

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	773 Anne Lane, Henderson, NV 89015	Order ID	6090740	Property ID	26140068
Inspection Date	03/01/2019	Date of Report	03/01/2019		
Loan Number	37165	APN	179-20-813-034		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 02.28.19	Tracking ID 1	BotW New Fac-DriveBy BPO 02.28.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Townhouse	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. Subject property is a 2 story townhouse with 2 bedrooms and 1 1/2 baths. Roof is flat. It has a 2 car garage but no fireplace, pool or spa. Last sold 10/06/1988, details unknowns. Tax records show that this property is owner occupied. Subject property is located in the southern area of Henderson in the Arrowhead Estates subdivision. This tract is comprised of 68 townhouses which vary in living area from 889-1,462 square feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer is investor/cash sale.	
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Arrowhead Estates 702-818-4900		
Association Fees	\$158 / Month (Pool,Other: Management)		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		There are no sale or MLS records available for this property.	
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	Improving	There is an oversupply of townhouse listings within a 1/2 mile radius of subject property. There are 4 MLS listings. All listings are fair market transactions. In the past 12 months, there have been 12 closed MLS sales in this area. This indicates an oversupply of listings assuming 90 days on market. Average days on market time was 25 with range 2-140 days and average sale price was 99% of final list price.	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$215,000		
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	773 Anne Lane	732 Heritage Vista Ave	768 Anne Lane	770 Lawrence Dr
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89015	89015	89015	89015
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.03 ¹	0.07 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$135,000	\$189,000	\$199,900
List Price \$	--	\$135,000	\$189,000	\$184,900
Original List Date		01/17/2019	02/11/2019	11/06/2018
DOM · Cumulative DOM	-- · --	11 · 43	8 · 18	9 · 115
Age (# of years)	38	33	31	38
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Townhouse	1 Story Townhouse	2 Stories Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,316	940	1,462	1,316
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 2	3 · 2 · 1	2 · 1 · 1
Total Room #	4	4	5	4
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	0.05 acres	0.04 acres	0.04 acres	0.05 acres
Other	None	None	None	None

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

- Listing 1** Under contract, will be cash sale. Identical in bedrooms, condition, garage capacity, and nearly identical in age. It is inferior in square footage and lot size but is superior in baths. This property is inferior to subject property.
- Listing 2** Under contract, will be conventional financed sale. Identical to subject property in garage capacity and nearly identical in age. It is inferior in lot size, but is superior in square footage, baths, and condition with new interior paint, and carpet. This property is superior to subject property.
- Listing 3** Not under contract. Previous escrow fell out. Identical to subject property in square footage, bedrooms, baths, age, lot size, garage capacity. It is superior condition with new interior paint, carpet and wood laminate flooring. This property is superior to subject property.

* 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	773 Anne Lane	787 Heritage Vista Ave	771 Anne Lane	767 Cathy Ln
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89015	89015	89015	89015
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.01 ¹	0.05 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$159,900	\$164,900	\$174,900
List Price \$	--	\$145,900	\$164,900	\$174,900
Sale Price \$	--	\$140,000	\$164,900	\$174,900
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	1/31/2019	12/20/2018	5/18/2018
DOM · Cumulative DOM	-- · --	84 · 164	6 · 44	1 · 40
Age (# of years)	38	36	38	38
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Townhouse	1 Story Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,316	850	1,316	1,462
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1	2 · 1 · 1	3 · 2
Total Room #	4	4	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.05 acres	0.04 acres	0.05 acres	0.05 acres
Other	None	None	None	None
Net Adjustment	--	+\$30,700	-\$10,000	-\$12,300
Adjusted Price	--	\$170,700	\$154,900	\$162,600

