

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.

<b>Address</b>	6641 Canyon Cove Way, Las Vegas, NV 89108	<b>Order ID</b>	6641093	<b>Property ID</b>	28134915
<b>Inspection Date</b>	03/04/2020	<b>Date of Report</b>	03/04/2020		
<b>Loan Number</b>	40317	<b>APN</b>	138-11-110-134		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

**Tracking IDs**

<b>Order Tracking ID</b>	BOTW_New_Fac_A-DriveBy_BPO_03.04.20	<b>Tracking ID 1</b>	BOTW_New_Fac_A-DriveBy_BPO_03.04.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	John C Broussard and Cheryl B Broussard	<b>Condition Comments</b> No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a 2 story, single family detached home with 2 car attached garage. Roof is pitched concrete tile. It has 1 fireplace and an in-ground pool but no spa. Last sold 02/28/2020 for \$210,000, details unknown, non MLS transaction. There are no MLS records available for this property. Subject property is located in the northwestern area of Las Vegas in the Woodcrest subdivision. This tract is comprised of 760 single family detached homes which vary in living area from 918-2,340 square feet. Access to schools, shopping is within 1 mile and freeway entry is within 2 miles. Most likely buyer is first time home buyer in this area. Property appears occupied, utilities on at time of inspection and personal property visible from exterior.
<b>R. E. Taxes</b>	\$1,310	
<b>Assessed Value</b>	\$62,883	
<b>Zoning Classification</b>	R-CL	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> There is an oversupply of listings in Woodcrest. There are 15 MLS listings (0 REO, 0 short sale). In the past 12 months, there have been 46 closed MLS transactions. This indicates an oversupply of listings assuming 90 days on market. Average days on market time was 46 with range 2-187 days and average sales price was 98% of final list price. Strong presence of investor/rehab properties in this area.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$157,142 High: \$350,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	6641 Canyon Cove Way	6629 Canyon Cove Way	6616 Pepperidge Way	6549 Pepperidge Way
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89108	89108	89108	89108
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.02 <sup>1</sup>	0.34 <sup>1</sup>	0.37 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$279,999	\$288,888	\$325,000
<b>List Price \$</b>	--	\$277,500	\$288,888	\$325,000
<b>Original List Date</b>		01/23/2020	02/28/2020	02/06/2020
<b>DOM · Cumulative DOM</b>	-- · --	6 · 41	2 · 5	20 · 27
<b>Age (# of years)</b>	33	33	35	34
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,730	1,583	1,784	2,186
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	5	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	Spa - Yes	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.11 acres	0.11 acres	0.11 acres	0.10 acres
<b>Other</b>	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 conventional financing. Owner occupied property when listed. Identical to subject property in bedrooms, condition, lot size, garage capacity, age, same street. It is inferior in square footage and no pool. This property is inferior to subject proeprty.
- Listing 2** Under contract, will be FHA sale. Owner occupied property when listed. Identical to subject property in baths, condition, garage capacity, lot size, fireplace and nearly identical in age. It is inferior in no pool but is superior in spa and square footage. This property is slightly inferior to subject property.
- Listing 3** Under contract, will be FHA sale. Owner occupied property when listed. Identica to subject proeprty in baths, condition, pool, garage capacity and nearly identical in age. It is inferior in lot size, but is superior in square footage, and spa. This property is superior to subject property overall.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6641 Canyon Cove Way	6449 Birchcrest Ct	6601 Crosstimber Ct	6556 Chardonay Way
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89108	89108	89108	89108
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.23 <sup>1</sup>	0.32 <sup>1</sup>	0.40 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$250,000	\$335,000	\$314,998
<b>List Price \$</b>	--	\$250,000	\$314,995	\$314,997
<b>Sale Price \$</b>	--	\$246,000	\$295,000	\$315,000
<b>Type of Financing</b>	--	Fha	Fha	Conventional
<b>Date of Sale</b>	--	10/09/2019	12/27/2019	01/22/2020
<b>DOM · Cumulative DOM</b>	-- · --	34 · 90	7 · 236	7 · 33
<b>Age (# of years)</b>	33	35	35	34
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,730	1,336	1,784	2,186
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	5	5	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--
<b>Lot Size</b>	0.11 acres	0.12 acres	0.13 acres	0.10 acres
<b>Other</b>	1 Fireplace	1 Fireplace	2 Fireplaces	1 Fireplace
<b>Net Adjustment</b>	--	+\$12,400	-\$28,400	-\$51,325
<b>Adjusted Price</b>	--	\$258,400	\$266,600	\$263,675

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** FHA sale with \$6,000 in seller paid financing concessions. Vacant property when listed. Identical to subject property in bedrooms, baths, condition, pool, garage capacity, fireplace and nearly identical in age. It is inferior in square footage adjusted @ \$60/square foot \$23,600, but superior in spa (\$3,000), lot size adjusted @ \$5/square foot (\$2,200), and seller paid concessions adjusted (\$6,000).
- Sold 2** FHA sale, no concessions. Vacant property when listed. Identical to subject property in baths, garage capacity, pool and nearly identical in age and square footage. It is superior in lot size adjusted @ \$5/square foot (\$4,400), spa (\$3,000), fireplaces (2) (\$1,000), and condition with new paint, wood laminate flooring, stainless appliances and blinds (\$20,000).
- Sold 3** Sold with conventional financing and \$3,125 in seller paid concessions. Identical to subject property in baths, pool, garage capacity, fireplace and nearly identical in age. It is inferior in lot size adjusted @ \$5/square foot \$2,200, but superior in square footage adjusted @ \$60/square foot (\$27,400). spa (\$3,000), condition with new interior paint, white Shaker style cabinets, new hardware, stainless appliances (\$20,000), and seller paid concessions adjusted (\$3,125).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There are no sales or MLS listings for subject property within the past 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$279,000	\$279,000
<b>Sales Price</b>	\$265,000	\$265,000
<b>30 Day Price</b>	\$259,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property should be priced near mid low range of competing listings due to oversupply of directly competing properties. This property would be expected to sell near high range of adjusted comps with 90 days on market.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



