

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	3500 Big Sur Drive, Las Vegas, NV 89122	Order ID	6667681	Property ID	28226689
Inspection Date	03/20/2020	Date of Report	03/20/2020		
Loan Number	39040	APN	161-16-210-312		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	BOTW_BPO_Request_03.20.20	Tracking ID 1	BOTW_BPO_Request_03.20.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund 2016	Condition Comments	
R. E. Taxes	\$431	No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear to be in good condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a manufactured home, converted to real property. It has 3 bedrooms and 2 baths. Last sold 10/03/2019 for \$95,001 as non MLS transaction. Listed for sale as fair market transaction and then withdrawn. Subject property is located in the eastern area of Las Vegas in the Desert Inn Mobile Estates subdivision. This tract is comprised of 1,479 mobile home parcels. Access to schools, shopping is within 1/2-1 mile and freeway entry is within 3-4 miles. Most likely buyer is owner occupant with VA/FHA financing or investor/cash sale. Note: subject property is located in a section of this development which is not age restricted. Previous MLS shows property has new flooring cabinets, stainless appliances, sinks, faucets, renovated property.	
Assessed Value	\$24,964		
Zoning Classification	R-T		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(Secured by electronic lock box.)			
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Desert Inn Mobile Estates 702-456-0624		
Association Fees	\$60 / Month (Pool,Greenbelt,Other: Management)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	There is an oversupply of listings in Desert Inn Mobile Estates. There are 52 homes listed for sale (1 REO, 0 short sale). In the past 12 months, there have been 105 closed MLS sales in this area. This indicates an oversupply of listings assuming 90 days on market. Average days on market time was 42 with range 2-231 days and average sales price was 99% of final list price.	
Sales Prices in this Neighborhood	Low: \$65,000 High: \$210,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3500 Big Sur Drive	3530 Jewel Cave Dr	3649 Cape Cod Dr	3539 Big Sur Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89122	89122	89122	89122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.16 ¹	0.05 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$165,900	\$164,900	\$199,999
List Price \$	--	\$158,577	\$164,900	\$193,000
Original List Date		01/21/2020	01/28/2020	01/08/2020
DOM · Cumulative DOM	-- · --	12 · 59	44 · 52	0 · 72
Age (# of years)	41	41	41	67
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,436	1,440	1,440	1,938
Bdrm · Bths · ½ Bths	3 · 3	2 · 2	4 · 2	3 · 2
Total Room #	5	4	6	5
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.11 acres	0.11 acres	0.11 acres
Other	No Fireplace	No Fireplace	No Fireplace	No Fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Under contract, will be cash sale. Vacant property when listed. Identical to subject property in condition, lot size, age, carport, converted to real property, and nearly identical in square footage. It is inferior in baths. This property is slightly inferior to subject property.
- Listing 2** Under contract, will be FHA sale. Vacant property when listed. Identical to subject property in condition, age, lot size, converted to real property and nearly identical in square footage. It is inferior in no carport and baths. This property is slightly inferior to subject property.
- Listing 3** Under contract, will be FHA sale. Vacant property when listed. Identical to subject property in condition, lot size, converted to real property and nearly identical in age. It is inferior in no carport, baths, but is superior in square footage. This property is superior to subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3500 Big Sur Drive	3276 Bellavista Lnm	3600 Big Sur Dr	5518 Rio Arriba Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89122	89122	89122	89122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	0.11 ¹	0.86 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$173,000	\$179,995	\$185,000
List Price \$	--	\$173,000	\$179,995	\$185,000
Sale Price \$	--	\$170,000	\$184,000	\$190,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	11/21/2019	01/16/2020	01/10/2020
DOM · Cumulative DOM	-- · --	29 · 88	36 · 77	4 · 34
Age (# of years)	41	37	40	42
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,436	1,344	1,780	1,632
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	4 · 2	2 · 2
Total Room #	5	5	6	4
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.18 acres	0.11 acres	0.11 acres
Other	No Fireplace	No Fireplace	No Fireplace	1 Fireplace
Net Adjustment	--	+\$2,600	-\$13,300	-\$9,400
Adjusted Price	--	\$172,600	\$170,700	\$180,600

* 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.

Recent Sales - Cont.

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

- Sold 1** Sold with conventional financing, no concessions. Vacant property when listed. Identical to subject property in bedrooms, condition, carport, converted to real property and condition. It is inferior in baths \$5,000, square footage adjusted @ \$40/square foot \$3,700, but superior in lot size adjusted @ \$2/square foot (\$6,100).
- Sold 2** Sold with FHA financing, \$4,500 in seller paid concessions. Vacant property when listed. Identical to subject property in condition, carport, lot size, converted to real property, and nearly identical in age. It is inferior in baths \$5,000, but superior in square footage adjusted @ \$40/square foot (\$13,800), and seller paid concessions (\$4,500).
- Sold 3** Sold with FHA financing and \$5,600 in seller paid concessions. Vacant property when listed. Identical to subject property in condition, carport, lot size and converted to real property. It is inferior in baths \$5,000, but is superior in square footage adjusted @ \$40/square foot (\$7,800), fireplace (\$1,000) and seller paid concessions (\$5,600).

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Listed for sale 01/31/2020 as fair market transaction, Listing withdrawn 03/18/2020			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	10/03/2019	\$95,000	Tax Records
01/31/2020	\$179,900	02/28/2020	\$174,900	Withdrawn	03/18/2020	\$174,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$178,900	\$178,900
Sales Price	\$176,000	\$176,000
30 Day Price	\$172,000	--
Comments Regarding Pricing Strategy		
Subject property should be priced near mid low range of competing listings due to large oversupply of directly competing manufactured homes in this area. Subject property would be expected to sell near high range of adjusted comps with 90 days on market.		

