

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	10646 Streamside Avenue, Las Vegas, NV 89129	Order ID	6031273	Property ID	25812342
Inspection Date	12/26/2018	Date of Report	12/27/2018		
Loan Number	36755	APN	137-12-211-044		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 12.26.18	Tracking ID 1	BotW New Fac-DriveBy BPO 12.26.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments
Occupancy	Occupied	The subject is a two-story style property with a two-car garage. There are power lines visible near the subject, behind the row of houses just beyond the end of the subject's street. The proximity of the power lines may have a negative impact on some buyers but this a typical influence in the neighborhood so no major value impact is expected. There is also a mountain visible beyond the end of the subject's street in the opposite direction which may have a positive impact on some buyers. The presence of the two influences do not appear to have a major impact on the have on the subject's value. The subject is in average condition. No repair items or deferred maintenance were observed. It appears occupied and secure. It conforms to a suburban neighborhood.
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Hillcrest 702-655-7064	
Association Fees	\$50 / Month (Other: CCRS, Gated)	
Visible From Street	Visible	

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments
Listing Agency/Firm		The subject has not been listed for sale in the GLVAR MLS since October 2013 to January 2015 when the listing expired without a sale. The only other listing for the subject in the GLVAR MLS is a prior rental listing. The subject was last leased via the GLVAR MLS in July 2014.
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	Suburban	Neighborhood Comments
Local Economy	Stable	Market values have increased during the last 12 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.
Sales Prices in this Neighborhood	Low: \$248,500 High: \$349,900	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10646 Streamside Avenue	3728 Starlight Evening St	3949 Bayamon St	10753 Chickasaw Bend Ct
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89129	89129	89129
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.50 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$305,000	\$275,000	\$300,000
List Price \$	--	\$305,000	\$272,000	\$300,000
Original List Date		11/08/2018	10/25/2018	09/16/2018
DOM · Cumulative DOM	-- · --	49 · 49	63 · 63	5 · 102
Age (# of years)	15	16	14	13
Condition	Average	Average	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	1,840	1,854	1,650	1,853
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	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	--	Pool - Yes	--	--
Lot Size	0.07 acres	0.07 acres	0.07 acres	0.17 acres
Other	Porch, Patio, Fence	Porch, Patio, Deck, Fence	Porch, Patio, Fence	Porch, Patio, Fence

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

Listing 1 This comp is most similar in location. It is a three bedroom 2 story with an in-ground pool. The comp is slightly superior in GLA and superior due to the in-ground pool. Average condition.

Listing 2 The comp is inferior in GLA size. It is an otherwise similar three bedroom 2 story property. It appears to be in average condition. Inferior property.

Listing 3 The comp is superior in condition and lot size. It is a similar size three bedroom 2 story property in good condition. It has interior updates.

* Listing 1 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	10646 Streamside Avenue	10611 Gibbous Moon Dr	10549 Hamdem Ave	3636 Gainsville St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89129	89129	89129
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.20 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$284,888	\$280,000
List Price \$	--	\$270,000	\$284,888	\$280,000
Sale Price \$	--	\$260,000	\$290,000	\$283,000
Type of Financing	--	Cash	Va	Fha
Date of Sale	--	10/4/2018	8/27/2018	8/21/2018
DOM · Cumulative DOM	-- · --	8 · 36	3 · 31	6 · 40
Age (# of years)	15	11	5	5
Condition	Average	Average	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	1,840	1,676	1,843	1,843
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	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	0.07 acres	0.04 acres	0.06 acres	0.06 acres
Other	Porch, Patio, Fence	Porch, Patio, Fence, Balcony	Patio, Fence	Patio, Fence
Net Adjustment	--	+\$7,920	-\$90	-\$90
Adjusted Price	--	\$267,920	\$289,910	\$282,910

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

- Sold 1** Most recent sale. The comp is inferior in GLA size and lot size. There were no sales concessions. It is a similar style three bedroom with a 2 car garage. It sold at the lower end of neighborhood values.
- Sold 2** The comp is a similar size three bedroom property. It appears to be in typical condition for the immediate neighborhood. Comparable property. No concessions.
- Sold 3** The comp is a comparable three bedroom 2 story property. It is similar in GLA size, lot size, room counts, condition and location. Similar property.

