

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	7580 S Wildhorse Road, Pahrump, NV 89061	Order ID	6602357	Property ID	28024179
Inspection Date	02/13/2020	Date of Report	02/13/2020		
Loan Number	40036	APN	45-243-20		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Nye		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 02.12.20	Tracking ID 1	BotW New Fac-DriveBy BPO 02.12.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DARRELL STRAIN	Condition Comments	
R. E. Taxes	\$90,130	The subject property appeared to be in average condition for the area and didn't show any obvious damages. The home shouldn't have any issues on the resale market.	
Assessed Value	\$41,034		
Zoning Classification	RESIDENTIAL		
Property Type	Manuf. Home		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Home values have increased dramatically in the last 2 years. More recently, home values have leveled off and are staying the same month to month. Last months prices went up 1% from the previous month. Most expect prices to stay level through the end of the year.	
Sales Prices in this Neighborhood	Low: \$154,000 High: \$208,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7580 S Wildhorse Road	4460 E Savoy	4430 E Turner	4731 E Comanche
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89061	89061	89061	89061
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.68 ¹	0.88 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$189,900	\$164,900	\$175,000
List Price \$	--	\$164,900	\$164,900	\$175,000
Original List Date		10/04/2019	12/04/2019	11/22/2019
DOM · Cumulative DOM	-- · --	117 · 132	29 · 71	73 · 83
Age (# of years)	29	25	29	28
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 MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	1,698	1,763	1,598	1,782
Bdrm · Bths · ½ Bths	3 · 2	5 · 2	3 · 2	3 · 2
Total Room #	6	8	6	6
Garage (Style/Stalls)	Detached 3 Car(s)	None	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	1.10 acres	1.10 acres	1.10 acres	1.12 acres
Other	NONE	NONE	NONE	NONE

