

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 | 3815 Pecan Lane, Las Vegas, NE 89115 | Order ID | 6042990 | Property ID | 25896402 |
| Inspection Date | 01/10/2019 | Date of Report | 01/11/2019 | | |
| Loan Number | 36770 | APN | 140-19-410-024 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | | | | |

Tracking IDs

| | | | |
|--------------------------|---------------------------------------|----------------------|---------------------------------------|
| Order Tracking ID | BotW New Fac-DriveBy BPO 01.09.19 (1) | Tracking ID 1 | BotW New Fac-DriveBy BPO 01.09.19 (1) |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

I. General Conditions

| | | | |
|---------------------------------------|-------------|---------------------------|---|
| Property Type | Manuf. Home | Condition Comments | |
| Occupancy | Occupied | | Subject appears to be in average condition. Little to no upgrades. No visible damage. |
| Ownership Type | Fee Simple | | |
| Property Condition | Average | | |
| Estimated Exterior Repair Cost | \$0 | | |
| Estimated Interior Repair Cost | \$0 | | |
| Total Estimated Repair | \$0 | | |
| HOA | No | | |
| Visible From Street | Visible | | |

II. Subject Sales & Listing History

| | | | |
|--|----------------------|---------------------------------|----------------------------------|
| Current Listing Status | Not Currently Listed | Listing History Comments | |
| Listing Agency/Firm | | | Subject last sold on 03/28/2007. |
| 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 |
|--------------------|---------------------|-----------------|------------------|--------|-------------|--------------|--------|
|--------------------|---------------------|-----------------|------------------|--------|-------------|--------------|--------|

III. Neighborhood & Market Data

| | | | |
|--|-------------------------------------|------------------------------|---|
| Location Type | Urban | Neighborhood Comments | |
| Local Economy | Stable | | Residential neighborhood. No known community amenities. |
| Sales Prices in this Neighborhood | Low: \$60,000 High: \$185,000 | | |
| Market for this type of property | Increased 6 % in the past 6 months. | | |
| Normal Marketing Days | <90 | | |

IV. Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|----------------------|----------------------|----------------------|----------------------|
| Street Address | 3815 Pecan Lane | 1748 Nutmeg Ln. | 3819 Pecan Ln. | 1815 Quintearo St. |
| City, State | Las Vegas, NE | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89115 | 89115 | 89115 | 89115 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.12 ¹ | 0.01 ¹ | 0.18 ¹ |
| Property Type | Manuf. Home | Manufactured | Manufactured | Manufactured |
| Original List Price \$ | \$ | \$115,000 | \$100,000 | \$60,000 |
| List Price \$ | -- | \$100,000 | \$83,000 | \$60,000 |
| Original List Date | | 12/21/2018 | 10/16/2018 | 12/31/2018 |
| DOM · Cumulative DOM | -- · -- | 20 · 21 | 86 · 87 | 10 · 11 |
| Age (# of years) | 38 | 32 | 40 | 36 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Style/Design | 1 Story Manufactured | 1 Story Manufactured | 1 Story Manufactured | 1 Story Manufactured |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,248 | 1,218 | 982 | 960 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 2 · 2 | 2 · 2 |
| Total Room # | 5 | 5 | 4 | 4 |
| Garage (Style/Stalls) | None | 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 | -- | -- | -- | -- |
| Lot Size | 0.12 acres | 0.11 acres | 0.12 acres | 0.09 acres |
| Other | -- | -- | -- | -- |

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

Listing 1 Upgraded AC and water heater. Storage shed in backyard. Little to no upgrades. Similar location views as the subject.

Listing 2 Located on same street. Lower GLA than the subject. Fully fenced property. No apparent upgrades. Adjustments for GLA.

Listing 3 Lower GLA than the subject. Fully fenced property. No known upgrades. Property appears to be in average condition. Similar location views as the subject.

* 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 | 3815 Pecan Lane | 3808 Pecan Ln. | 3809 Kolanut Ln. | 3820 Pecan Ln. |
| City, State | Las Vegas, NE | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89115 | 89115 | 89115 | 89115 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.03 ¹ | 0.12 ¹ | 0.03 ¹ |
| Property Type | Manuf. Home | Manufactured | Manufactured | Manufactured |
| Original List Price \$ | -- | \$120,000 | \$124,900 | \$150,000 |
| List Price \$ | -- | \$120,000 | \$119,900 | \$140,000 |
| Sale Price \$ | -- | \$108,500 | \$116,500 | \$137,500 |
| Type of Financing | -- | Cash | Conv | Fha |
| Date of Sale | -- | 10/18/2018 | 12/24/2018 | 12/21/2018 |
| DOM · Cumulative DOM | -- · -- | 21 · 21 | 84 · 84 | 65 · 65 |
| Age (# of years) | 38 | 39 | 36 | 39 |
| Condition | Average | Average | Average | Good |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Style/Design | 1 Story Manufactured | 1 Story Manufactured | 1 Story Manufactured | 1 Story Manufactured |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,248 | 1,252 | 1,200 | 1,100 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 2 · 2 | 2 · 2 |
| Total Room # | 5 | 5 | 4 | 4 |
| Garage (Style/Stalls) | None | Carport 2 Car(s) | None | Carport 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | % | -- | -- | -- |
| Pool/Spa | -- | -- | -- | Pool - Yes Spa - Yes |
| Lot Size | 0.12 acres | 0.12 acres | 0.13 acres | 0.18 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$1,000 | -\$5,000 | -\$28,000 |
| Adjusted Price | -- | \$109,500 | \$111,500 | \$109,500 |

