

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	7930 Leather Lane, Reno, NV 89506	Order ID	6413063	Property ID	27523518
Inspection Date	11/13/2019	Date of Report	11/14/2019		
Loan Number	39214	APN	086-401-07		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Washoe		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.12.19	Tracking ID 1	BotW New Fac-DriveBy BPO 11.12.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	THOMAS, STEVEN D	Condition Comments	
R. E. Taxes	\$1,300	The subject needed to have a few roof shingles replace, there was a hole in the siding at one location and trim was not secure in one location.	
Assessed Value	\$111,854		
Zoning Classification	LDS		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in an older neighborhood on larger lots. There is a lot of newer construction close by. There is very little turn over in the subjects neighborhood with only one sold comp found in the last 12 months. The subject is about 3 miles to amenities.	
Sales Prices in this Neighborhood	Low: \$75,000 High: \$500,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7930 Leather Lane	8740 Wise Ave	10070 Obsidian Dr.	10063 Albite St.
City, State	Reno, NV	Reno, NV	Reno, NV	Reno, NV
Zip Code	89506	89506	89506	89506
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	1.15 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$249,900	\$279,900
List Price \$	--	\$335,000	\$249,900	\$277,900
Original List Date		11/01/2019	09/08/2019	11/07/2019
DOM · Cumulative DOM	-- · --	12 · 13	43 · 67	6 · 7
Age (# of years)	40	56	41	41
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,176	1,260	1,008	1,008
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 4 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	.92 acres	.98 acres	.18 acres	.15 acres
Other	none	none	none	none

* Listing 1 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 This is the only listing within the subject neighborhood. Adjustments would be: +1600 age, -20,000 condition, -4000 garage = -24,000 for a total of \$311,000

Listing 2 Adjustments: +5000 view, +5040 GLA, +3223 lot = +13,263 for a total of \$263,163

Listing 3 Adjustments: -20,000 condition, +5000 view, +5040 GLA, +3354 lot = -6606 for a total of \$271,294

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7930 Leather Lane	8390 Cassilis	12093 Andes	11890 Rocky Mountain
City, State	Reno, NV	Reno, NV	Reno, NV	Reno, NV
Zip Code	89506	89506	89506	89506
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	1.12 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$198,000	\$215,000
List Price \$	--	\$249,900	\$198,000	\$215,000
Sale Price \$	--	\$249,900	\$198,000	\$215,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/21/2018	04/26/2019	05/16/2019
DOM · Cumulative DOM	-- · --	54 · 54	39 · 39	42 · 42
Age (# of years)	40	59	69	69
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,176	890	988	1,192
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 1	3 · 1
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.92 acres	.92 acres	.05 acres	.15 acres
Other	none	none	none	none
Net Adjustment	--	-\$520	+\$18,689	+\$18,254
Adjusted Price	--	\$249,380	\$216,689	\$233,254

* 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.

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

Sold 1 This is the only sold comp within the subject neighborhood. Adjustments: +1900 age, +5000 bath, -20,000 condition, +8580 GLA, +4000 garage = -520

Sold 2 Adjustments: +2900 age, +5000 view, +5000 bath, +2000 garage, +3789 lot = +18,689

Sold 3 Adjustments: +2900 age, +5000 view, +5000 bath, +2000 garage, +3354 lot = +18,254

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There was no listing or sales history found within the last 3 years.			
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$255,000	\$257,000
Sales Price	\$247,000	\$249,000
30 Day Price	\$227,240	--
Comments Regarding Pricing Strategy		
<p>The initial search was .5 miles and 3 months with 2 results which were not comparable. I extended to 12 months and there were 13 results, only one was within the subject neighborhood and sold date is very close to 12 months. This was given the most weight after adjustments. The subject neighborhood is adjacent to newer construction on smaller lots. In an effort to use the most proximate comps, the age, bath count and garage stalls could not be bracketed.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Back

Subject Photos



Street



Street



Other



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 8740 Wise Ave
Reno, NV 89506



