

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	70 Riverside Drive, Dayton, NV 89403	Order ID	6038957	Property ID	25866637
Inspection Date	01/05/2019	Date of Report	01/08/2019		
Loan Number	36817	APN	02940117		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.04.19	Tracking ID 1	BotW New Fac-DriveBy BPO 01.04.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied		subject appears to be adequately maintained, cannot verify what type of occupancy it is, owner or tenant. but several cars in front
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			non activity since 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
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III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable		stable in last few months, over the past year, area has increased about .01 more inventory, and this development has building in the last couple years with new sales, varied ages, same area due to the stop in building for a while until retractor and new owner builder of subdivision. area is a "higher" end development just within town limits and good location to what amenities are available, oversized lots in most.
Sales Prices in this Neighborhood	Low: \$298,000 High: \$480,000		
Market for this type of property	Increased .01 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	70 Riverside Drive	214 Alpine	210 Portrush	133 Carson River Dr
City, State	Dayton, NV	Dayton, NV	Dayton, NV	Dayton, NV
Zip Code	89403	89403	89403	89403
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.54 ¹	1.79 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$319,900	\$379,900	\$439,900
List Price \$	--	\$319,900	\$379,900	\$439,900
Original List Date		11/23/2018	12/14/2018	12/29/2018
DOM · Cumulative DOM	-- · --	43 · 46	22 · 25	7 · 10
Age (# of years)	12	21	14	4
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories contemp	2 Stories contemp	1 Story contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	2,460	2,070	2,299	2,757
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2	5 · 3
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.48 acres	.14 acres	.28 acres	.28 acres
Other	0	0	0	0

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

- Listing 1** lot 1000 completely remodeled! 4 bedrooms plus a generous sized loft, central vacuum 3 car tandem garage, open kitchen and spacious great room located on a quiet cul-de-sac. Large dog run, new landscape, premium lot backing up to a spacious view. Downstairs master suite, double sinks, garden tub, and separate shower in the master. All new appliances in the kitchen. Brand new refrigerator 13655 gla
- Listing 2** culdesac location. Enjoy resort-style golf course living in a quiet culdesac. 4 bedrooms PLUS a Den! The master suite features a spa-like bathroom with a walk in closet. Room for all the toys in the 3 car garage! Gorgeous kitchen with an island, stainless steel appliances, nook and separate formal dining. bth -2500 gla 5635 (on the market previous, so cum dom= 250 5635 gla garage 4000
- Listing 3** separate living suite with private entrance. 3-car tandem garage with room for a workshop or outdoor equipment. . Kitchen boasts granite counters with a very generous sized island. Main home has 4 Bedrooms & 2 Bathrooms, Laundry room with abundant cabinets/shelves for storage.- gla- 10395

* 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	70 Riverside Drive	68 Riverside	502 Lytham	602 Grayhawk
City, State	Dayton, NV	Dayton, NV	Dayton, NV	Dayton, NV
Zip Code	89403	89403	89403	89403
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	1.62 ¹	1.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,999	\$427,999	\$429,900
List Price \$	--	\$349,999	\$427,999	\$429,900
Sale Price \$	--	\$345,000	\$407,000	\$429,999
Type of Financing	--	Va	Cv	Cv
Date of Sale	--	8/17/2018	12/31/2018	8/17/2018
DOM · Cumulative DOM	-- · --	56 · 56	66 · 66	39 · 39
Age (# of years)	12	2	13	12
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	2,460	2,291	2,438	2,615
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	5 · 2 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.48 acres	.23 acres	.31 acres	.33 acres
Other	0	0	0	pergola
Net Adjustment	--	+\$5,915	-\$5,000	-\$7,000
Adjusted Price	--	\$350,915	\$402,000	\$422,999

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

- Sold 1** granite countertops, ceiling fans, custom paint throughout and tankless hot water heater! Situated on a large corner lot. 5915 gla adjusment (same neighborhood)
- Sold 2** hoa 150 mth completely remodeled! 4 bedrooms plus a generous sized loft, central vacuum 3 car tandem garage, open kitchen and spacious great room located on a quiet cul-de-sac. Large dog run, new landscape nearer to golf course and with hoa 5000
- Sold 3** Updated kitchen, stainless steel appliances, quartz counter tops, custom island with granite top. Large walk in pantry, custom laundry room sink, cabinets and glass tile back splash. Custom built in entertainment center in family room. large custom deck and pergola. -2000 -5425gla hoa- 5000

* 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	\$403,000	\$403,000
Sales Price	\$402,000	\$402,000
30 Day Price	\$400,000	--

Comments Regarding Pricing Strategy

due to inventory being ample and the homes are all in similar proximi to subject, i average out the price dollar per sft, to the most similar like subject. and adjusted for gla don't have many as two story comps for listings, however unless you exceed 3000 gla used all comps to best suit area and gla weather single story or double.