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

Sold 1 No upgrades. Tile flooring throughout. Shed in backyard. Similar location views as the subject. Located on the same street as the subject.

Sold 2 Little to no upgrades. Lower GLA than the subject. Property appears to be in similar condition as the subject.

Sold 3 Property has some upgrades. Upgraded bathrooms. Property has a pool and spa. Adjustments for upgrades and pool.

* Sold 1 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 | \$110,000 | \$110,000 |
| Sales Price | \$110,000 | \$110,000 |
| 30 Day Price | \$105,000 | -- |

Comments Regarding Pricing Strategy

Sale #1 shows the best support for my value conclusion. This property is similar in GLA and condition as the subject. Sale #2 is also similar in GLA to the subject. Listing #1 is the best active comp. This property is similar in GLA and condition to the subject. Listing #2 is similar in condition to the subject, however it is lower in GLA. Using Sale #1 and Listing #1 as my best comps, I can conclude the estimated subject value.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions. 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 3815 Pecan Lane, Las Vegas, NE 89115
Loan Number 36770

Suggested List \$110,000

Suggested Repaired \$110,000

Sale \$110,000



Subject 3815 Pecan Ln

View Front



Subject 3815 Pecan Ln

View Address Verification

VIII. Property Images (continued)

Address 3815 Pecan Lane, Las Vegas, NE 89115
Loan Number 36770

Suggested List \$110,000

Suggested Repaired \$110,000

Sale \$110,000



Subject 3815 Pecan Ln **View** Side

Comment "Right angle"



Subject 3815 Pecan Ln **View** Side

Comment "Left angle"

VIII. Property Images (continued)

Address 3815 Pecan Lane, Las Vegas, NE 89115
Loan Number 36770

Suggested List \$110,000

Suggested Repaired \$110,000

Sale \$110,000



Subject 3815 Pecan Ln **View** Street

Comment "Left view"



Subject 3815 Pecan Ln **View** Street

Comment "Right view"

VIII. Property Images (continued)

Address 3815 Pecan Lane, Las Vegas, NE 89115
Loan Number 36770 **Suggested List** \$110,000

Suggested Repaired \$110,000

Sale \$110,000



Subject 3815 Pecan Ln

View Other

Comment "Opposite view"



Listing Comp 1 1748 Nutmeg Ln.

View Front

VIII. Property Images (continued)

Address 3815 Pecan Lane, Las Vegas, NE 89115
Loan Number 36770 **Suggested List** \$110,000

Suggested Repaired \$110,000

Sale \$110,000



Listing Comp 2 3819 Pecan Ln.

View Front



Listing Comp 3 1815 Quintearo St.

View Front

VIII. Property Images (continued)

| | | | | | |
|--------------------|--------------------------------------|---------------------------|-----------|-------------|-----------|
| Address | 3815 Pecan Lane, Las Vegas, NE 89115 | Suggested Repaired | \$110,000 | Sale | \$110,000 |
| Loan Number | 36770 | Suggested List | \$110,000 | | |



Sold Comp 1 3808 Pecan Ln.

View Front



Sold Comp 2 3809 Kolanut Ln.

