		
<b>Visible From Street</b>	Not Visible		

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		No MLS history for prior 36 months. Last transfer was 6/18/2018 to Bayview Loan Servicing LLC.	
<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>	Stable	Immediate neighborhood consists of condos, multi-family apartments, mini-storage, retail, convenience and some single family detached homes. There is a drive-in movie theater and park within 1 block. Schools and shopping are within 1-2 miles.	
<b>Sales Prices in this Neighborhood</b>	Low: \$110,000 High: \$246,000		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2329 Roundhouse Road	2352 Roundhouse Rd	952 Pam Lane	2323 Roundhouse Rd
City, State	Sparks, NV	Sparks, NV	Sparks, NV	Sparks, NV
Zip Code	89431	89431	89431	89431
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 <sup>1</sup>	0.10 <sup>1</sup>	0.01 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$165,000	\$180,000	\$220,000
List Price \$	--	\$165,000	\$180,000	\$220,000
Original List Date		11/14/2018	11/30/2018	08/27/2018
DOM · Cumulative DOM	-- · --	17 · 19	1 · 3	96 · 98
Age (# of years)	39	39	38	39
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1.5 Stories condo	1.5 Stories condo	2 Stories condo	1 Story condo
# Units	1	1	1	1
Living Sq. Feet	1,092	964	1,080	1,102
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 1	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.01 acres	.01 acres	.01 acres	.01 acres
Other	fp	fp	fp	fp

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

**Listing 1** This listing was selected due to being in the same complex as subject and to bracket GLA. Bathroom count and GLA are less, it is therefore considered inferior. No concessions listed.

**Listing 2** This listing was selected due to proximity and GLA. Bathroom count is less and therefore it is considered slightly inferior. No concessions listed.

**Listing 3** This listing was selected due to being in the same complex as the subject. Bed/bath count and GLA are similar, though this is a ground floor unit. No concessions are listed.

\* 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	2329 Roundhouse Road	2140 Cannonball Rd	2127 Greyhaven Ln	2330 Roundhouse Rd
City, State	Sparks, NV	Sparks, NV	Sparks, NV	Sparks, NV
Zip Code	89431	89431	89431	89431
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 <sup>1</sup>	0.17 <sup>1</sup>	0.05 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$163,000	\$170,000	\$179,000
List Price \$	--	\$163,000	\$167,000	\$179,000
Sale Price \$	--	\$163,000	\$165,000	\$181,500
Type of Financing	--	Cash	Conv	Cash
Date of Sale	--	6/1/2018	10/31/2018	8/21/2018
DOM · Cumulative DOM	-- · --	31 · 31	86 · 86	31 · 31
Age (# of years)	39	40	40	39
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1.5 Stories condo	2 Stories condo	2 Stories condo	1.5 Stories condo
# Units	1	1	1	1
Living Sq. Feet	1,092	1,080	1,080	1,092
Bdrm · Bths · ½ Bths	2 · 2	2 · 1 · 1	2 · 1 · 1	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Detached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.01 acres	.01 acres	.01 acres	.01 acres
Other	fp	fp	fp	fp
Net Adjustment	--	+\$4,500	+\$1,500	-\$10,000
Adjusted Price	--	\$167,500	\$166,500	\$171,500

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

- Sold 1** This sold was selected due to proximity, GLA, age and bedroom count. It is not in the same complex but very similar in features. No concessions listed.
- Sold 2** This comp was selected due to GLA, proximity, age and bedroom count. It has a detached garage but is not located in a gated complex as the subject. No concessions listed.
- Sold 3** This comp is identical to the subject and has the same features. It is considered the most equal to the subject, though it has been recently updated. No concessions listed.

\* 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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$179,000	\$179,000
<b>Sales Price</b>	\$170,000	\$170,000
<b>30 Day Price</b>	\$160,000	--

### Comments Regarding Pricing Strategy

Sold #3 is identical in features to the subject and sold for \$181,500 cash 3 months ago with only 31 DOM. The interior condition of the subject will of course affect final value. An adjustment to Sold #3 has been made due to recent upgrades. A slightly less, slightly more pricing pricing model could be useful in maximizing the sales price. That is to say that pricing a listing slightly below average may likely attract multiple offers and a buyer frenzy resulting in a final sales price that is slightly higher than average particularly in a sellers market as we are currently experiencing.

## 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** 2329 Roundhouse Road, Sparks, NV 89431  
**Loan Number** 36626

**Suggested List** \$179,000

**Suggested Repaired** \$179,000

**Sale** \$170,000



**Subject** 2329 Roundhouse Rd

**View** Front



**Subject** 2329 Roundhouse Rd

**View** Address Verification



**VIII. Property Images (continued)**

**Address** 2329 Roundhouse Road, Sparks, NV 89431  
**Loan Number** 36626

**Suggested List** \$179,000

**Suggested Repaired** \$179,000

**Sale** \$170,000



**Subject** 2329 Roundhouse Rd

**View** Side



**Subject** 2329 Roundhouse Rd

**View** Street

**VIII. Property Images (continued)**

**Address** 2329 Roundhouse Road, Sparks, NV 89431  
**Loan Number** 36626 **Suggested List** \$179,000 **Suggested Repaired** \$179,000 **Sale** \$170,000



**Listing Comp 1** 2352 Roundhouse Rd

**View** Front



**Listing Comp 2** 952 Pam Lane

**View** Front



VIII. Property Images (continued)

Address 2329 Roundhouse Road, Sparks, NV 89431  
Loan Number 36626 Suggested List \$179,000 Suggested Repaired \$179,000 Sale \$170,000



Listing Comp 3 2323 Roundhouse Rd View Front



Sold Comp 1 2140 Cannonball Rd View Front



VIII. Property Images (continued)

Address 2329 Roundhouse Road, Sparks, NV 89431  
Loan Number 36626 Suggested List \$179,000 Suggested Repaired \$179,000 Sale \$170,000



