

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>	3711 Crellin Circle, Las Vegas, NV 89120	<b>Order ID</b>	6644233	<b>Property ID</b>	28143666
<b>Inspection Date</b>	03/06/2020	<b>Date of Report</b>	03/07/2020		
<b>Loan Number</b>	40376	<b>APN</b>	161-30-413-039		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	BotW_BPO_Request_03.05.20	<b>Tracking ID 1</b>	BotW_BPO_Request_03.05.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Manzy Mozeak	<b>Condition Comments</b> No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in good condition for age and area.
<b>R. E. Taxes</b>	\$119,154	
<b>Assessed Value</b>	\$51,142	
<b>Zoning Classification</b>	R-1	
<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>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b> In the subjects subdivision there are 0 homes for sale, 1 under contract, 8 homes sold within the last 12 months
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$147,900 High: \$287,500	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3711 Crellin Circle	3594 Biela Ave	5389 W Braewood Ave	5558 Jason Way
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89120	89120	89120	89120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.29 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,900	\$275,000	\$409,000
<b>List Price \$</b>	--	\$285,000	\$275,000	\$375,000
<b>Original List Date</b>		09/05/2019	01/23/2020	12/02/2019
<b>DOM · Cumulative DOM</b>	-- · --	182 · 184	42 · 44	94 · 96
<b>Age (# of years)</b>	43	41	45	42
<b>Condition</b>	Average	Good	Good	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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,060	1,928	1,774	2,246
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	4 · 2	4 · 2
<b>Total Room #</b>	7	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 3 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>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.17 acres	0.17 acres	0.25 acres
<b>Other</b>	--	fireplace	fireplace	fireplace

\* Listing 1 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** Superior in age, bedrooms. Identical in number of floors, bathrooms. Inferior in square footage, total number of rooms, garage stalls, lot size. COMPLETELY REMODELED SINGLE STORY & NO HOA! THIS CHARMING HOME OFFERS A LARGE OPEN LAYOUT WITH ALL NEW FLOORING, FRESHLY PAINTED W/UPGRADED BASEBOARD, UPGRADED FIXTURES & HARDWARE, VESSEL SINKS, SHAKER CABINETS, AND MORE. THE BRIGHT AIRY KITCHEN COMES FULLY EQUIPPED W/BRAND NEW CABINETS, STAINLESS STEEL APPLIANCES & GRANITE COUNTER TOPS. LARGE MASTER SUITE IS SEPARATE FROM OTHER ROOMS & OFFERS A LUXURIOUS MASTER BATH.
- Listing 2** Inferior in age, square footage, total number of rooms, lot size. Identical in number of floors, bathrooms and garage stalls. . Superior in bedrooms. Remodeled Single Story Home with a spacious floorplan and RV Parking! New Paint, new carpet and wood laminate flooring throughout. The family room features a wood-burning fireplace. The kitchen features recessed lighting, new cabinets, and a new stove- top and microwave. Master Bedroom has a master bedroom closet with ample space and built-in vanity. Front and backyard have low maintenance desert landscaping.
- Listing 3** Inferior in age, total number of rooms. Identical in number of floors, bathrooms. Superior in square footage, bedrooms, garage stalls. and lot size. HARD TO FIND IN HEART OF THE CITY! Traditional ranch home on oversized lot offering 3 car garage PLUS coveted 50' RV parking. Great home for big family w/4 bdrms, separate living & family spaces & huge back yard with fruit trees. Rare marble counters in baths, his & hers master closets, vintage hardwood doors and trim. Kitchen w/all modern amenities. Walk-in pantry. Gated courtyard entry & patio off family rm adds additional entertaining spaces. HARD TO FIND IN HEART OF THE CITY! Traditional ranch home on oversized lot offering 3 car garage PLUS coveted 50' RV parking. Great home for big family w/4 bdrms, separate living & family spaces & huge back yard with fruit trees. Rare marble counters in baths, his & hers master closets, vintage hardwood doors and trim. Kitchen w/all modern amenities. Walk-in pantry. Gated courtyard entry & patio off family rm adds additional entertaining spaces.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3711 Crellin Circle	3644 Biela Ave	3653 Biela Ave	3584 Biela Ave
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89120	89120	89120	89120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.10 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$250,000	\$269,000	\$279,900
<b>List Price \$</b>	--	\$250,000	\$269,000	\$279,900
<b>Sale Price \$</b>	--	\$250,000	\$272,000	\$280,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	10/15/2019	12/23/2019	08/14/2019
<b>DOM · Cumulative DOM</b>	-- · --	62 · 62	89 · 86	42 · 42
<b>Age (# of years)</b>	43	41	41	41
<b>Condition</b>	Average	Average	Average	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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,060	1,908	1,644	1,644
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2 · 1	3 · 1	4 · 2
<b>Total Room #</b>	7	7	4	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>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.17 acres	0.17 acres	0.17 acres
<b>Other</b>	--	fireplace	--	fireplace
<b>Net Adjustment</b>	--	+\$19,912	+\$68,640	+\$50,720
<b>Adjusted Price</b>	--	\$269,912	\$340,640	\$330,720

