

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	4951 Powell Avenue, Las Vegas, NV 89121	Order ID	6841880	Property ID	28803472
Inspection Date	09/16/2020	Date of Report	09/16/2020		
Loan Number	41905	APN	161-20-612-013		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	0915BPOs	Tracking ID 1	0915BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$657	No damage or repair issues noted from exterior visual inspection. Doors, windows, paint, landscaping appear to be in average condition for age and neighborhood. Clark County Tax Assessor shows Cost Class for this property as Fair. Subject property is a single story, single family detached home with no garage or carport. Roof is flat, built up material. It has 1 wood burning fireplace and in-ground pool but no spa. Last sold 09/14/2020 for \$200,000, per MLS 2158912 as cash sale. There are no MLS records since purchased. This property is located in the Desert Hills subdivision in the eastern area of Las Vegas This tract is comprised of 1,104 single family detached homes which vary in square footage from 800- 3,011 square feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer in this area is first time home buyer with FHA/VA financing, or investor/cash sale.	
Assessed Value	\$37,921		
Zoning Classification	R-1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	There is a shortage of competing listings within Desert Hills. There are 7 homes listed for sale (0 REO, 0 short sales). In the past 12 months, there have been 68 closed MLS sales in this area. This indicates a short supply of listings, assuming 90 days on market. Average days on market time was 50 with range 1-273 days. Average sales price was 99% of final list price.	
Sales Prices in this Neighborhood	Low: \$150,500 High: \$297,000		
Market for this type of property	Increased 2.5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4951 Powell Avenue	4748 Sacks Dr	4735 Newton Dr	4950 Powell Ave
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89122	89121	89121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.66 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$245,000	\$264,000	\$284,900
List Price \$	--	\$245,000	\$260,000	\$284,900
Original List Date		09/05/2020	07/15/2020	08/22/2020
DOM · Cumulative DOM	-- · --	10 · 11	20 · 63	11 · 25
Age (# of years)	54	58	48	54
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,746	1,662	1,447	1,898
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 3
Total Room #	5	5	5	6
Garage (Style/Stalls)	None	Carport 2 Car(s)	Carport 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes Spa - Yes	--
Lot Size	0.15 acres	0.16 acres	0.14 acres	0.15 acres
Other	1 Fireplace	No Fireplace	1 Fireplace	No Fireplace

* 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** Not under contract. Tenant occupied property when listed, leased for \$1,200/month. Identical in bedrooms, baths, condition, and nearly identical in age. It is inferior in square footage, no pool, no fireplace but is superior in carport and lot size. This property is inferior to subject property.
- Listing 2** Not under contract. Owner occupied property when listed. Identical in bedrooms, baths, condition, pool, fireplace and nearly identical in age. It is inferior in square footage, lot size, but is superior in carport and spa. This property is inferior to subject property.
- Listing 3** Under contract, will be FHA sale. Owner occupied property when listed. Identical in bedrooms, pool, lot size, age and same street. It is inferior in no fireplace but is superior in square footage, baths and carport. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4951 Powell Avenue	4680 Rita Dr	4700 Glenndavis Dr	5141 Hallet Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.49 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,888	\$199,900	\$246,500
List Price \$	--	\$245,088	\$199,900	\$236,500
Sale Price \$	--	\$245,000	\$180,000	\$238,000
Type of Financing	--	Fha	Cash	Fha
Date of Sale	--	07/08/2020	09/01/2020	06/26/2020
DOM · Cumulative DOM	-- · --	6 · 95	4 · 28	8 · 97
Age (# of years)	54	48	57	58
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,746	1,480	1,269	1,717
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	5	6	5	6
Garage (Style/Stalls)	None	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	Pool - Yes	Pool - Yes	Pool - Yes Spa - Yes	--
Lot Size	0.15 acres	0.14 acres	0.15 acres	0.15 acres
Other	1 Fireplace	1 Fireplace	No Fireplace	No Fireplace
Net Adjustment	--	+\$13,900	+\$26,600	-\$2,541
Adjusted Price	--	\$258,900	\$206,600	\$235,459