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.

Subject Photos



Front



Address Verification



Side



Side



Side



Back

Subject Photos



Street

Listing Photos

L1 3530 Jewel Cave Dr
Las Vegas, NV 89122



Front

L2 3649 Cape Cod Dr
Las Vegas, NV 89122



Front

L3 3539 Big Sur Dr
Las Vegas, NV 89122



Front

Sales Photos

S1 3276 Bellavista Lnm
Las Vegas, NV 89122



Front

S2 3600 Big Sur Dr
Las Vegas, NV 89122



Front

S3 5518 Rio Arriba Dr
Las Vegas, NV 89122



Front

ClearMaps Addendum

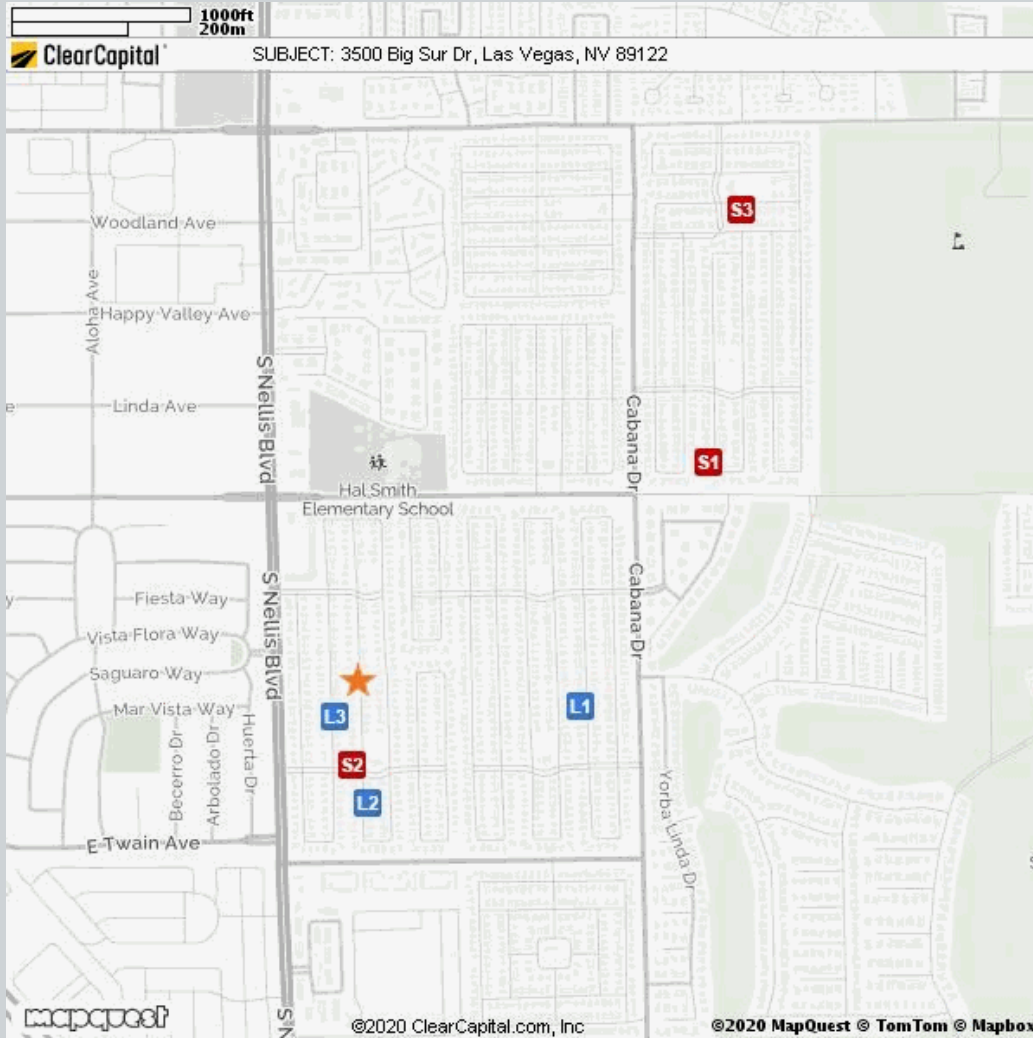
Address ★ 3500 Big Sur Drive, Las Vegas, NV 89122

Loan Number 39040

Suggested List \$178,900

Suggested Repaired \$178,900

Sale \$176,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3500 Big Sur Dr, Las Vegas, NV	--	Parcel Match
L1	3530 Jewel Cave Dr, Las Vegas, NV	0.32 Miles ¹	Parcel Match
L2	3649 Cape Cod Dr, Las Vegas, NV	0.16 Miles ¹	Parcel Match
L3	3539 Big Sur Dr, Las Vegas, NV	0.05 Miles ¹	Parcel Match
S1	3276 Bellavista Lnm, Las Vegas, NV	0.58 Miles ¹	Parcel Match
S2	3600 Big Sur Dr, Las Vegas, NV	0.11 Miles ¹	Parcel Match
S3	5518 Rio Arriba Dr, Las Vegas, NV	0.86 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.

Addendum: Report Purpose

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.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

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.

Report Instructions - cont.

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	Address	8760 S Maryland Parkway Las Vegas NV 89123
License Expiration	05/31/2020	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	7.64 miles	Date Signed	03/20/2020

/Linda Bothof/

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.

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: **3500 Big Sur Drive, Las Vegas, NV 89122**
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 20, 2020**

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.