View Front

VIII. Property Images (continued)

Address 3815 Pecan Lane, Las Vegas, NE 89115
Loan Number 36770

Suggested List \$110,000

Suggested Repaired \$110,000

Sale \$110,000

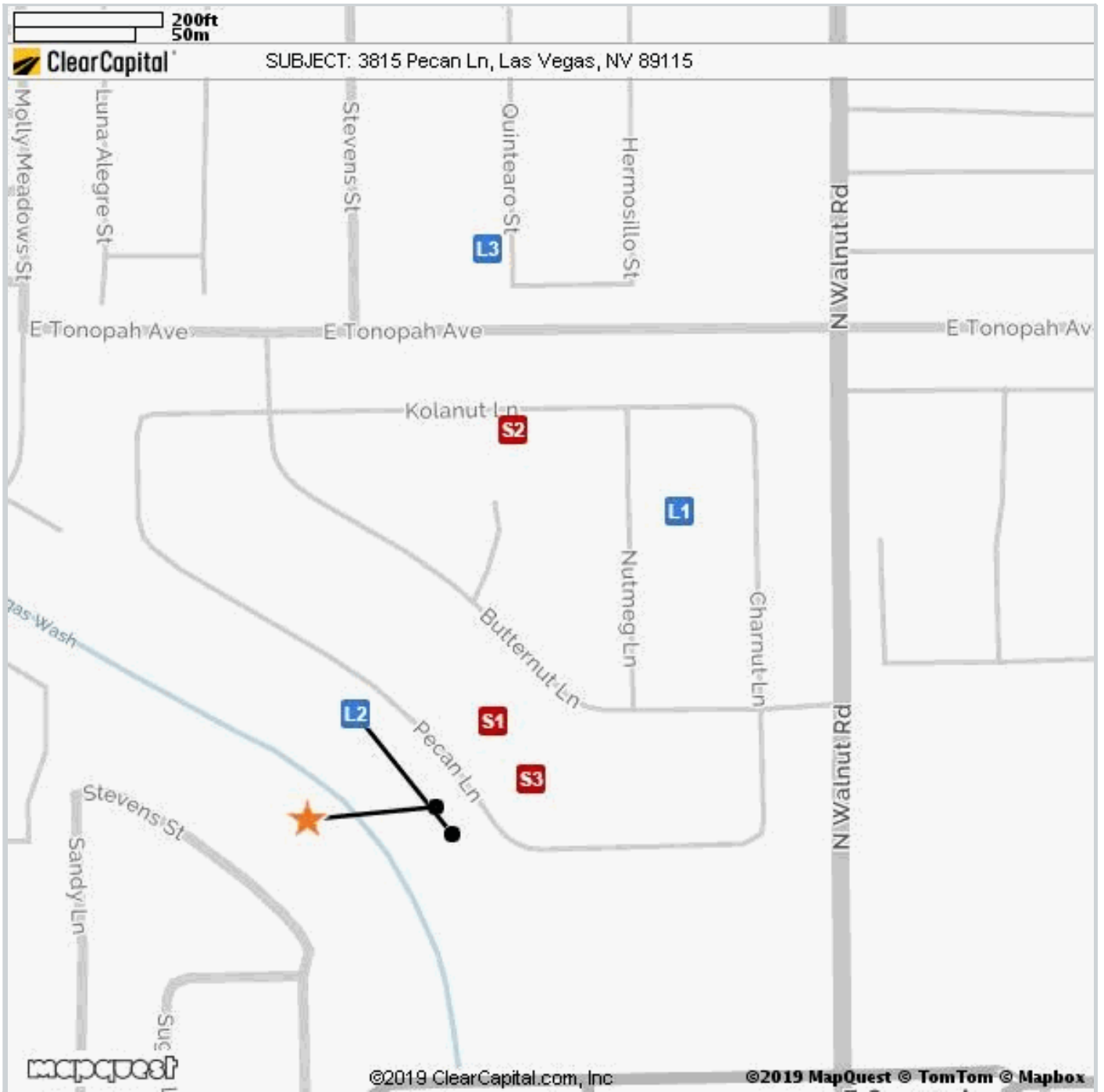


Sold Comp 3 3820 Pecan Ln.

View Front

ClearMaps Addendum

Address ★ 3815 Pecan Lane, Las Vegas, NE 89115
Loan Number 36770 **Suggested List** \$110,000 **Suggested Repaired** \$110,000 **Sale** \$110,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|-----------------------------------|-------------------------|------------------|
| ★ Subject | 3815 Pecan Ln, Las Vegas, NV | -- | Parcel Match |
| L1 Listing 1 | 1748 Nutmeg Ln., Las Vegas, NV | 0.12 Miles ¹ | Parcel Match |
| L2 Listing 2 | 3819 Pecan Ln., Las Vegas, NV | 0.01 Miles ¹ | Parcel Match |
| L3 Listing 3 | 1815 Quintearo St., Las Vegas, NV | 0.18 Miles ¹ | Parcel Match |
| S1 Sold 1 | 3808 Pecan Ln. , Las Vegas, NV | 0.03 Miles ¹ | Parcel Match |
| S2 Sold 2 | 3809 Kolanut Ln., Las Vegas, NV | 0.12 Miles ¹ | Parcel Match |
| S3 Sold 3 | 3820 Pecan Ln., Las Vegas, NV | 0.03 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 | Anthony Carey | Company/Brokerage | HomeSmart Encore |
| License No | S.0174589 | | |
| License Expiration | 04/30/2020 | License State | NV |
| Phone | 7022453750 | Email | tonycareyre@gmail.com |
| Broker Distance to Subject | 4.64 miles | Date Signed | 01/10/2019 |

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.

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.