Front

L2 10070 Obsidian Dr.
Reno, NV 89506



Front

L3 10063 Albite St.
Reno, NV 89506



Front

Sales Photos

S1 8390 Cassilis
Reno, NV 89506



Front

S2 12093 Andes
Reno, NV 89506



Front



Front

S3 11890 Rocky Mountain
Reno, NV 89506



Front

ClearMaps Addendum

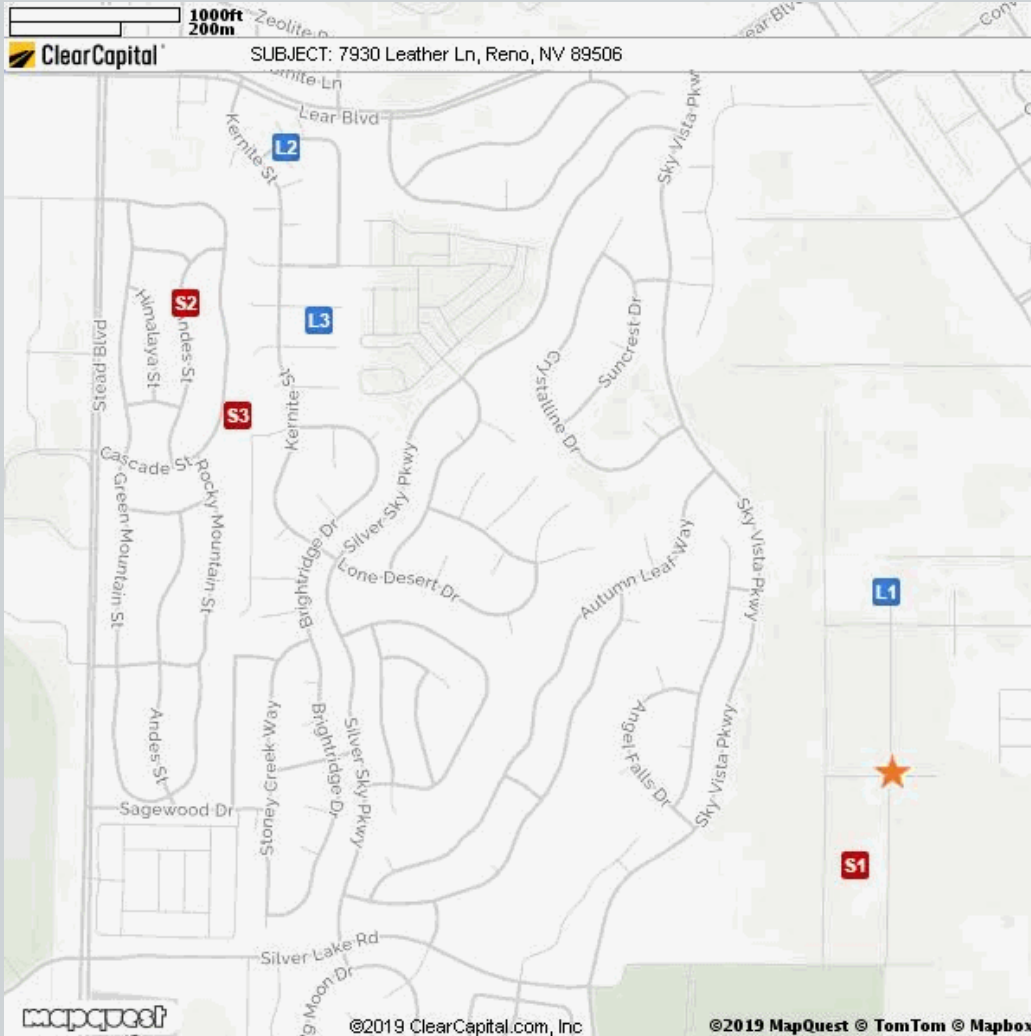
Address ★ 7930 Leather Lane, Reno, NV 89506

Loan Number 39214

Suggested List \$255,000

Suggested Repaired \$257,000

Sale \$247,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7930 Leather Ln, Reno, NV	--	Parcel Match
L1 Listing 1	8740 Wise Ave, Reno, NV	0.25 Miles ¹	Parcel Match
L2 Listing 2	10070 Obsidian Dr., Reno, NV	1.15 Miles ¹	Parcel Match
L3 Listing 3	10063 Albite St., Reno, NV	0.96 Miles ¹	Parcel Match
S1 Sold 1	8390 Cassilis, Reno, NV	0.12 Miles ¹	Parcel Match
S2 Sold 2	12093 Andes, Reno, NV	1.12 Miles ¹	Parcel Match
S3 Sold 3	11890 Rocky Mountain, Reno, NV	0.98 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.

*** 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

Report Instructions - cont.

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	Kathleen Bray	Company/Brokerage	CalNeva Realty
License No	S.0174694	Address	3730 St Andrews Dr Reno NV 89502
License Expiration	04/30/2020	License State	NV
Phone	7752031054	Email	kathleen.bray@calnevearealty.com
Broker Distance to Subject	12.19 miles	Date Signed	11/14/2019

/Kathleen Bray/

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: **Kathleen Bray** ("Licensee"), **S.0174694** (License #) who is an active licensee in good standing.

Licensee is affiliated with **CalNeva Realty** (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: **7930 Leather Lane, Reno, NV 89506**
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: **November 14, 2019**

Licensee signature: **/Kathleen Bray/**

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.