

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>	1420 Ibizo Street, Las Vegas, NV 89117	<b>Order ID</b>	6009265	<b>Property ID</b>	25717164
<b>Inspection Date</b>	12/01/2018	<b>Date of Report</b>	12/01/2018		
<b>Loan Number</b>	36630	<b>APN</b>	163-06-220-033		
<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>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied	The subject is a two-story style property with a two-car garage. It is in average overall condition however some repair items were observed. It needs exterior paint and stucco repairs. No other repair items were observed. The property appears to be occupied and secure. It conforms to a suburban neighborhood of similar homes.	
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$3,750		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$3,750		
<b>HOA</b>	Peccole Ranch 702-255-3351		
<b>Association Fees</b>	\$189 / Month (Pool, Tennis, Other: CCRS, Gated, Clubhouse, Spa, Playground)		
<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>		The subject has not been listed for sale in the GLVAR MLS since March 2016 to May 2016 when it sold. Prior to this listing, the subject was listed for sale in the GLVAR MLS from July 2009 to September 2009 when it sold. No other listing history exists for the subject in the GLVAR MLS.					
<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>	Stable	Market values have increased during the last 6 months. Inventory levels are very low. The market is mainly fair market resale driven but there are some REO and short sale properties in the area. Neighboring properties are conforming.	
<b>Sales Prices in this Neighborhood</b>	Low: \$239,000 High: \$380,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1420 Ibizos Street	9921 La Paca Ave	9909 Calabasas Ave	9321 Valencia Canyon Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89117	89117	89117	89117
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	0.03 <sup>1</sup>	0.80 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,000	\$294,000	\$310,000
List Price \$	--	\$279,500	\$294,000	\$310,000
Original List Date		10/01/2018	11/13/2018	11/01/2018
DOM · Cumulative DOM	-- · --	61 · 61	18 · 18	30 · 30
Age (# of years)	19	21	19	25
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,461	1,551	1,261	1,736
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1
Total Room #	5	5	4	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	--	--	--	--
Lot Size	0.09 acres	0.06 acres	0.07 acres	0.09 acres
Other	Patio, Fence	Patio, Fence	Patio, Fence	Patio, Fence

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

- Listing 1** Most similar list comp. The comp is a similar three bedroom in the same immediate neighborhood. It is superior in condition with upgrades. Slightly superior GLA.
- Listing 2** The comp is similar in location. It is in average condition like the subject. It is inferior in GLA and bedroom count. The comp is over priced for the bedroom count, size, and location.
- Listing 3** The comp is superior in condition and GLA size. It is a similar style 2 story. It is least similar in location. It was used due to lack of comps within 1 mile.

\* 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

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1420 Ibizu Street	1425 Muinos St	10013 Calabasas Ave	10017 Camino Loma Verde Ave
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89117	89117	89117	89117
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	0.07 <sup>1</sup>	0.09 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$290,000	\$262,500	\$279,000
List Price \$	--	\$280,000	\$262,500	\$279,000
Sale Price \$	--	\$267,000	\$258,000	\$265,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	11/21/2018	9/20/2018	6/12/2018
DOM · Cumulative DOM	-- · --	30 · 39	9 · 22	9 · 36
Age (# of years)	19	19	19	21
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,461	1,461	1,461	1,461
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	5	5	5	5
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	--	--	--	--
Lot Size	0.09 acres	0.13 acres	0.07 acres	0.06 acres
Other	Patio, Fence	Patio, Fence	Patio, Fence	Patio, Fence
Net Adjustment	--	-\$12,000	+\$0	+\$0
Adjusted Price	--	\$255,000	\$258,000	\$265,000

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

- Sold 1** This comp is the most recent model match fair market sale in the immediate neighborhood. It is the most recent sale in an appreciating market with low inventory. Superior property due to condition. It has an upgraded interior.
- Sold 2** This comp is the second most recent model match fair market sale in the immediate neighborhood. Comparable property. It is a near identical property in average condition. Similar to the subject.
- Sold 3** This comp is the third most recent model match fair market sale in the immediate neighborhood. It has some minor updating but otherwise appears to be in average overall condition. Comparable overall.

