

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	4611 Erica Drive, North Las Vegas, NV 89032	Order ID	6077711	Property ID	26098180
Inspection Date	02/16/2019	Date of Report	02/16/2019		
Loan Number	37084	APN	139-07-215-015		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 02.15.19	Tracking ID 1	BotW New Fac-DriveBy BPO 02.15.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments
Occupancy	Occupied	No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair-Average. Subject property is a 1 story, single family detached home with 2 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and area. It has 1 gas fireplace, but no pool or spa. Last sold as fair market home sale 03/09 /2006. This property was listed for sale as a short sale 09/13/2018 and listing was withdrawn 01/15/2019. This home is located in the Real Homes subdivision in the central area of North Las Vegas. This tract is comprised of 40 single family detached homes which vary in living area from 1,162-1,860 square feet. Access to schools, shopping and freeway is within 1/2-1 mile and freeway entry is within 4 miles. Most likely buyer is first time home buyer with FHA/VA financing.
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Listed for sale 09/13/2018 withdrawn 01/15/2019, short sale transaction.					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
09/13/2018	\$258,888	01/02/2019	\$220,000	Withdrawn	01/15/2019	\$220,000	MLS

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Improving	There is an oversupply of competing listings within a 1/2 mile radius of subject property. There are 16 homes listed for sale (0 REO, 0 short sale). In the past 12 months, there have been 44 closed MLS sales in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market was 22 with range 1-103 days and average sale price was 99.5% of final list price. Homes considered to be comparable are single family detached homes within a 1/2 mile radius with living area from
Sales Prices in this Neighborhood	Low: \$180,000 High: \$375,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4611 Erica Drive	3316 Strawberry Roan Rd	3821 Pipeline St	4519 Sparta Way
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89032	89032	89032	89032
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.33 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,900	\$240,000	\$259,900
List Price \$	--	\$259,900	\$245,000	\$254,900
Original List Date		01/04/2019	11/15/2018	01/11/2019
DOM · Cumulative DOM	-- · --	42 · 43	10 · 93	7 · 36
Age (# of years)	25	17	24	27
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,362	1,336	1,347	1,370
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
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	0.14 acres	0.12 acres	0.16 acres	0.13 acres
Other	1 Fireplace	No Fireplace	1 Fireplace	1 Fireplace

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

- Listing 1** Not under contract. Identical in bedrooms, baths, condition, garage capacity, no pool or spa and nearly identical in age. It is slightly inferior in lot size and no fireplace.
- Listing 2** Under contract, will be VA financing. Identical in bedrooms, bahts, condition, garage capacity, and nearly identical in age and square footage. It is superior in lot size. This property is very slightly superior to subject property. Previous escrow fell out, list price was increased when back on market.
- Listing 3** Not under contract. Identical to subject property in bedrooms, baths, condition, garage capacity and nearly identical in square footage and age. It is inferior in lot size but is superior in condition with new interior paint, new carpet, stainless appliances. This property is superior to subject property.

* Listing 2 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	4611 Erica Drive	3813 Pipeline St	4512 Imperial Beach Ave	4516 Sparta Way
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89032	89032	89032	89032
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.34 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$240,000	\$239,999	\$225,000
List Price \$	--	\$239,000	\$239,999	\$225,000
Sale Price \$	--	\$240,000	\$250,000	\$232,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	12/3/2018	2/4/2019	5/4/2018
DOM · Cumulative DOM	-- · --	14 · 66	6 · 30	4 · 39
Age (# of years)	25	24	25	27
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,362	1,347	1,347	1,370
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
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	0.14 acres	0.15 acres	0.18 acres	0.14 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	No Fireplace
Net Adjustment	--	-\$2,900	-\$18,500	+\$1,000
Adjusted Price	--	\$237,100	\$231,500	\$233,000

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

Sold 1 Sold with conventional financing and \$2,000 in seller paid concessions. Identical in bedrooms, baths, condition, garage capacity, no pool or spa and nearly identical in square footage an age. It is superior in lot size adjusted @ \$2.square foot (\$900) and seller paid concessions adjusted (\$2,000).