\* Sold 1 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** Adjustment made for square footage,. Superior in age, bedrooms, and bathrooms. Inferior in square footage and lot size. Identical in number of floors, total number of rooms, and garage stalls. 2 story home on a 7405 sq ft property. 4 bed 3 bath with a 2 car garage. Large private backyard with covered patio. Front living room with fireplace and carpet throughout home.
- Sold 2** Adjustments made for square footage. Superior in age. Identical in number of floors, bedrooms and garage stalls. Inferior in total number of rooms, square footage, bathrooms, lot size. Located in the BEAUTIFUL Paradise Valley!! This WONDERFUL 3 bedroom 2 bath 2 car garage, HAS great curb appeal!!! NO HOA!! Covered backyard patio with it's separate RV/Boat parking!! Cant get NO better than this !! PRICED TO SELL!! Summit your OFFERS!! All New Double sided windows installed throughout the home!!
- Sold 3** Adjustments made for square footage and remodel. Superior in age, bedrooms. Identical in number of floors, bathrooms, garage stalls. Inferior in square footage, total number of rooms, lot size. Simply Stunning 1 story home, 1644 sq ft, 4 beds, 2 baths, 2 car garage & completely remodeled. Spacious rooms found in this home with upgraded features to include granite kitchen counters, island & stainless appliances in the kitchen. Oversized living room accented by cozy fireplace. Spa shower and oversized soaking tub in guest bath. All new flooring & paint. Large yard offers a covered patio along with separate paver-stone patio with fire-pit.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Vaulted ceilings in the living room, french doors leading to patio, No HOA! Located in a quiet cul-desac with tons of close by amenities. RV parking on huge lot, nearly 1/4 acre offering tons of options for customization.			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$290,000	\$290,000
<b>Sales Price</b>	\$285,000	\$285,000
<b>30 Day Price</b>	\$280,000	--
<b>Comments Regarding Pricing Strategy</b>		
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

