

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	8736 Shady Pines Drive, Las Vegas, NEVADA 89143	Order ID	6116551	Property ID	26253052
Inspection Date	03/26/2019	Date of Report	03/27/2019		
Loan Number	37332	APN	125-17-524-013		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 03.26.19	Tracking ID 1	BotW New Fac-DriveBy BPO_032619
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	The subject is a 2 story SFR with an attached 2 car garage. Subjects exterior is maintained, no repairs noted at time of inspection.	
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Pine Meadows 702-737-8580		
Association Fees	\$22 / Month (Greenbelt, Other: Management)		
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 in the MLS in the past 12 months.	
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	The subject is located in an established neighborhood. Area amenities are located within .5 miles and include schools, shopping, restaurants and freeway access.	
Sales Prices in this Neighborhood	Low: \$230,000 High: \$355,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8736 Shady Pines Drive	8876 Sparkling Creek Av	8900 Crooked Shell Av	8125 Diamond Heights St
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89143	89143	89143	89143
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.43 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$294,000	\$299,995	\$335,000
List Price \$	--	\$281,000	\$299,995	\$319,500
Original List Date		12/26/2018	03/22/2019	02/04/2019
DOM · Cumulative DOM	-- · --	64 · 91	5 · 5	51 · 51
Age (# of years)	19	16	19	17
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories detached	2 Stories detached	2 Stories detached	2 Stories detached
# Units	1	1	1	1
Living Sq. Feet	1,987	1,764	2,127	2,156
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	7	6	7	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	.10 acres	.09 acres	.10 acres	.18 acres
Other	--	--	--	--

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

Listing 1 Fair market, tile floors in kitchen and baths, granite counters, new carpet, open floor plan, patio in rear.

Listing 2 Fair market, investor owned, tile and laminate floors, laminate counters, island kitchen, open floor plan, patio in rear.

Listing 3 Fair market, tile floors in kitchen and baths, solid surface counters, open floor plan, new carpet and paint, patio in rear.

* 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	8736 Shady Pines Drive	7820 Restless Pines St	8756 Majestic Pine	8632 Hidden Pines Av
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89143	89131	89143	89143
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.20 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$324,900	\$299,900
List Price \$	--	\$285,000	\$299,900	\$299,900
Sale Price \$	--	\$277,850	\$295,000	\$295,000
Type of Financing	--	Cash	Conv	Va
Date of Sale	--	2/15/2019	11/14/2018	12/10/2018
DOM · Cumulative DOM	-- · --	7 · 23	25 · 61	65 · 107
Age (# of years)	19	18	20	19
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories detached	2 Stories detached	2 Stories detached	2 Stories detached
# Units	1	1	1	1
Living Sq. Feet	1,987	1,766	2,103	2,103
Bdrm · Bths · ½ Bths	3 · 3	4 · 3	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	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	.10 acres	.17 acres	.12 acres	.10 acres
Other	--	--	--	--
Net Adjustment	--	+\$13,470	-\$8,120	-\$8,120
Adjusted Price	--	\$291,320	\$286,880	\$286,880

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

Sold 1 Fair market, tile and laminate floors, granite counters, updated master bath, open floor plan, fireplace, patio in rear.

Sold 2 Fair market, tile floors, granite counters, open floor plan, neutral paint throughout, patio in rear.

Sold 3 Fair market, tile floors, granite counters, open floor plan, ss appliances included, covered patio in rear.

* 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	\$292,000	\$292,000
Sales Price	\$287,000	\$287,000
30 Day Price	\$282,000	--

Comments Regarding Pricing Strategy

There are 37 comparable listings located within 1 mile, 1 is bank owned, 0 are short sales. There were 41 comparable sales in the past 6 months, all were fair 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 8736 Shady Pines Drive, Las Vegas, NEVADA 89143
Loan Number 37332