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 70 Riverside Drive, Dayton, NV 89403

Loan Number 36817

Suggested List \$403,000

Suggested Repaired \$403,000

Sale \$402,000



Subject 70 Riverside Dr

View Front



Subject 70 Riverside Dr

View Front

VIII. Property Images (continued)

Address 70 Riverside Drive, Dayton, NV 89403
Loan Number 36817 **Suggested List** \$403,000

Suggested Repaired \$403,000

Sale \$402,000



Subject 70 Riverside Dr

View Address Verification



Subject 70 Riverside Dr

View Side

VIII. Property Images (continued)

Address 70 Riverside Drive, Dayton, NV 89403
Loan Number 36817 **Suggested List** \$403,000

Suggested Repaired \$403,000

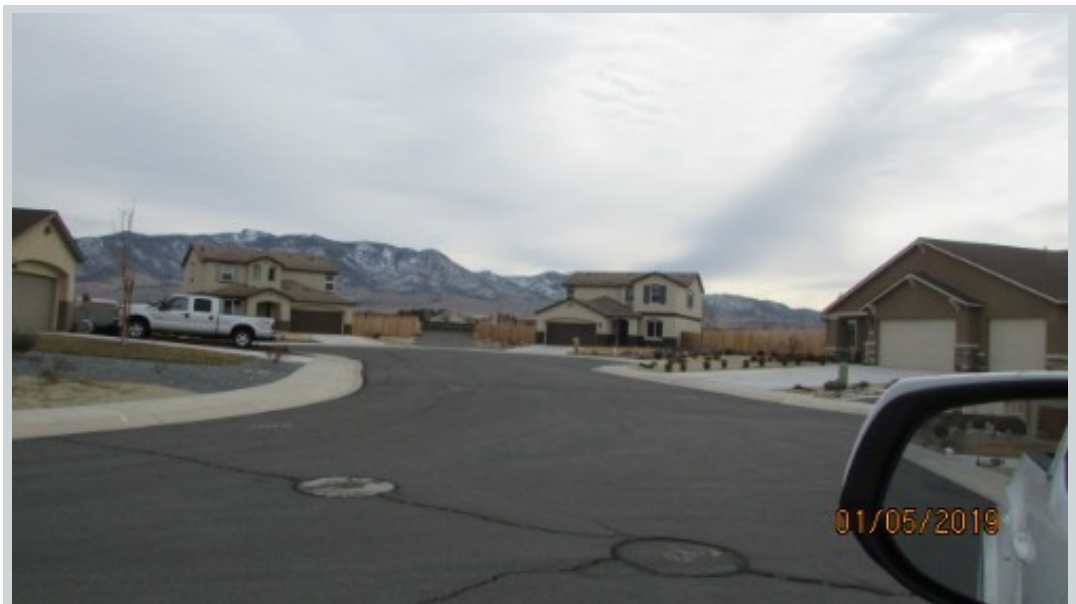
Sale \$402,000



Subject 70 Riverside Dr

View Street

Comment "into culdesac"



Subject 70 Riverside Dr

View Street

VIII. Property Images (continued)

Address 70 Riverside Drive, Dayton, NV 89403
Loan Number 36817 **Suggested List** \$403,000 **Suggested Repaired** \$403,000 **Sale** \$402,000



Subject 70 Riverside Dr **View** Other
Comment "across from subject "



Subject 70 Riverside Dr **View** Other
Comment "street sign"

VIII. Property Images (continued)

Address 70 Riverside Drive, Dayton, NV 89403
Loan Number 36817 **Suggested List** \$403,000 **Suggested Repaired** \$403,000 **Sale** \$402,000



Listing Comp 1 214 Alpine

View Front



Listing Comp 2 210 Portrush

View Front

VIII. Property Images (continued)

Address 70 Riverside Drive, Dayton, NV 89403
Loan Number 36817 **Suggested List** \$403,000

Suggested Repaired \$403,000

Sale \$402,000



Listing Comp 3 133 Carson River Dr

View Front



Sold Comp 1 68 Riverside

View Front

VIII. Property Images (continued)

Address 70 Riverside Drive, Dayton, NV 89403
Loan Number 36817 **Suggested List** \$403,000