* Sold 3 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** FHA sale with \$3,000 in seller paid concessions. Tenant occupied property, leased for \$1,700/month when listed. Identical in baths, condition, pool, fireplace, no garage or carport and nearly identical in age. It is inferior in square footage adjusted @ \$60/square foot \$16,000, lot size adjusted @ \$2/square foot \$900. Seller paid concessions adjusted (\$3,000).
- Sold 2** Cash sale, no concessions. Identical in bedrooms, bahts, condition, lot size, pool and nearly identical in age. It is inferior in square footage adjusted @ \$60/square foot \$28,600, no fireplace \$1,000 but superior in 2 car carport (\$3,000). Under contract in 4 days on market. Valuation for subject property assumes 90 days on market.
- Sold 3** FHA sale with \$7,541 in seller paid concessions. Identical in bedrooms, baths, condition, lot size and nearly identical in square footage and age. It is inferior in no pool \$22,000, no fireplace \$1,000 but superior in 2 car carport (\$3,000), condition with new paint, laminate flooring, (\$15,000). and seller paid concessions adjusted (\$7,541).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold 09/14/2019 as cash sale, probate court approved per MLS 2158912.			
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
12/11/2019	\$255,000	05/04/2020	\$200,000	Sold	09/14/2020	\$200,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$242,000	\$242,000
Sales Price	\$239,000	\$239,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near mid range of competing properties due to shortage of directly competing listings in this area. This property is most like Sale #3 which sold for adjusted sales price of \$235,459. It was under contract in 29 days on market. Subject property would be expected to sell somewhat above this price point with 90 days on market. This property sold for \$190,000 07/16/2020 as non MLS transaction. It appears to have been priced for very quick sale.</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