* Sold 3 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	\$285,000	\$285,000
Sales Price	\$280,000	\$280,000
30 Day Price	\$270,000	--

Comments Regarding Pricing Strategy

The subject is a mid-size three bedroom 2 story property with a 2 car garage. 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 price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.50 miles and the sold comps closed within the last 4 months. The market is reported as having increased 3% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 10646 Streamside Avenue, Las Vegas, NV 89129
Loan Number 36755

Suggested List \$285,000

Suggested Repaired \$285,000

Sale \$280,000



Subject 10646 Streamside Ave

View Front



Subject 10646 Streamside Ave

View Address Verification

VIII. Property Images (continued)

Address 10646 Streamside Avenue, Las Vegas, NV 89129
Loan Number 36755

Suggested List \$285,000

Suggested Repaired \$285,000

Sale \$280,000



Subject 10646 Streamside Ave

View Side

Comment "View Two"



Subject 10646 Streamside Ave

View Side

Comment "View One"

VIII. Property Images (continued)

Address 10646 Streamside Avenue, Las Vegas, NV 89129
Loan Number 36755 **Suggested List** \$285,000 **Suggested Repaired** \$285,000 **Sale** \$280,000



Subject 10646 Streamside Ave **View** Street
Comment "View Two"



Subject 10646 Streamside Ave **View** Street
Comment "View One"

VIII. Property Images (continued)

Address 10646 Streamside Avenue, Las Vegas, NV 89129
Loan Number 36755 **Suggested List** \$285,000 **Suggested Repaired** \$285,000 **Sale** \$280,000



Subject 10646 Streamside Ave **View** Other
Comment "Mountains Visible Beyond the End of the Subject's Street"



Subject 10646 Streamside Ave **View** Other
Comment "Power Lines Visible Behind the Row of Houses Located Beyond the End of the Subject's Street"

VIII. Property Images (continued)

Address 10646 Streamside Avenue, Las Vegas, NV 89129
Loan Number 36755 **Suggested List** \$285,000 **Suggested Repaired** \$285,000 **Sale** \$280,000



Listing Comp 1 3728 Starlight Evening St **View** Front



Listing Comp 2 3949 Bayamon St **View** Front

VIII. Property Images (continued)

Address 10646 Streamside Avenue, Las Vegas, NV 89129
Loan Number 36755 **Suggested List** \$285,000 **Suggested Repaired** \$285,000 **Sale** \$280,000



Listing Comp 3 10753 Chickasaw Bend Ct **View** Front



Sold Comp 1 10611 Gibbous Moon Dr **View** Front

VIII. Property Images (continued)

Address 10646 Streamside Avenue, Las Vegas, NV 89129
Loan Number 36755 **Suggested List** \$285,000 **Suggested Repaired** \$285,000 **Sale** \$280,000