Suggested Repaired \$403,000

Sale \$402,000



Sold Comp 2 502 Lytham

View Front

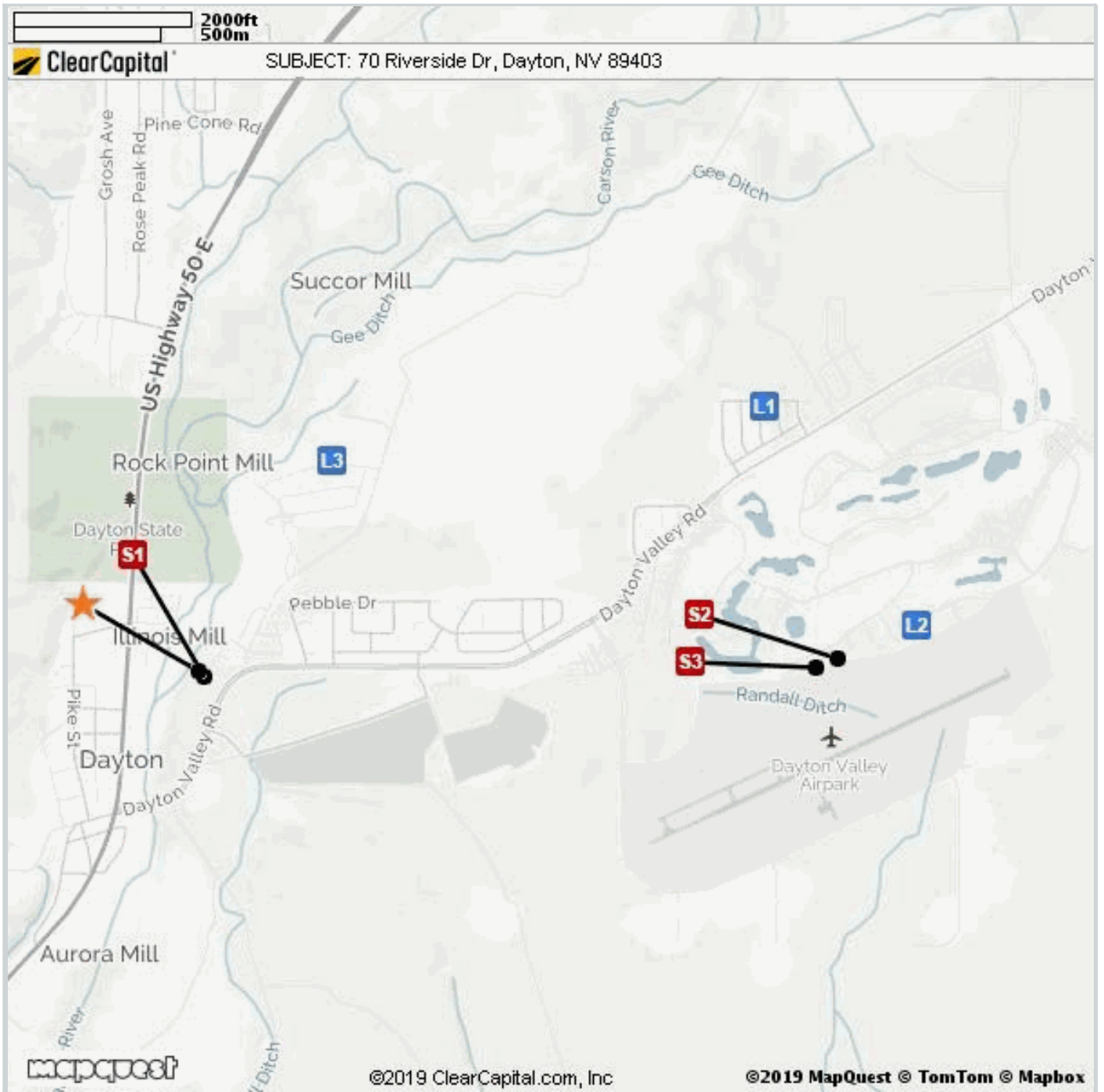


Sold Comp 3 602 Grayhawk

View Front

ClearMaps Addendum

Address ★ 70 Riverside Drive, Dayton, NV 89403
Loan Number 36817 **Suggested List** \$403,000 **Suggested Repaired** \$403,000 **Sale** \$402,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	70 Riverside Dr, Dayton, NV	--	Parcel Match
L1 Listing 1	214 Alpine, Dayton, NV	1.54 Miles ¹	Parcel Match
L2 Listing 2	210 Portrush, Dayton, NV	1.79 Miles ¹	Parcel Match
L3 Listing 3	133 Carson River Dr, Dayton, NV	0.58 Miles ¹	Parcel Match
S1 Sold 1	68 Riverside, Dayton, NV	0.02 Miles ¹	Parcel Match
S2 Sold 2	502 Lytham, Dayton, NV	1.62 Miles ¹	Parcel Match
S3 Sold 3	602 Grayhawk, Dayton, NV	1.57 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	Vina Albright	Company/Brokerage	ALBRIGHT REALTY
License No	58353	Electronic Signature	/Vina Albright/
License Expiration	11/30/2020	License State	NV
Phone	7758414440	Email	albrightrealty08@yahoo.com
Broker Distance to Subject	5.08 miles	Date Signed	01/05/2019

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.

Addendum: NV Broker's Price Opinion Qualification

The attached Broker's Price Opinion ("BPO") has been prepared by: **Vina Albright** ("Licensee"), **58353** (License #) who is an active licensee in good standing.

Licensee is affiliated with **ALBRIGHT 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: **70 Riverside Drive, Dayton, NV 89403**
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: **January 8, 2019**

Licensee signature: **/Vina Albright/**

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.