Side



Side



Street

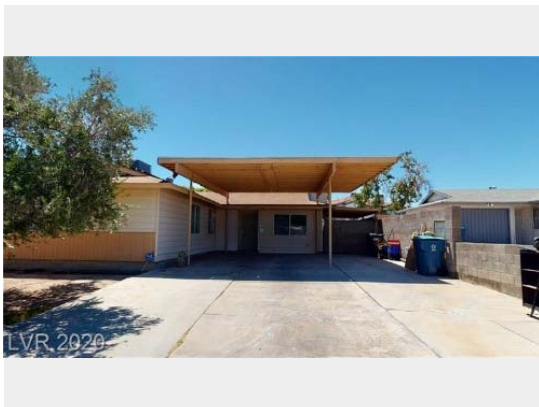
Listing Photos

L1 4748 Sacks Dr
Las Vegas, NV 89122



Front

L2 4735 Newton Dr
Las Vegas, NV 89121



Front

L3 4950 Powell Ave
Las Vegas, NV 89121



Front

Sales Photos

S1 4680 Rita Dr
Las Vegas, NV 89121



Front

S2 4700 Glendavis Dr
Las Vegas, NV 89121



Front

S3 5141 Hallet Dr
Las Vegas, NV 89122



Front

ClearMaps Addendum

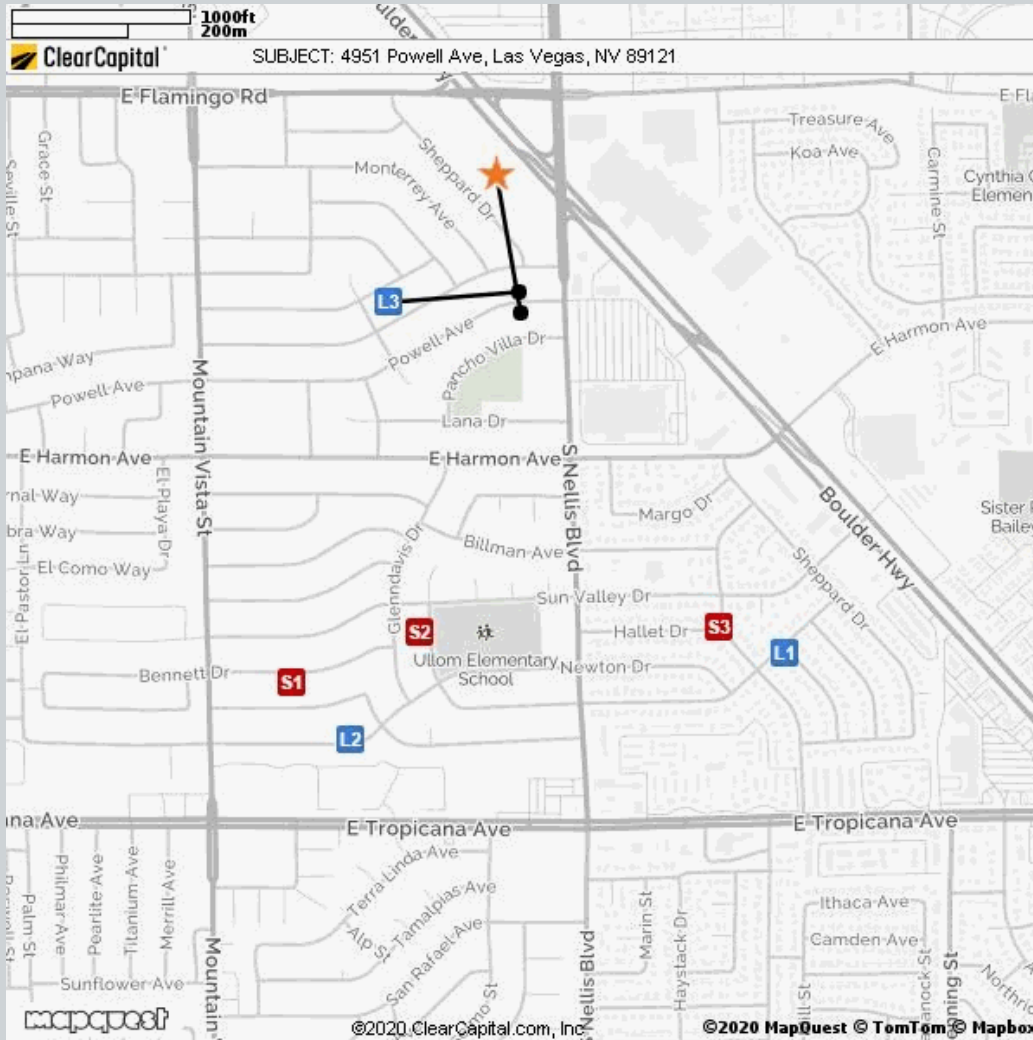
Address ★ 4951 Powell Avenue, Las Vegas, NV 89121

Loan Number 41905

Suggested List \$242,000

Suggested Repaired \$242,000

Sale \$239,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4951 Powell Avenue, Las Vegas, NV 89121	--	Parcel Match
L1 Listing 1	4748 Sacks Dr, Las Vegas, NV 89122	0.60 Miles ¹	Parcel Match
L2 Listing 2	4735 Newton Dr, Las Vegas, NV 89121	0.66 Miles ¹	Parcel Match
L3 Listing 3	4950 Powell Ave, Las Vegas, NV 89121	0.03 Miles ¹	Parcel Match
S1 Sold 1	4680 Rita Dr, Las Vegas, NV 89121	0.63 Miles ¹	Parcel Match
S2 Sold 2	4700 Glendavis Dr, Las Vegas, NV 89121	0.49 Miles ¹	Parcel Match
S3 Sold 3	5141 Hallet Dr, Las Vegas, NV 89122	0.52 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	Linda Bothof	Company/Brokerage	Linda Bothof Broker
License No	B.0056344.INDV	Address	8760 S Maryland Parkway Las Vegas NV 89123
License Expiration	05/31/2022	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	6.72 miles	Date Signed	09/16/2020

/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: **4951 Powell Avenue, Las Vegas, NV 89121**
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: **September 16, 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.