Sold 2 Sold with conventional financing, no concessions. Sold over list price. Identical to subject property in bedrooms, baths, garage capacity, no pool or spa, age and nearly identical in square footage. It is superior in lot size adjusted @ \$2/square foot (\$3,500), and condition with upgraded kitchen with custom backsplash, granite counters, camera system, water conditioning system, built in surround sound (\$15,000).

Sold 3 FHA sale, no concessions. Identical in bedrooms, baths, condition, garage capacity, no pool or spa, lot size and nearly identical in age. It is inferior in no fireplace. This sale is somewhat aged, was selected for proximity.

* 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	\$245,900	\$245,900
Sales Price	\$236,000	\$236,000
30 Day Price	\$232,000	--

Comments Regarding Pricing Strategy

Suggest pricing near mid range of competing listings due to oversupply of directly competing properties. Subject property would be expected to sell near high range of adjusted recently closed sales with 90 days on market.

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 0.37 miles and the sold comps closed within the last 10 months. The market is reported as having increased 5% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 4611 Erica Drive, North Las Vegas, NV 89032
Loan Number 37084

Suggested List \$245,900

Suggested Repaired \$245,900

Sale \$236,000



Subject 4611 Erica Dr

View Front



Subject 4611 Erica Dr

View Address Verification

VIII. Property Images (continued)

Address 4611 Erica Drive, North Las Vegas, NV 89032
Loan Number 37084

Suggested List \$245,900

Suggested Repaired \$245,900

Sale \$236,000



Subject 4611 Erica Dr

View Side



Subject 4611 Erica Dr

View Side

VIII. Property Images (continued)

Address 4611 Erica Drive, North Las Vegas, NV 89032
Loan Number 37084 **Suggested List** \$245,900 **Suggested Repaired** \$245,900 **Sale** \$236,000



Subject 4611 Erica Dr

View Street



Listing Comp 1 3316 Strawberry Roan Rd

View Front

VIII. Property Images (continued)

Address 4611 Erica Drive, North Las Vegas, NV 89032
Loan Number 37084

Suggested List \$245,900

Suggested Repaired \$245,900

Sale \$236,000



Listing Comp 2 3821 Pipeline St

View Front



Listing Comp 3 4519 Sparta Way

View Front

VIII. Property Images (continued)

Address 4611 Erica Drive, North Las Vegas, NV 89032
Loan Number 37084 **Suggested List** \$245,900 **Suggested Repaired** \$245,900 **Sale** \$236,000



