

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	643 Jumbled Sage Court, Henderson, NV 89015	Order ID	6506528	Property ID	27867860
Inspection Date	01/28/2020	Date of Report	01/28/2020		
Loan Number	39945	APN	179-20-212-092		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.28.20.xlsx	Tracking ID 1	BotW New Fac-DriveBy BPO 01.28.20.xlsx
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Wilder John P	Condition Comments No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in good condition for age and area.
R. E. Taxes	\$116,534	
Assessed Value	\$77,727	
Zoning Classification	RM-8	
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	Shelter Management	
Association Fees	\$55 / Month (Other: CC&RS, Guest Parking)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Within a 1 mile of the subject property there are 4 homes for sale, 7 under contract, 30 homes sold within the last 6 months.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$388,000	
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	643 Jumbled Sage Court	623 Marlberry Pl	536 Mona Ln	607 Grande Sombrero Way
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.	--	0.06 ¹	0.40 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,888	\$330,000	\$320,000
List Price \$	--	\$299,888	\$330,000	\$316,000
Original List Date		08/16/2019	01/03/2020	06/24/2019
DOM · Cumulative DOM	-- · --	165 · 165	25 · 25	218 · 218
Age (# of years)	16	16	33	24
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	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,816	1,874	1,822	1,799
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3 · 1	2 · 2	4 · 2
Total Room #	7	7	7	7
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	0.08 acres	0.08 acres	0.19 acres	0.14 acres
Other	--	--	fireplace	fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Identical in age, number of floors, garage stalls, and lot size. Superior in square footage, bedrooms, bathrooms. Welcome home to this lovely 4 bedroom home with highly desired floor plan located in Henderson. Featuring a loft and 3 bedrooms upstairs and additional bedroom located downstairs. Master bedroom is large with a walkin closet and soaking tub with separate shower.
- Listing 2** Inferior in age, bedrooms, bathrooms. Identical in number of floors, and garage stalls. Superior in square footage, and lot size. Western Charmer with NO HOA! 1822 Sq. Ft., with all the bells and whistles you can imagine. 2 bdrms and 2 full baths, possible third bedroom option if you so desire. Kitchen has beautiful cabinets w/granite c/tops and large pantry, open dining room with skylights, barn doors, massive sunken living room/theater & wet bar, back porch fully enclosed, R/V Boat parking w/access to a "Separate Shop" for all the toys and a SHE SHED to boot!
- Listing 3** Inferior in age, square footage, bathrooms. Identical in number of floors, and garage stalls. Superior in bedrooms and lot size. Ready to move in One Story home in the heart of Henderson. Open Floor plan with vaulted ceilings and brand new carpet, vinyl plank flooring and hardwood floors. Kitchen island and lots of cabinet space.Beautiful great room w/fireplace place, formal living/dining room.Newer Air conditioner and 50 gallon water heater.Large master bedroom, double sinks and separate master shower and tub.Oversized lot with easy to care for desert landscaping. No HOA!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	643 Jumbled Sage Court	644 Jumbled Sage Ct	603 Marlberry Pl	648 Jumbled Sage Ct
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.	--	0.02 ¹	0.08 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$387,000	\$299,900
List Price \$	--	\$289,900	\$275,000	\$294,900
Sale Price \$	--	\$285,000	\$265,000	\$287,000
Type of Financing	--	Fha	Cash	Fha
Date of Sale	--	10/30/2019	11/21/2019	12/09/2019
DOM · Cumulative DOM	-- · --	33 · 33	181 · 181	108 · 108
Age (# of years)	16	16	16	16
Condition	Average	Average	Average	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	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,816	1,832	1,832	1,874
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	7	7	7	7
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	0.08 acres	0.08 acres	0.09 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,496	-\$2,320	-\$16,374
Adjusted Price	--	\$282,504	\$262,680	\$270,626