Sold Comp 2 2127 Greyhaven Ln


View Front

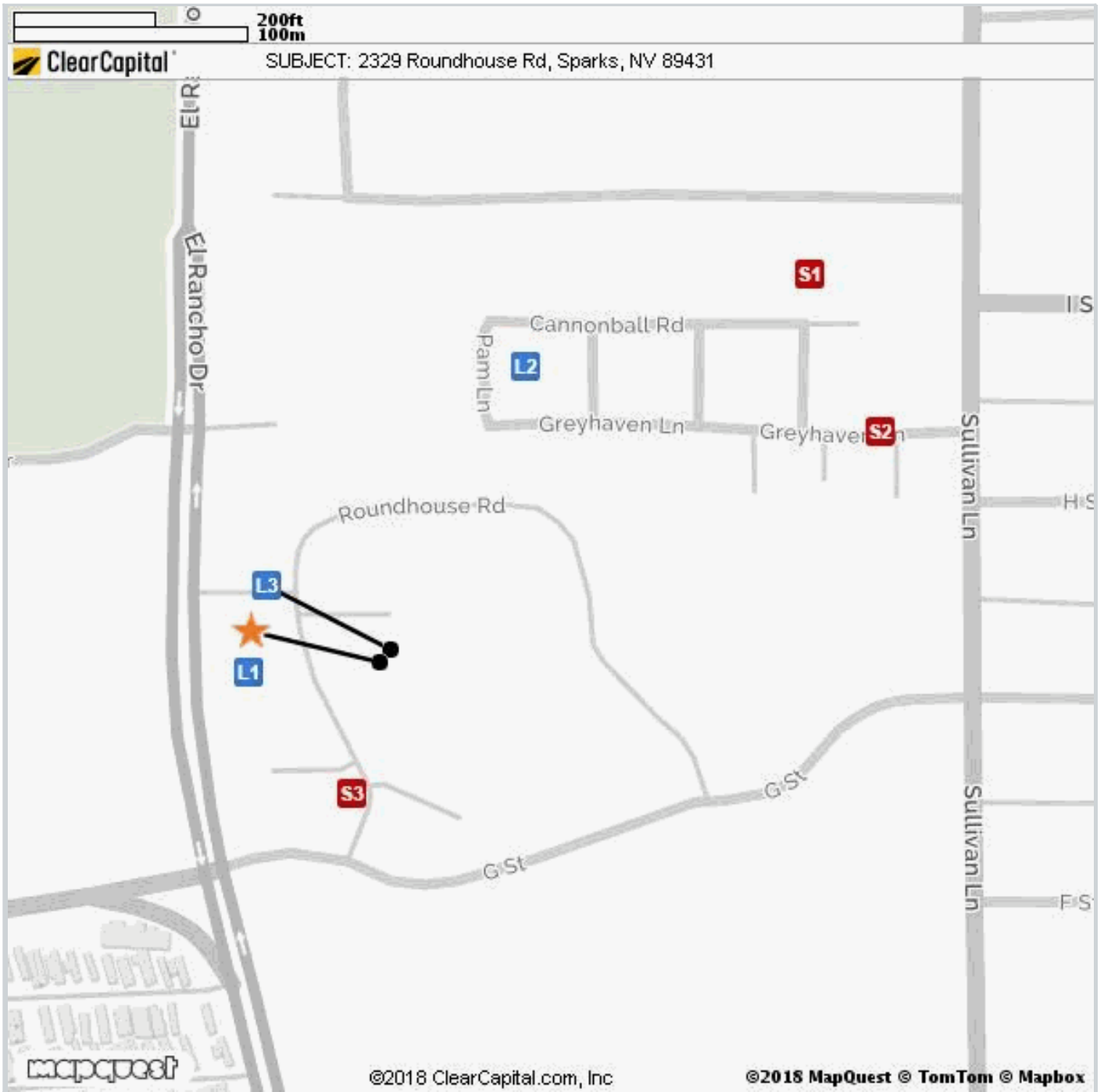









Sold Comp 3 2330 Roundhouse Rd

View Front

**ClearMaps Addendum**

Address  2329 Roundhouse Road, Sparks, NV 89431  
 Loan Number 36626      Suggested List \$179,000      Suggested Repaired \$179,000      Sale \$170,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	2329 Roundhouse Rd, Sparks, NV	--	Parcel Match
 Listing 1	2352 Roundhouse Rd, Sparks, NV	0.05 Miles <sup>1</sup>	Parcel Match
 Listing 2	952 Pam Lane, Sparks, NV	0.10 Miles <sup>1</sup>	Parcel Match
 Listing 3	2323 Roundhouse Rd, Sparks, NV	0.01 Miles <sup>1</sup>	Parcel Match
 Sold 1	2140 Cannonball Rd, Sparks, NV	0.18 Miles <sup>1</sup>	Parcel Match
 Sold 2	2127 Greyhaven Ln, Sparks, NV	0.17 Miles <sup>1</sup>	Parcel Match
 Sold 3	2330 Roundhouse Rd, Sparks, NV	0.05 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	Anthony Griego	Company/Brokerage	Solid Source Realty
License No	BS.0144824	Electronic Signature	/Anthony Griego/
License Expiration	12/31/2018	License State	NV
Phone	7754534115	Email	aagriego@gmail.com
Broker Distance to Subject	1.82 miles	Date Signed	12/02/2018

*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: **Anthony Griego** ("Licensee"), **BS.0144824** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Solid Source 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: **2329 Roundhouse Road, Sparks, NV 89431**
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: **December 3, 2018**

Licensee signature: **/Anthony Griego/**

**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.