* 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** Remarks Stunning home completely remodeled! Home features new roof w/ Well/septic cert! New int/ext paint pkg. & upgraded carpet ! kitchen complete w/new solid countertop & new SS appliances! Additional updates includes new fixtures throughout, new pulls/knobs on all the cabinetry, new door knobs and new laminated wood throughout! Home sits on 1.1AC lot with circular driveway and plenty of room in the backyard! House is super clean & move in ready!
- Listing 2** Remarks NEW INTERIOR AND EXTERIOR PAINT*NEW FLOORING THROUGHOUT*NEW GRANITE COUNTER TOPS IN THE KITCHEN & BATHS*NEW STAINLESS STEEL APPLIANCES*ISLAND IN THE KITCHEN*FULLY FENCED*FRONT PORCH*SHED*2 CAR CARPORT*COME TAKE A LOOK
- Listing 3** OPPORTUNITY AWAITS!!!! THIS WONDERFUL 3 BED 2 BATH HOME SITS ON AN AMAZING 1.12 ACRE, COMPLETELY FENCED OFF, INCLUDES A HUGE 2 CAR CARPORT, OPEN FLOOR PLAN, CUSTOM KITCHEN, WOOD-BURNING FIREPLACE, WATER PROOFED FLOORING, WATER SOFTENER AND REVERSE OSMOSIS SYSTEM, CEILING FANS, COVERED PATIO, DOG RUN, HORSE STALLS AND SHED. DON'T MISS OUT ON THIS HOME. WONT LAST LONG!!!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7580 S Wildhorse Road	7890 S Quarter Horse	3330 E Paiute	7420 S Quarter Horse
City, State	Pahrump, NV	Pahrump, NV	Pahrump, NV	Pahrump, NV
Zip Code	89061	89061	89061	89061
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.63 ¹	0.20 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$159,900	\$189,900	\$209,990
List Price \$	--	\$159,900	\$179,000	\$199,990
Sale Price \$	--	\$160,000	\$179,000	\$198,500
Type of Financing	--	Fha	Conv	Fha
Date of Sale	--	09/11/2019	02/12/2020	02/07/2020
DOM · Cumulative DOM	-- · --	13 · 103	48 · 103	36 · 107
Age (# of years)	29	26	23	27
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 MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED	1 Story MANUFACTURED
# Units	1	1	1	1
Living Sq. Feet	1,698	1,643	1,631	1,664
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3
Total Room #	6	6	6	7
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 2 Car(s)	Detached 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	1.10 acres	1.10 acres	1.10 acres	1.10 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	\$0	\$0	-\$2,500
Adjusted Price	--	\$160,000	\$179,000	\$196,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Remarks THIS PROPERTY HAS A LOVELY OPEN FLOOR PLAN*3BD/2BA*NEW INTERIOR PAINT & CARPETING IN LIVING AREAS & BEDROOMS*NEW FLOORING IN KITCHEN, LAUNDRY & OFFICE AREA*DOUBLE SIDED FIREPLACE SEPARATING FORMAL LIVING ROOM & FAMILY ROOM* SPACIOUS KITCHEN WITH PLENTY OF CABINETS*CEILING FANS IN LIVING, FAMILY & BEDROOMS*SKY LIGHTS IN BATHROOMS*DINING ROOM W/ ATTACHED HUTCH INCLUDE*2 CAR DETACHED GARAGE*FULLY FENCED IN LOT*WORK SHED*COVERED BACK PATIO*MUST SEE!
- Sold 2** Remarks 3 bedroom, 2 bath home on over an acre in established south side neighborhood. Large sunny rooms. Island kitchen with double oven. Built in hutch in dining area. Master bath has a garden tub with separate shower, large walk in closet and tons of cabinet space. Detached 2 car garage w/opener. Extra large well house doubles as storage shed. Mature trees . Fully fenced with cross fencing. All appliances stay
- Sold 3** Remarks *** FULLY FENCED 1.1 ACRE LOT WITH MATURE TREES *** MAIN HOUSE IS 1664 SQFT PLUS ATTACHED ADDITION WITH 3/4 BATH APPROX. 400 SQFT. TOTAL APPROX 2064 SQFT. UPGRADED CABINETS, ALL NEW GRANITE COUNTER-TOPS, ALL NEW VANITIES, SS Kitchen Appliance package, NEW Premium Interior/Exterior Paint, Upgraded Laminate Floors in all traffic areas, NEW Interior/Exterior Light fixtures. Spacious Kitchen with Plenty of Cabinet Space. *** A MUST SEE HOME! ***

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NONE			
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	\$178,000	\$178,000
Sales Price	\$178,000	\$178,000
30 Day Price	\$168,000	--
Comments Regarding Pricing Strategy		
VALUED THE SUBJECT BETWEEN SALE COMP 1 AND 2 WHICH ARE THE MOST SIMILAR TO THE SUBJECT.		