* 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** Identical in age, number of floors, garage stalls, bathrooms, bedrooms, and lot size. Superior in square footage. Adjustment made for square footage. Located on a private cul-de-sac, this gently lived home is perfect from top to bottom! Stylish, newly renovated kitchen with quartz counters and custom backsplash. Low/No maintenance backyard with freshly laid cobblestone. You'll love this place, the decorative touches will make you feel at home.
- Sold 2** Identical in age, number of floors, garage stalls, bathrooms, bedrooms. Superior in square footage and lot size. Adjustment made for square footage. Beautiful 3 bedroom/3 bath home! Pride in ownership here! Tile and carpet throughout, upgraded kitchen with granite counter tops, and S.S appliances. Pavers patio, low maintenance landscape with drip irrigation. Spacious master bedroom with walk in closet and highly upgraded master bath. easy access to freeway and shopping.
- Sold 3** Identical in age, number of floors, garage stalls, bathrooms. Superior in square footage, bedrooms, and lot size. Adjustment made for square footage, ALL NEW interior paint, ALL NEW carpet, newly renovated landscape. BEAUTIFULLY RENOVATED 4 BEDROOM HOME IN THE HEART OF HENDERSON!!! Upgrades include: ALL NEW interior paint, ALL NEW carpet, newly renovated landscape and more!!! Floor plan features LOFT, COVERED patio, UPSTAIRS laundry, SEPARATE tub in master, and DOWNSTAIRS bedroom!!! IDEALLY situated at the end of cul de sac, nearby Heritage Park, shopping and dining!!! SCHEDULE AN APPOINTMENT TODAY!!!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Excellent Cul-De-Sac 3 bedroom home with loft/office area. Open concept floor plan with tile flooring on main level. Spacious Master Bedroom with walk-in closet and good sized rooms. Backyard is professionally landscaped and maintained, brand new awning and a private patio area. Close to HWY access, parks and schools and walk-able to Dwtwn Henderson, Fiesta Casino and bus stops. Close to shopping. Seller giving 10K in closing costs/repairs.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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
08/13/2019	\$285,000	10/24/2019	\$275,000	Sold	01/22/2020	\$238,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$285,000	\$285,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
Suggest pricing near mid range of competing listings. Subject property would likely sell near mid to low range of comps		

