

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	4330 Oasis Valley Avenue, North Las Vegas, NEVADA 89085	Order ID	6397869	Property ID	27484276
Inspection Date	11/02/2019	Date of Report	11/03/2019		
Loan Number	39107	APN	124-07-412-069		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 10.31.19	Tracking ID 1	BotW New Fac-DriveBy BPO 10.31.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Prop Fund	Condition Comments	
R. E. Taxes	\$2,206	The subject is a single story SFR with an attached 3 car garage, located in a gated community. Subjects exterior is maintained, no repairs noted at time of inspection.	
Assessed Value	\$103,686		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Tripoly 702-515-2042		
Association Fees	\$64 / Month (Other: Management, gate)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in an established neighborhood. Area amenities are located within 4 miles and include schools, shopping, restaurants, parks and freeway access.	
Sales Prices in this Neighborhood	Low: \$270,000 High: \$375,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4330 Oasis Valley Avenue	3909 Glenora Falls Ct	8224 Pink Desert St	4058 Narada Falls Av
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89085	89085	89085	89085
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.34 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$343,500	\$375,000
List Price \$	--	\$305,000	\$343,500	\$340,000
Original List Date		08/12/2019	10/02/2019	10/23/2019
DOM · Cumulative DOM	-- · --	82 · 83	2 · 32	7 · 11
Age (# of years)	12	13	9	12
Condition	Average	Average	Average	Average
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 detached	1 Story detached	1 Story detached	1 Story detached
# Units	1	1	1	1
Living Sq. Feet	2,108	1,781	2,112	2,124
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3	3 · 2 · 1	4 · 3
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 3 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	.14 acres	.11 acres	.19 acres	.14 acres
Other	--	--	--	--

* 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.

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

Listing 1 Fair market, tile and laminate floors, granite counters, island kitchen, open floor plan, appliances included, patio in rear.

Listing 2 Fair market, tile floors throughout, granite counters, island kitchen, open floor plan, appliances included, patio in rear.

Listing 3 Fair market, tile and laminate floors, granite counters, island kitchen, open floor plan, patio in rear.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4330 Oasis Valley Avenue	8133 Devils Canyon St	8039 Meadow Falls St	8224 Dragonfly Bush Ct
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89085	89085	89085	89085
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.12 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$330,888	\$349,999	\$354,000
List Price \$	--	\$318,888	\$349,999	\$345,000
Sale Price \$	--	\$318,888	\$349,999	\$343,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	06/24/2019	05/31/2019	08/15/2019
DOM · Cumulative DOM	-- · --	15 · 46	19 · 45	96 · 170
Age (# of years)	12	12	12	7
Condition	Average	Average	Average	Average
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 detached	1 Story detached	1 Story detached	1 Story detached
# Units	1	1	1	1
Living Sq. Feet	2,108	1,947	2,394	2,376
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 3	3 · 2 · 1
Total Room #	6	5	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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	.14 acres	.14 acres	.15 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$11,270	-\$20,020	-\$13,760
Adjusted Price	--	\$330,158	\$329,979	\$329,740

* 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.

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

Sold 1 Fair market, tile and laminate floors throughout, granite counters, island kitchen, open floor plan, covered patio in rear.

Sold 2 Fair market, tile floors, island kitchen with granite counters, fireplace, open floor plan, patio in rear.

Sold 3 Fair market, tile floors throughout, granite counters, island kitchen, open floor plan, appliances included, patio in rear.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Maxim Properties	The subject was listed on 11/01/2019 for 350000					
Listing Agent Name	Andrew Watson						
Listing Agent Phone	702-909-2995						
# 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
11/01/2019	\$350,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$335,000	\$335,000
Sales Price	\$330,000	\$330,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
There are 26 comparable listings located within 1 mile, 2 are bank owned, 1 is a short sale. There were 37 comparable sales in the past 6 months, all were fair market.		

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 0.42 miles and the sold comps closed within the last 5 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 3909 Glenora Falls Ct
North Las Vegas, NV 89085