Sold Comp 1 3813 Pipeline St

View Front



Sold Comp 2 4512 Imperial Beach Ave

View Front

VIII. Property Images (continued)

Address 4611 Erica Drive, North Las Vegas, NV 89032
Loan Number 37084

Suggested List \$245,900

Suggested Repaired \$245,900

Sale \$236,000

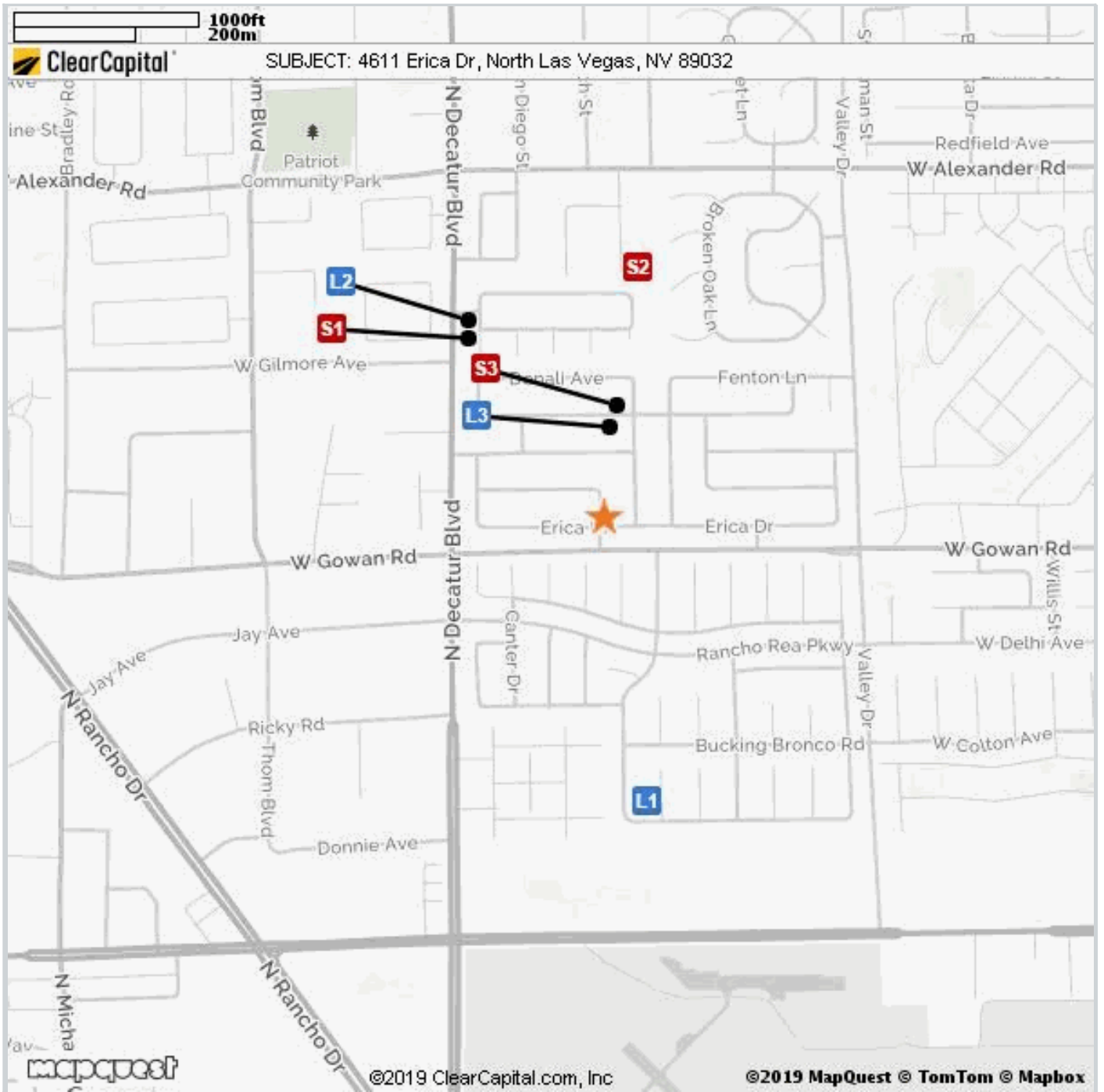


Sold Comp 3 4516 Sparta Way

View Front

ClearMaps Addendum

Address ★ 4611 Erica Drive, North Las Vegas, NV 89032
Loan Number 37084 **Suggested List** \$245,900 **Suggested Repaired** \$245,900 **Sale** \$236,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4611 Erica Dr, North Las Vegas, NV	--	Parcel Match
L1 Listing 1	3316 Strawberry Roan Rd, North Las Vegas, NV	0.37 Miles ¹	Parcel Match
L2 Listing 2	3821 Pipeline St, North Las Vegas, NV	0.33 Miles ¹	Parcel Match
L3 Listing 3	4519 Sparta Way, North Las Vegas, NV	0.15 Miles ¹	Parcel Match
S1 Sold 1	3813 Pipeline St, North Las Vegas, NV	0.31 Miles ¹	Parcel Match
S2 Sold 2	4512 Imperial Beach Ave, North Las Vegas, NV	0.34 Miles ¹	Parcel Match
S3 Sold 3	4516 Sparta Way, North Las Vegas, NV	0.18 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	Linda Bothof	Company/Brokerage	Linda Bothof Broker
License No	B.0056344.INDV	Electronic Signature	/Linda Bothof/
License Expiration	05/31/2020	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	13.88 miles	Date Signed	02/16/2019

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof Broker** (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: **4611 Erica Drive, North Las Vegas, NV 89032**
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: **February 16, 2019**

Licensee signature: **/Linda Bothof/**

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.