Suggested List \$292,000

Suggested Repaired \$292,000

Sale \$287,000



Subject 8736 Shady Pines Dr

View Front



Subject 8736 Shady Pines Dr

View Address Verification

VIII. Property Images (continued)

Address 8736 Shady Pines Drive, Las Vegas, NEVADA 89143
Loan Number 37332

Suggested List \$292,000

Suggested Repaired \$292,000

Sale \$287,000



Subject 8736 Shady Pines Dr

View Street



Listing Comp 1 8876 Sparkling Creek Av

View Front

VIII. Property Images (continued)

Address 8736 Shady Pines Drive, Las Vegas, NEVADA 89143
Loan Number 37332

Suggested List \$292,000

Suggested Repaired \$292,000

Sale \$287,000



Listing Comp 2 8900 Crooked Shell Av

View Front



Listing Comp 3 8125 Diamond Heights St

View Front

VIII. Property Images (continued)

Address 8736 Shady Pines Drive, Las Vegas, NEVADA 89143
Loan Number 37332

Suggested List \$292,000

Suggested Repaired \$292,000

Sale \$287,000



Sold Comp 1 7820 Restless Pines St

View Front



Sold Comp 2 8756 Majestic Pine

View Front

VIII. Property Images (continued)

Address 8736 Shady Pines Drive, Las Vegas, NEVADA 89143
Loan Number 37332

Suggested List \$292,000

Suggested Repaired \$292,000

Sale \$287,000

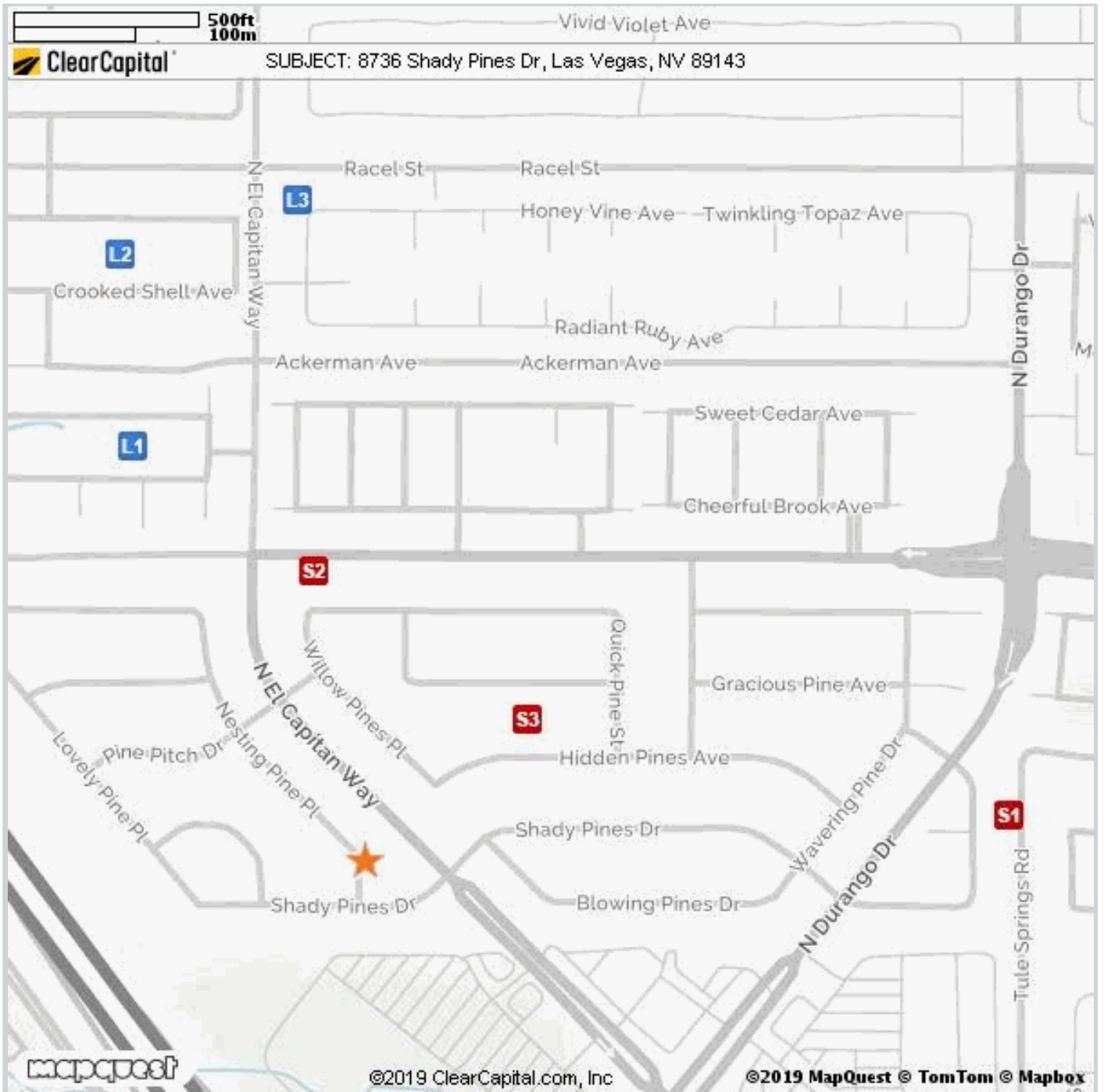


Sold Comp 3 8632 Hidden Pines Av

View Front

ClearMaps Addendum

Address ★ 8736 Shady Pines Drive, Las Vegas, NEVADA 89143
Loan Number 37332 **Suggested List** \$292,000 **Suggested Repaired** \$292,000 **Sale** \$287,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8736 Shady Pines Dr, Las Vegas, NV	--	Parcel Match
L1 Listing 1	8876 Sparkling Creek Av, Las Vegas, NV	0.32 Miles ¹	Parcel Match
L2 Listing 2	8900 Crooked Shell Av, Las Vegas, NV	0.43 Miles ¹	Parcel Match
L3 Listing 3	8125 Diamond Heights St, Las Vegas, NV	0.44 Miles ¹	Parcel Match
S1 Sold 1	7820 Restless Pines St, Las Vegas, NV	0.43 Miles ¹	Parcel Match
S2 Sold 2	8756 Majestic Pine, Las Vegas, NV	0.20 Miles ¹	Parcel Match
S3 Sold 3	8632 Hidden Pines Av, Las Vegas, NV	0.15 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	Jennifer Mao	Company/Brokerage	Realty One Group
License No	S.0049373		
License Expiration	06/30/2019	License State	NV
Phone	7023268806	Email	jensbpos@gmail.com
Broker Distance to Subject	4.62 miles	Date Signed	03/27/2019

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 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.