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

- Sold 1** Cash sale, no concessions. Owner occupied property when listed. Identical to subject property in bedrooms, condition, and nearly identical in age. It is inferior in square footage adjusted @ \$50/square foot \$23,300, baths \$2,500, garage capacity \$4,000 and lot size adjusted @ \$2/square foot \$900.
- Sold 2** Sold with conventional financing, no concessions. Identical to subject property in square footage, bedrooms, baths, garage capacity, lot size and identical in age. It is superior in condition with wood laminate flooring and granite counters (\$10,000).
- Sold 3** Sold with conventional financing, no concessions. Previous escrow fell out, under contract the same day back on market. Identical to subject property in condition, garage capacity, age and lot size. It is superior in square footage adjusted @ \$50/square foot (\$7,300), baths (\$5,000),

* 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	\$179,900	\$179,900
Sales Price	\$169,000	\$169,000
30 Day Price	\$165,000	--

Comments Regarding Pricing Strategy

Suggest pricing near mid range of competing listings due to very low days on market time in this area. Subject property would be expected to sell near high range of adjusted comps with 90 days on market. Subject property is most like Sale #2, which sold for adjusted sales price of \$154,900. It was under contract in 6 days on market. Valuation for subject property assumes 90 days on market.

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 773 Anne Lane, Henderson, NV 89015

Loan Number 37165

Suggested List \$179,900

Suggested Repaired \$179,900

Sale \$169,000



Subject 773 Anne Ln

View Front



Subject 773 Anne Ln

View Address Verification

VIII. Property Images (continued)

Address 773 Anne Lane, Henderson, NV 89015
Loan Number 37165 Suggested List \$179,900 Suggested Repaired \$179,900 Sale \$169,000



Subject 773 Anne Ln

View Side



Subject 773 Anne Ln

View Back

VIII. Property Images (continued)

Address 773 Anne Lane, Henderson, NV 89015

Loan Number 37165

Suggested List \$179,900

Suggested Repaired \$179,900

Sale \$169,000



Subject 773 Anne Ln

View Street



Subject 773 Anne Ln

View Other

Comment "Property appears to be occupied, utilities on at time of inspection, however back gate has manual lock box."

VIII. Property Images (continued)

Address 773 Anne Lane, Henderson, NV 89015

Loan Number 37165

Suggested List \$179,900

Suggested Repaired \$179,900

Sale \$169,000



Listing Comp 1 732 Heritage Vista Ave

View Front



Listing Comp 2 768 Anne Lane

View Front

VIII. Property Images (continued)

Address 773 Anne Lane, Henderson, NV 89015

Loan Number 37165

Suggested List \$179,900

Suggested Repaired \$179,900

Sale \$169,000



Listing Comp 3 770 Lawrence Dr

View Front



Sold Comp 1 787 Heritage Vista Ave

View Front

VIII. Property Images (continued)

Address 773 Anne Lane, Henderson, NV 89015
Loan Number 37165 **Suggested List** \$179,900 **Suggested Repaired** \$179,900 **Sale** \$169,000