Front

L2 8224 Pink Desert St
North Las Vegas, NV 89085



Front

L3 4058 Narada Falls Av
North Las Vegas, NV 89085



Front

Sales Photos

S1 8133 Devils Canyon St
North Las Vegas, NV 89085



Front

S2 8039 Meadow Falls St
North Las Vegas, NV 89085



Front

S3 8224 Dragonfly Bush Ct
North Las Vegas, NV 89085



Front

ClearMaps Addendum

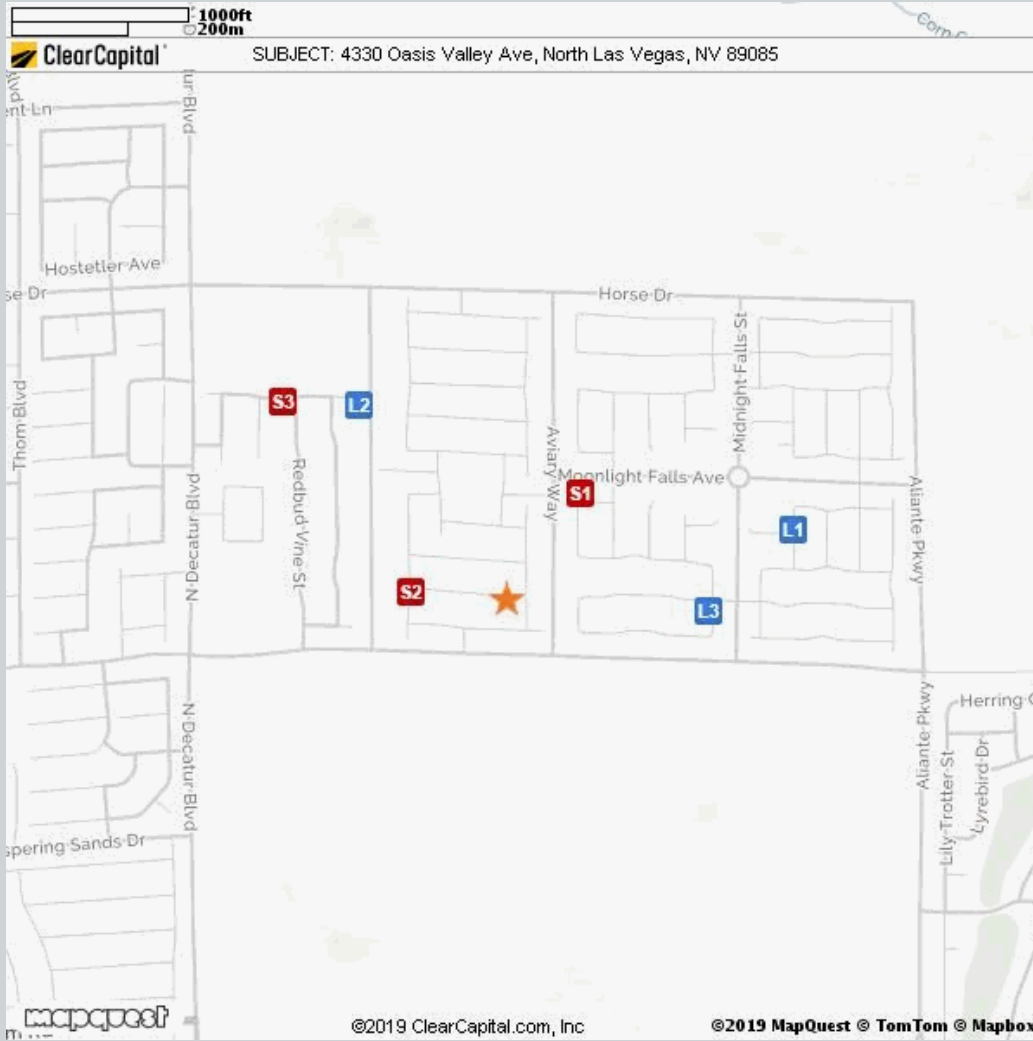
Address ★ 4330 Oasis Valley Avenue, North Las Vegas, NEVADA 89085

Loan Number 39107

Suggested List \$335,000

Suggested Repaired \$335,000

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4330 Oasis Valley Ave, North Las Vegas, NV	--	Parcel Match
L1 Listing 1	3909 Glenora Falls Ct, North Las Vegas, NV	0.42 Miles ¹	Parcel Match
L2 Listing 2	8224 Pink Desert St, North Las Vegas, NV	0.34 Miles ¹	Parcel Match
L3 Listing 3	4058 Narada Falls Av, North Las Vegas, NV	0.29 Miles ¹	Parcel Match
S1 Sold 1	8133 Devils Canyon St, North Las Vegas, NV	0.19 Miles ¹	Parcel Match
S2 Sold 2	8039 Meadow Falls St, North Las Vegas, NV	0.12 Miles ¹	Parcel Match
S3 Sold 3	8224 Dragonfly Bush Ct, North Las Vegas, NV	0.41 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	Jennifer Mao	Company/Brokerage	Realty One Group
License No	S.0049373	Address	7033 Golden Desert Av Las Vegas NV 89129
License Expiration	06/30/2021	License State	NV
Phone	7023268806	Email	jensbpos@gmail.com
Broker Distance to Subject	5.15 miles	Date Signed	11/02/2019

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.