\* Sold 2 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>	\$269,000	\$274,000
<b>Sales Price</b>	\$259,000	\$264,000
<b>30 Day Price</b>	\$249,000	--

### Comments Regarding Pricing Strategy

The subject is a mid-size 2 story property with 3 bedrooms. It is most similar to SC2 but SC1 and SC3 are also model match properties. Probable as-is price is value for a fair market sale. Value assumes interior condition is similar to the exterior and typical for the immediate neighborhood. No short sale or REO comps were utilized or considered in the final value. Market values are increasing and there is a shortage of listing inventory on the market. The search for sale comps was expanded to within six months due to limited similar sales within three months.

## 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** 1420 Ibizo Street, Las Vegas, NV 89117

**Loan Number** 36630

**Suggested List** \$269,000

**Suggested Repaired** \$274,000

**Sale** \$259,000



**Subject** 1420 Ibizo St

**View** Front



**Subject** 1420 Ibizo St

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 1420 Ibizo Street, Las Vegas, NV 89117  
**Loan Number** 36630 **Suggested List** \$269,000

**Suggested Repaired** \$274,000

**Sale** \$259,000



**Subject** 1420 Ibizo St

**View** Side

**Comment** "View One"



**Subject** 1420 Ibizo St

**View** Side

**Comment** "View Two"

**VIII. Property Images (continued)**

**Address** 1420 Ibizo Street, Las Vegas, NV 89117  
**Loan Number** 36630      **Suggested List** \$269,000      **Suggested Repaired** \$274,000      **Sale** \$259,000



**Subject** 1420 Ibizo St

**View** Street

**Comment** "View Two"



**Subject** 1420 Ibizo St

**View** Street

**Comment** "View One"

**VIII. Property Images (continued)**

**Address** 1420 Ibizu Street, Las Vegas, NV 89117  
**Loan Number** 36630 **Suggested List** \$269,000

**Suggested Repaired** \$274,000

**Sale** \$259,000



**Subject** 1420 Ibizu St

**View** Other

**Comment** "Damage – Stucco and Exterior Paint"



**Subject** 1420 Ibizu St

**View** Other

**Comment** "Damage – Exterior Paint"



**VIII. Property Images (continued)**

**Address** 1420 Ibizo Street, Las Vegas, NV 89117  
**Loan Number** 36630      **Suggested List** \$269,000      **Suggested Repaired** \$274,000      **Sale** \$259,000



**Listing Comp 1** 9921 La Paca Ave

**View** Front



**Listing Comp 2** 9909 Calabazas Ave

**View** Front

**VIII. Property Images (continued)**

**Address** 1420 Ibizo Street, Las Vegas, NV 89117

**Loan Number** 36630

**Suggested List** \$269,000

**Suggested Repaired** \$274,000

**Sale** \$259,000



**Listing Comp 3** 9321 Valencia Canyon Dr

**View** Front



**Sold Comp 1** 1425 Muinos St

**View** Front

**VIII. Property Images (continued)**

**Address** 1420 Ibizo Street, Las Vegas, NV 89117  
**Loan Number** 36630      **Suggested List** \$269,000      **Suggested Repaired** \$274,000      **Sale** \$259,000