Sold Comp 2 771 Anne Lane

View Front

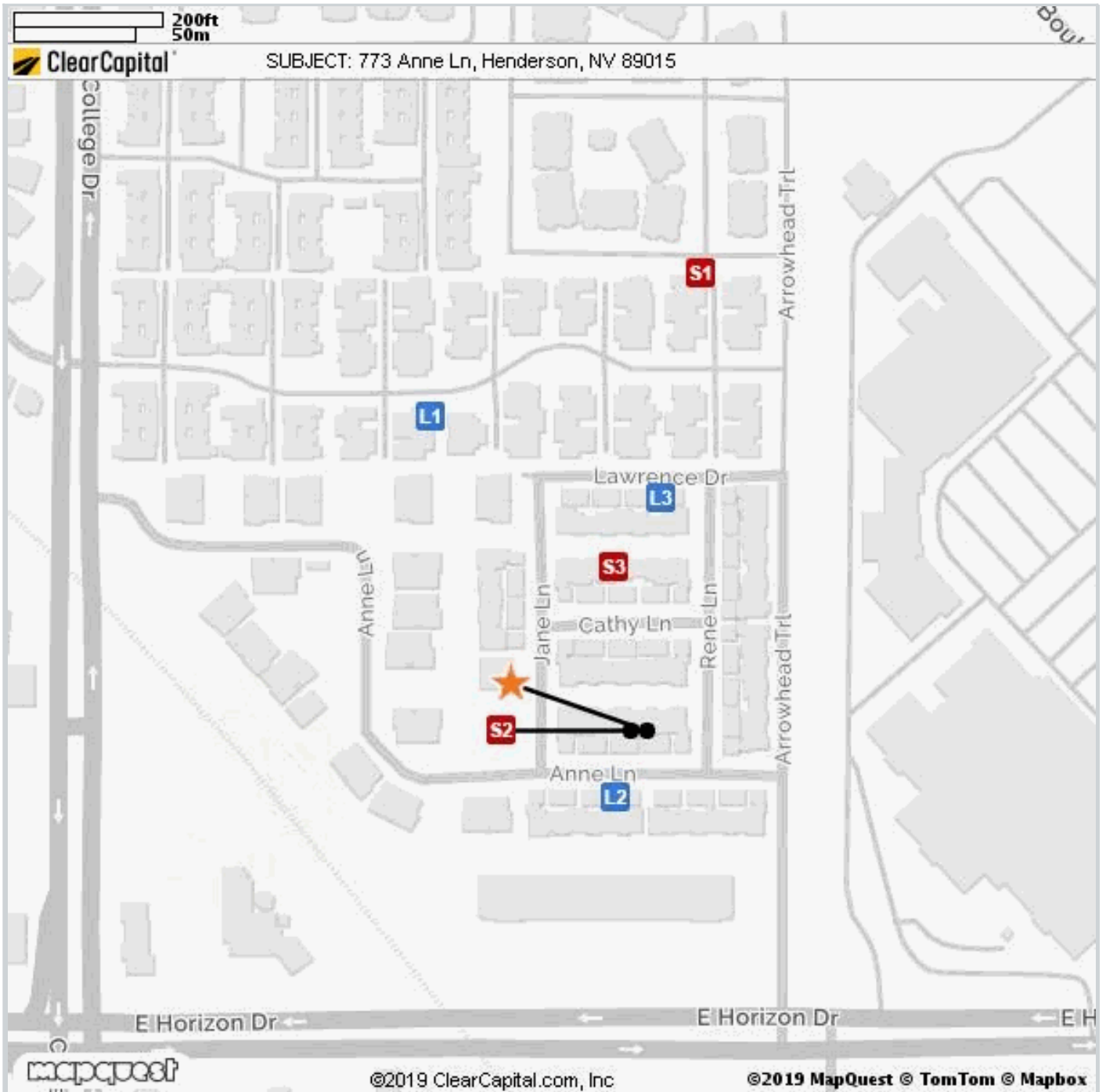


Sold Comp 3 767 Cathy Ln

View Front

ClearMaps Addendum

Address ★ 773 Anne Lane, Henderson, NV 89015
Loan Number 37165 **Suggested List** \$179,900 **Suggested Repaired** \$179,900 **Sale** \$169,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	773 Anne Ln, Henderson, NV	--	Parcel Match
L1 Listing 1	732 Heritage Vista Ave, Henderson, NV	0.12 Miles ¹	Parcel Match
L2 Listing 2	768 Anne Lane, Henderson, NV	0.03 Miles ¹	Parcel Match
L3 Listing 3	770 Lawrence Dr, Henderson, NV	0.07 Miles ¹	Parcel Match
S1 Sold 1	787 Heritage Vista Ave, Henderson, NV	0.15 Miles ¹	Parcel Match
S2 Sold 2	771 Anne Lane, Henderson, NV	0.01 Miles ¹	Parcel Match
S3 Sold 3	767 Cathy Ln, Henderson, NV	0.05 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	9.93 miles	Date Signed	03/01/2019

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: **773 Anne Lane, Henderson, NV 89015**
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: **March 1, 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.