Sold Comp 2 10549 Hamdem Ave

View Front

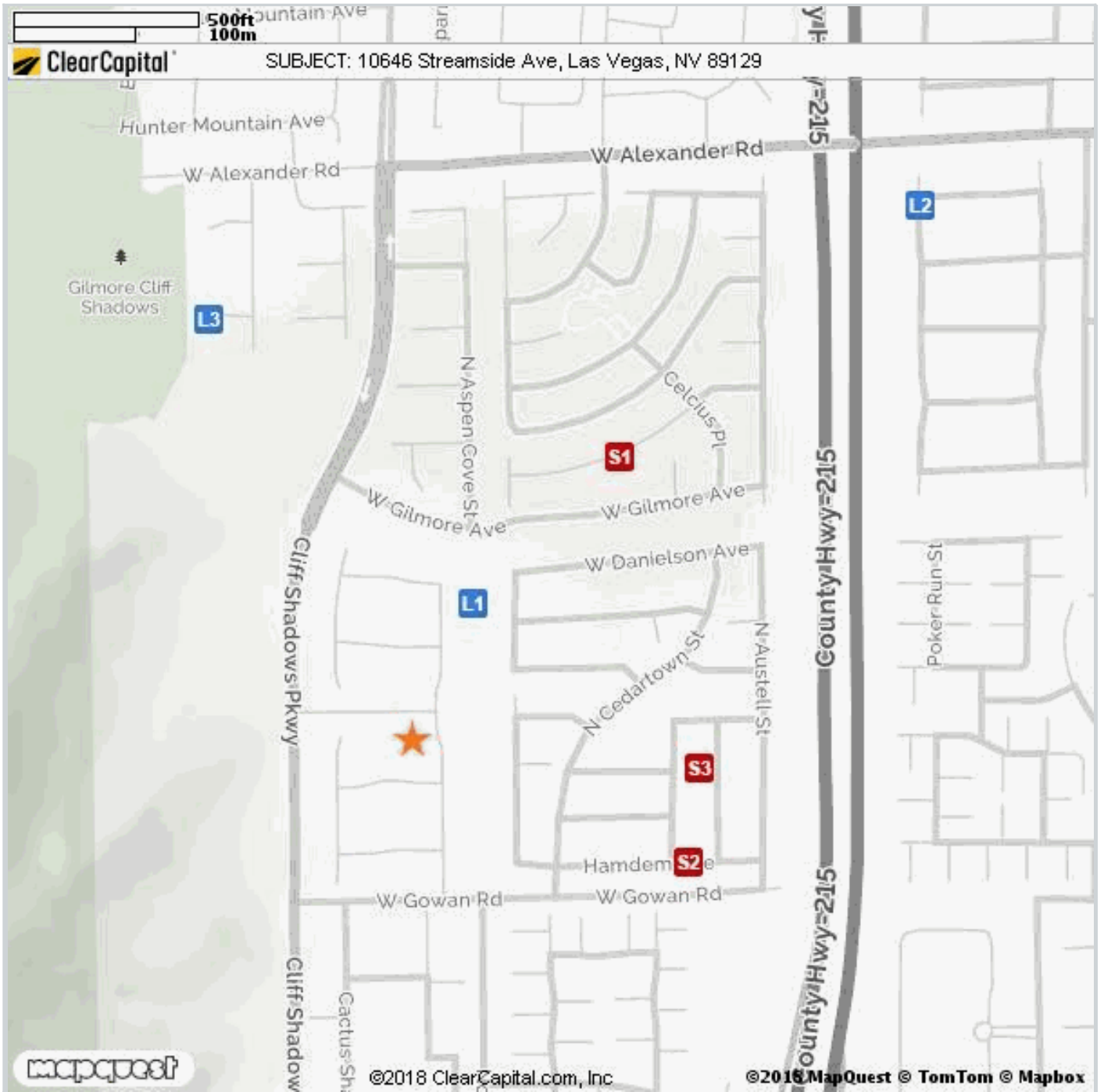


Sold Comp 3 3636 Gainsville St

View Front

ClearMaps Addendum

Address ★ 10646 Streamside Avenue, Las Vegas, NV 89129
Loan Number 36755 **Suggested List** \$285,000 **Suggested Repaired** \$285,000 **Sale** \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10646 Streamside Ave, Las Vegas, NV	--	Parcel Match
L1 Listing 1	3728 Starlight Evening St, Las Vegas, NV	0.11 Miles ¹	Parcel Match
L2 Listing 2	3949 Bayamon St, Las Vegas, NV	0.50 Miles ¹	Parcel Match
L3 Listing 3	10753 Chickasaw Bend Ct, Las Vegas, NV	0.31 Miles ¹	Parcel Match
S1 Sold 1	10611 Gibbous Moon Dr, Las Vegas, NV	0.24 Miles ¹	Parcel Match
S2 Sold 2	10549 Hamdem Ave, Las Vegas, NV	0.20 Miles ¹	Parcel Match
S3 Sold 3	3636 Gainsville St, Las Vegas, NV	0.20 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	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	2.96 miles	Date Signed	12/27/2018

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: **10646 Streamside Avenue, Las Vegas, NV 89129**
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 27, 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.