

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	290 Pershing Lane, Washoe Valley, NV 89704	Order ID	6958147	Property ID	29156741
Inspection Date	11/25/2020	Date of Report	11/27/2020		
Loan Number	42192	APN	050-419-03		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Washoe		

Tracking IDs

Order Tracking ID	1124BPOs	Tracking ID 1	1124BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments The selected comps were the best ones available at the time of inspection and are a true representation of the subject's market conditions. Secondary sources like Zillow and Trulia were also considered in order to estimate the market value of the subject and comps were chosen based on the similarity to the subject in terms of GLA age proximity and condition. Subject is a single family detached home that lies in a suburban area. The Subject appears to be in average condition based on exterior inspection. The comps were chosen based on the following criteria - GLA, proximity and condition. Sale period, room count, age and location were also considered while choosing comps for the report. All the comps chosen are within 25% GLA variance, within 2 miles proximity, 6 months sales period. Due to a lack of comparable with similar attributes in closer proximity search for comps had to expand in distance. The comps are still valued correctly and is an accurate reflection of the local market value. Search criteria had to be expanded to accommodate comps which matches the subjects GLA and other attributes and which points towards a best value estimate.
R. E. Taxes	\$3,200	
Assessed Value	\$55,687	
Zoning Classification	Residential	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Property values are improving in this market area over the past year.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$500,000	
Market for this type of property	Increased 1.5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	290 Pershing Lane	4060 Woodcock	2270 Eastlake	315 Mcclellan Dr
City, State	Washoe Valley, NV	Washoe Valley, NV	Washoe Valley, NV	Washoe Valley, NV
Zip Code	89704	89704	89704	89704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.65 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$469,000	\$499,900	\$500,000
List Price \$	--	\$469,000	\$499,900	\$500,000
Original List Date		10/22/2020	09/17/2020	11/07/2020
DOM · Cumulative DOM	-- · --	36 · 36	48 · 71	9 · 20
Age (# of years)	50	47	54	30
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,520	1,400	1,780	1,639
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	416	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.08 acres	1 acres	0.96 acres	1.02 acres
Other	fireplace	fireplace	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.

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

Listing 1 This comp is inferior to the subject in terms of GLA and similar in room count, inferior in lot size and superior in age.

Listing 2 This comp is superior to the subject in terms of GLA and similar in room count, inferior in lot size and inferior in age.

Listing 3 This comp is superior to the subject in terms of GLA and similar in room count, inferior in lot size and superior in age.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	290 Pershing Lane	3810 Lakeshore Dr	785 Oro Loma Rd	1335 Brenda
City, State	Washoe Valley, NV	Washoe Valley, NV	Washoe Valley, NV	Washoe Valley, NV
Zip Code	89704	89704	89704	89704
Datasource	Tax Records	MLS	MLS	Public Records
Miles to Subj.	--	1.07 ¹	2.87 ¹	1.79 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$450,000	\$530,000
List Price \$	--	\$450,000	\$450,000	\$530,000
Sale Price \$	--	\$447,500	\$460,000	\$510,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/09/2020	08/31/2020	06/26/2020
DOM · Cumulative DOM	-- · --	53 · 72	45 · 66	82 · 104
Age (# of years)	50	55	48	34
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,520	1,428	2,128	1,748
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	100%	0%	0%	100%
Basement Sq. Ft.	416	--	--	1,748
Pool/Spa	--	--	--	--
Lot Size	1.08 acres	1.93 acres	1.22 acres	1.02 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	+\$1,000	-\$6,000	-\$3,600
Adjusted Price	--	\$448,500	\$454,000	\$506,400

* 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** This comp is inferior to the subject in terms of GLA and similar in room count, superior in lot size and inferior in age. GLA: \$1000 + bed room \$0 + bathroom \$0 + age \$0 + garage \$0 + pool \$0 + basement \$ + lot size \$0 = total \$1000
- Sold 2** This comp is superior to the subject in terms of GLA and similar in room count, superior in lot size and superior in age. GLA: \$-6000 + bed room \$0 + bathroom \$0 + age \$0 + garage \$0 + pool \$0 + basement \$ + lot size \$0 = total \$-6000
- Sold 3** This comp is superior to the subject in terms of GLA and similar in room count, inferior in lot size and superior in age. GLA: \$-2000 + bed room \$0 + bathroom \$0 + age \$-1600 + garage \$0 + pool \$0 + basement \$ + lot size \$0 = total \$-3600

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Maxim Properties	None					
Listing Agent Name	Andrew Watson						
Listing Agent Phone	775-883-8500						
# 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
07/01/2020	\$475,000	--	--	Sold	10/13/2020	\$415,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$483,000	\$483,000
Sales Price	\$480,000	\$480,000
30 Day Price	\$470,000	--
Comments Regarding Pricing Strategy		
<p>The selected comps were the best ones available at the time of inspection and are a true representation of the subject's market conditions. Secondary sources like Zillow and Trulia were also considered in order to estimate the market value of the subject and comps were chosen based on the similarity to the subject in terms of GLA age proximity and condition. Subject is a single family detached home that lies in a suburban area. The Subject appears to be in average condition based on exterior inspection. The comps were chosen based on the following criteria - GLA, proximity and condition. Sale period, room count, age and location were also considered while choosing comps for the report. All the comps chosen are within 25% GLA variance, within 2 miles proximity, 6 months sales period. Due to a lack of comparable with similar attributes in closer proximity search for comps had to expand in distance. The comps are still valued correctly and is an accurate reflection of the local market value. Search criteria had to be expanded to accommodate comps which matches the subjects GLA and other attributes and which points towards a best value estimate.</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