**Sold Comp 2** 10013 Calabasas Ave

**View** Front

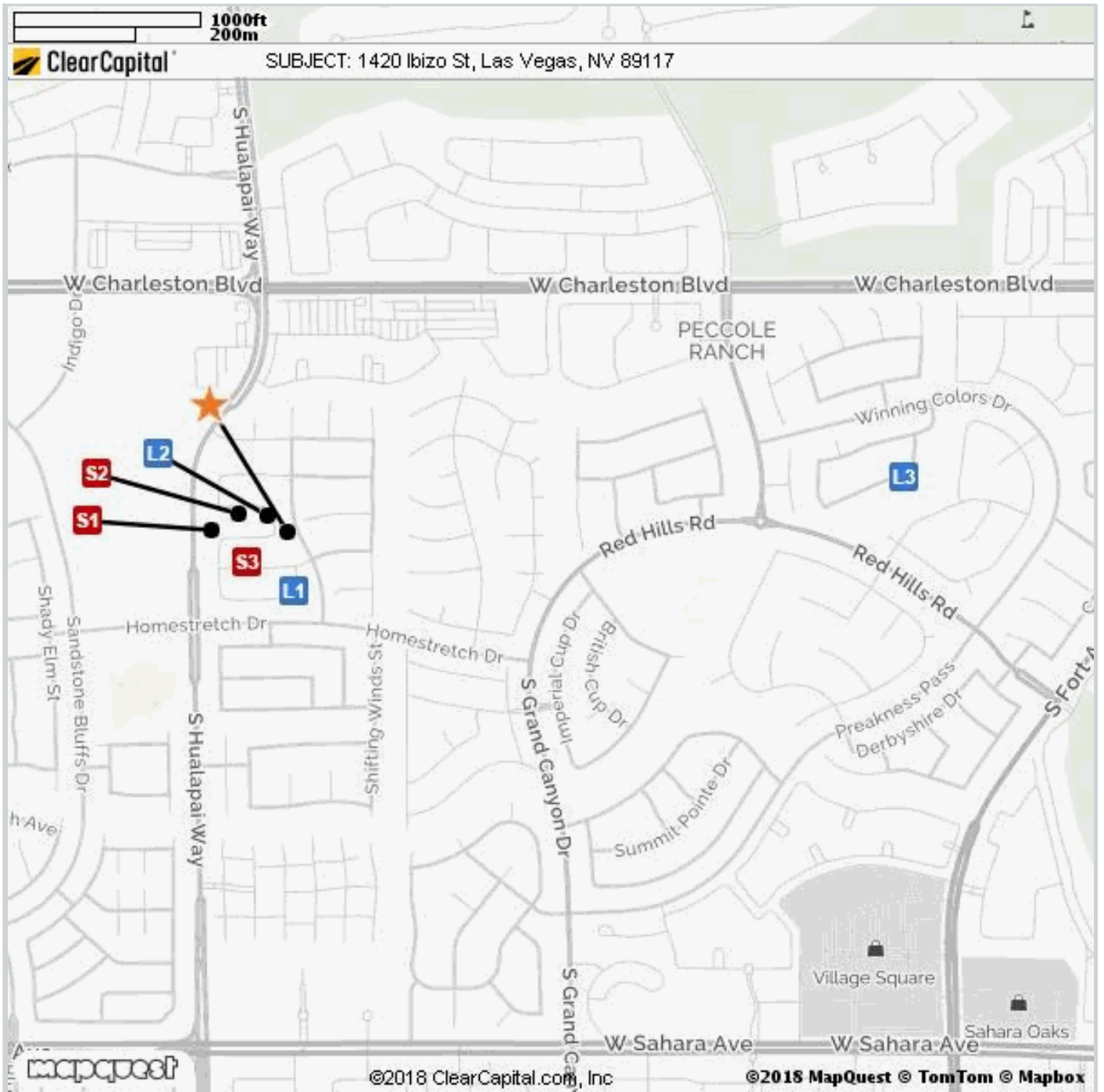


**Sold Comp 3** 10017 Camino Loma Verde Ave

**View** Front

**ClearMaps Addendum**

**Address** ★ 1420 Ibizu Street, Las Vegas, NV 89117  
**Loan Number** 36630      **Suggested List** \$269,000      **Suggested Repaired** \$274,000      **Sale** \$259,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1420 Ibizu St, Las Vegas, NV	--	Parcel Match
L1 Listing 1	9921 La Paca Ave, Las Vegas, NV	0.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	9909 Calabasas Ave, Las Vegas, NV	0.03 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9321 Valencia Canyon Dr, Las Vegas, NV	0.80 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1425 Muinos St, Las Vegas, NV	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10013 Calabasas Ave, Las Vegas, NV	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	10017 Camino Loma Verde Ave, Las Vegas, NV	0.09 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	Don Paradis	Company/Brokerage	ERA Brokers Consolidated
License No	S.0172065	Electronic Signature	/Don Paradis/
License Expiration	08/31/2020	License State	NV
Phone	7023501863	Email	donp@nevadareo.net
Broker Distance to Subject	2.68 miles	Date Signed	12/01/2018

*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: **Don Paradis** ("Licensee"), **S.0172065** (License #) who is an active licensee in good standing.

Licensee is affiliated with **ERA Brokers Consolidated** (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: **1420 Ibizo Street, Las Vegas, NV 89117**
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 1, 2018**

Licensee signature: **/Don Paradis/**

**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.