## Listing Photos

**L1** 6629 Canyon Cove Way  
Las Vegas, NV 89108



Front

**L2** 6616 Pepperidge Way  
Las Vegas, NV 89108



Front

**L3** 6549 Pepperidge Way  
Las Vegas, NV 89108



Front



## Sales Photos

**S1** 6449 Birchcrest Ct  
Las Vegas, NV 89108



Front

**S2** 6601 Crosstimber Ct  
Las Vegas, NV 89108



Front

**S3** 6556 Chardonay Way  
Las Vegas, NV 89108



Front

### ClearMaps Addendum

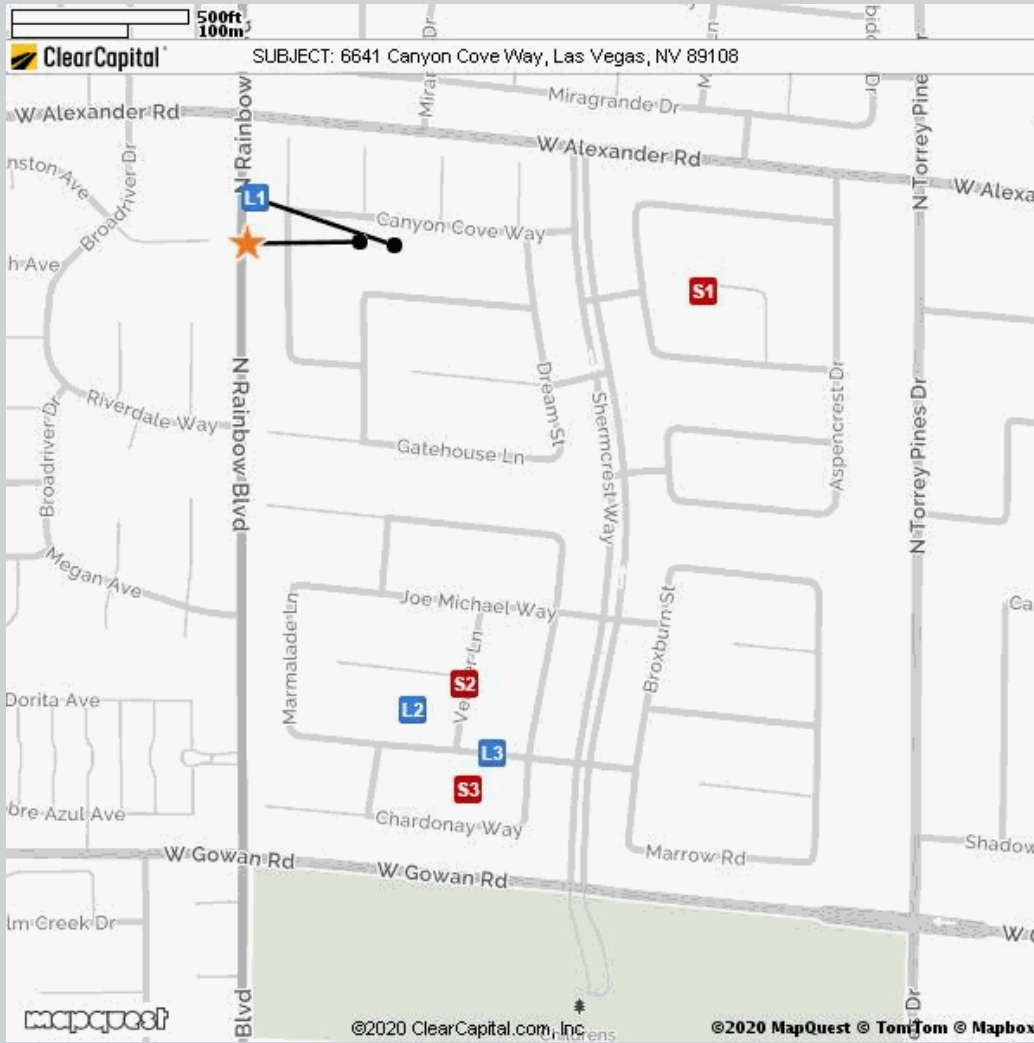
**Address** ★ 6641 Canyon Cove Way, Las Vegas, NV 89108

**Loan Number** 40317

**Suggested List** \$279,000

**Suggested Repaired** \$279,000

**Sale** \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6641 Canyon Cove Way, Las Vegas, NV	--	Parcel Match
L1 Listing 1	6629 Canyon Cove Way, Las Vegas, NV	0.02 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6616 Pepperidge Way, Las Vegas, NV	0.34 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6549 Pepperidge Way, Las Vegas, NV	0.37 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6449 Birchcrest Ct, Las Vegas, NV	0.23 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6601 Crosstimber Ct, Las Vegas, NV	0.32 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6556 Chardonay Way, Las Vegas, NV	0.40 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Linda Bothof	<b>Company/Brokerage</b>	Linda Bothof Broker
<b>License No</b>	B.0056344.INDV	<b>Address</b>	8760 S Maryland Parkway Las Vegas NV 89123
<b>License Expiration</b>	05/31/2020	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	15.01 miles	<b>Date Signed</b>	03/04/2020

/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: **6641 Canyon Cove Way, Las Vegas, NV 89108**
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 4, 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.