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



Street



Street

Listing Photos

L1 4460 E SAVOY
Pahrump, NV 89061



Front

L2 4430 E TURNER
Pahrump, NV 89061



Front

L3 4731 E COMANCHE
Pahrump, NV 89061



Front

Sales Photos

S1 7890 S QUARTER HORSE
Pahrump, NV 89061



Front

S2 3330 E PAIUTE
Pahrump, NV 89061



Front

S3 7420 S QUARTER HORSE
Pahrump, NV 89061



Front

ClearMaps Addendum

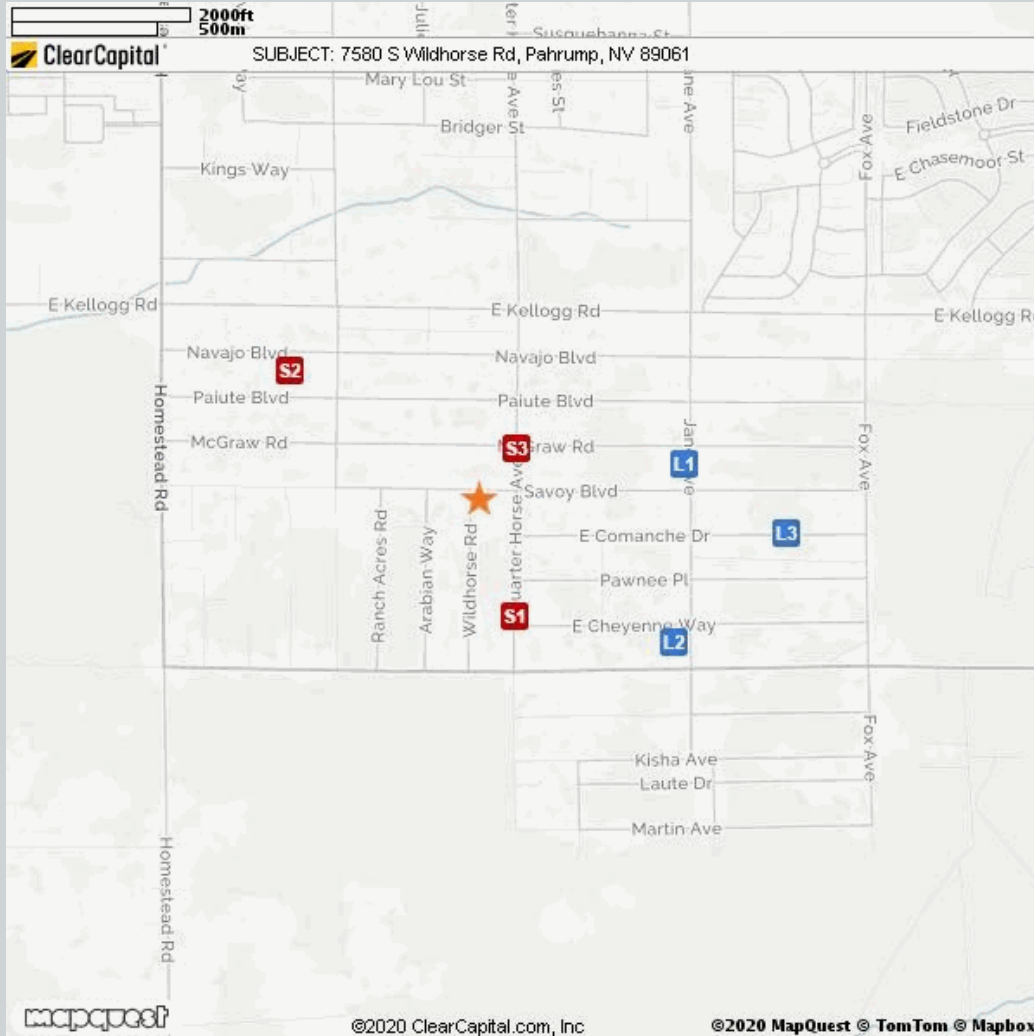
Address ★ 7580 S Wildhorse Road, Pahrump, NV 89061

Loan Number 40036

Suggested List \$178,000

Suggested Repaired \$178,000

Sale \$178,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7580 S Wildhorse Rd, Pahrump, NV	--	Parcel Match
L1	4460 E Savoy, Pahrump, NV	0.60 Miles ¹	Parcel Match
L2	4430 E Turner, Pahrump, NV	0.68 Miles ¹	Parcel Match
L3	4731 E Comanche, Pahrump, NV	0.88 Miles ¹	Parcel Match
S1	7890 S Quarter Horse, Pahrump, NV	0.33 Miles ¹	Parcel Match
S2	3330 E Paiute, Pahrump, NV	0.63 Miles ¹	Parcel Match
S3	7420 S Quarter Horse, Pahrump, NV	0.20 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	Mark Perry	Company/Brokerage	Local Realty
License No	B.1001058.LLC	Address	9325 S. Cimarron Rd Las Vegas NV 89178
License Expiration	09/30/2020	License State	NV
Phone	7022454240	Email	marksellslasvegas@gmail.com
Broker Distance to Subject	38.06 miles	Date Signed	02/13/2020

/Mark Perry/

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: **Mark Perry** ("Licensee"), **B.1001058.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Local 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: **7580 S Wildhorse Road, Pahrump, NV 89061**
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: **February 13, 2020**

Licensee signature: **/Mark Perry/**

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.