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



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Street

Listing Photos

L1 623 Marlberry Pl
Henderson, NV 89015



Front

L2 536 Mona Ln
Henderson, NV 89015



Front

L3 607 Grande Sombrero Way
Henderson, NV 89015



Front

Sales Photos

S1 644 Jumbled Sage Ct
Henderson, NV 89015



Front

S2 603 Marlberry Pl
Henderson, NV 89015



Front

S3 648 Jumbled Sage Ct
Henderson, NV 89015



Front

ClearMaps Addendum

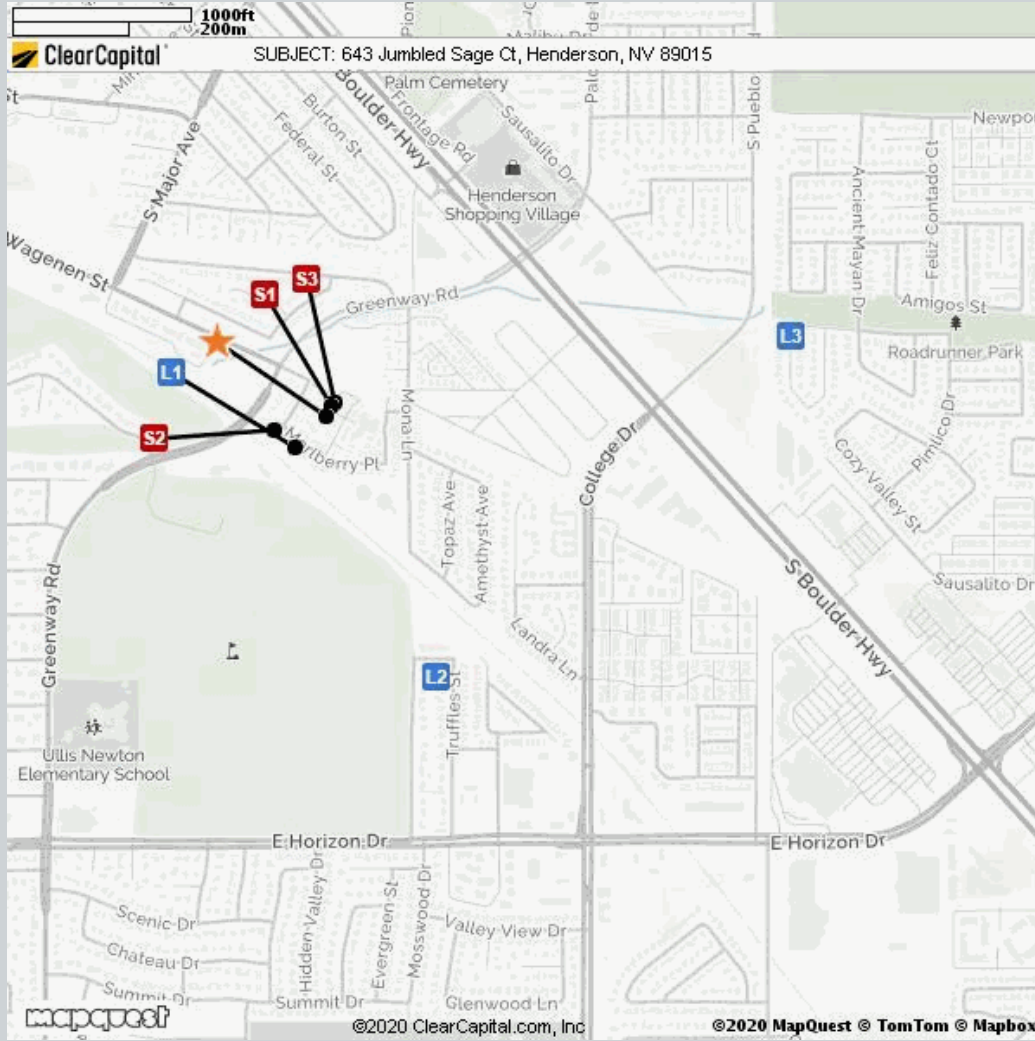
Address ★ 643 Jumbled Sage Court, Henderson, NV 89015

Loan Number 39945

Suggested List \$285,000

Suggested Repaired \$285,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	643 Jumbled Sage Ct, Henderson, NV	--	Parcel Match
L1 Listing 1	623 Marlberry Pl, Henderson, NV	0.06 Miles ¹	Parcel Match
L2 Listing 2	536 Mona Ln, Henderson, NV	0.40 Miles ¹	Parcel Match
L3 Listing 3	607 Grande Sombrero Way, Henderson, NV	0.63 Miles ¹	Parcel Match
S1 Sold 1	644 Jumbled Sage Ct, Henderson, NV	0.02 Miles ¹	Parcel Match
S2 Sold 2	603 Marlberry Pl, Henderson, NV	0.08 Miles ¹	Parcel Match
S3 Sold 3	648 Jumbled Sage Ct, Henderson, NV	0.02 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	Ivory Harp	Company/Brokerage	Prestige Properties
License No	S.0172462	Address	1139 Paradise Vista Henderson NV 89002
License Expiration	12/31/2020	License State	NV
Phone	7025812609	Email	IVORY@IVORYSELLSVEGAS.COM
Broker Distance to Subject	3.02 miles	Date Signed	01/28/2020

/Ivory Harp/

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: **Ivory Harp** ("Licensee"), **S.0172462** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Prestige Properties** (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: **643 Jumbled Sage Court, 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: **January 28, 2020**

Licensee signature: **/Ivory Harp/**

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.