<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



Other

## Listing Photos

**L1** 3594 Biela Ave  
Las Vegas, NV 89120



Front

**L2** 5389 W Braewood Ave  
Las Vegas, NV 89120



Front

**L3** 5558 Jason Way  
Las Vegas, NV 89120



Front



## Sales Photos

**S1** 3644 Biela Ave  
Las Vegas, NV 89120



Front

**S2** 3653 Biela Ave  
Las Vegas, NV 89120



Front

**S3** 3584 Biela Ave  
Las Vegas, NV 89120



Front

## ClearMaps Addendum

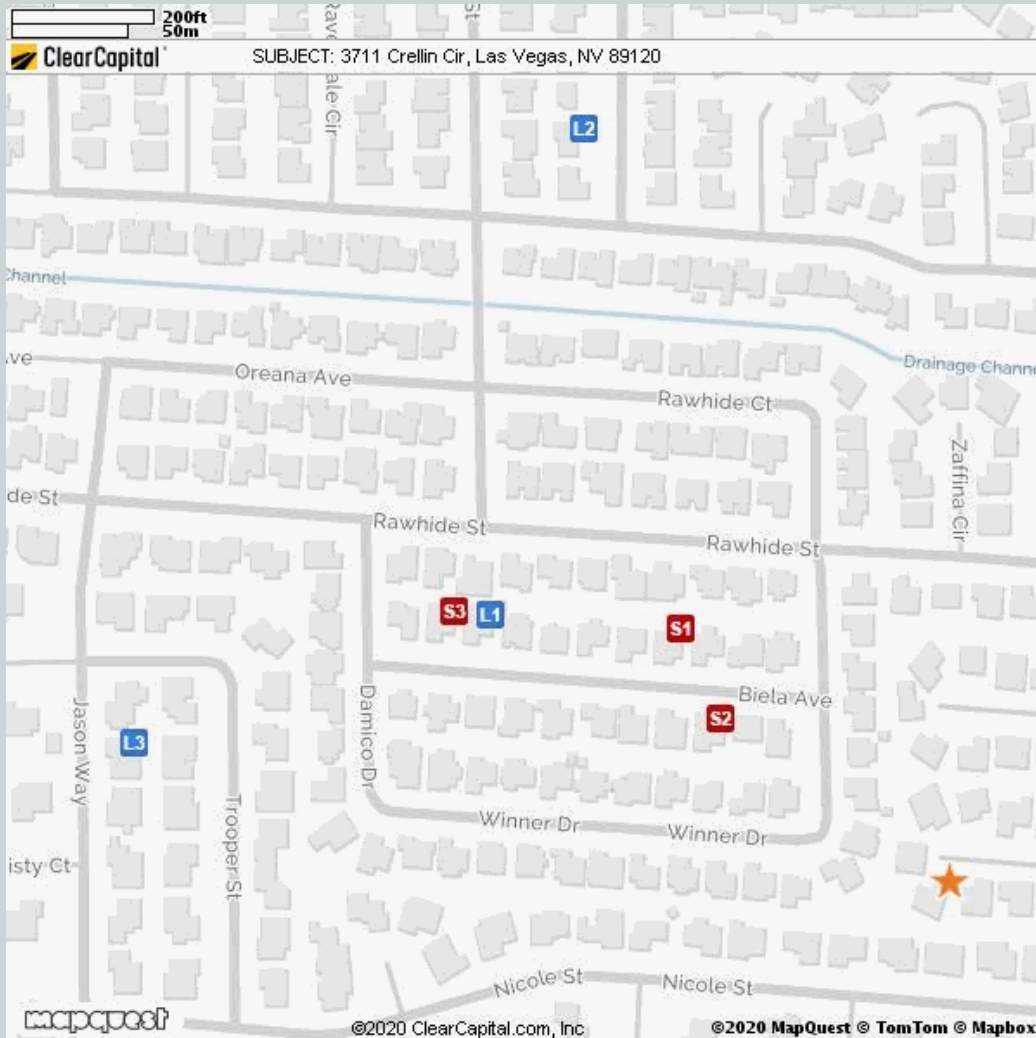
**Address** ★ 3711 Crellin Circle, Las Vegas, NV 89120

**Loan Number** 40376

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3711 Crellin Cir, Las Vegas, NV	--	Parcel Match
L1 Listing 1	3594 Biela Ave, Las Vegas, NV	0.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5389 W Braewood Ave, Las Vegas, NV	0.29 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5558 Jason Way, Las Vegas, NV	0.28 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3644 Biela Ave, Las Vegas, NV	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3653 Biela Ave, Las Vegas, NV	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3584 Biela Ave, Las Vegas, NV	0.19 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>	Ivory Harp	<b>Company/Brokerage</b>	Prestige Properties
<b>License No</b>	S.0172462	<b>Address</b>	1139 Paradise Vista Henderson NV 89002
<b>License Expiration</b>	12/31/2020	<b>License State</b>	NV
<b>Phone</b>	7025812609	<b>Email</b>	IVORY@IVORYSELLSVEGAS.COM
<b>Broker Distance to Subject</b>	11.26 miles	<b>Date Signed</b>	03/07/2020

/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: **3711 Crellin Circle, Las Vegas, NV 89120**
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 7, 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.