Street

Listing Photos

L1 4060 Woodcock
Washoe Valley, NV 89704



Front

L2 2270 Eastlake
Washoe Valley, NV 89704



Front

L3 315 McClellan Dr
Washoe Valley, NV 89704



Front

Sales Photos

S1 3810 Lakeshore Dr
Washoe Valley, NV 89704



Front

S2 785 Oro Loma rd
Washoe Valley, NV 89704



Front

S3 1335 Brenda
Washoe Valley, NV 89704



Front

ClearMaps Addendum

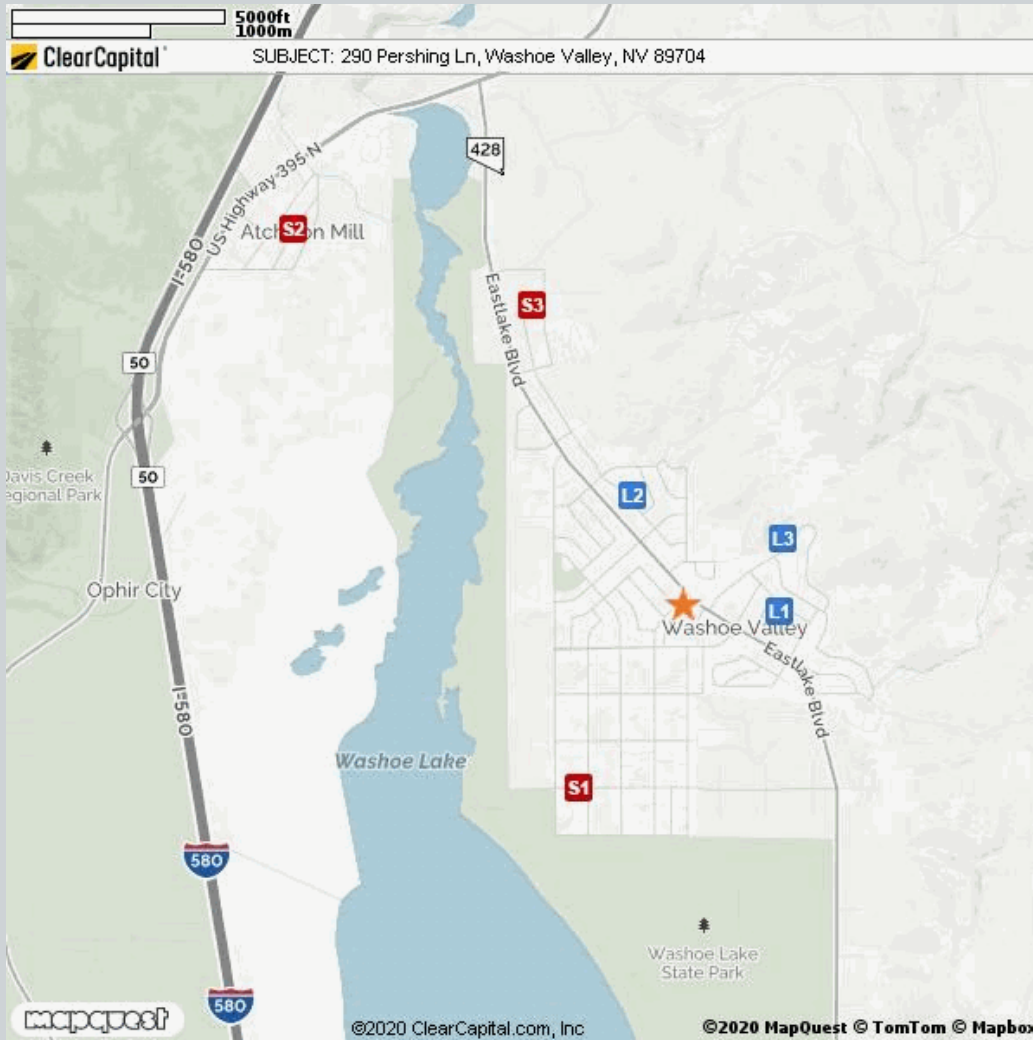
Address ★ 290 Pershing Lane, Washoe Valley, NV 89704

Loan Number 42192

Suggested List \$483,000

Suggested Repaired \$483,000

Sale \$480,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	290 Pershing Lane, Washoe Valley, NV 89704	--	Parcel Match
L1 Listing 1	4060 Woodcock, Washoe Valley, NV 89704	0.55 Miles ¹	Parcel Match
L2 Listing 2	2270 Eastlake, Washoe Valley, NV 89704	0.65 Miles ¹	Parcel Match
L3 Listing 3	315 McClellan Dr, Washoe Valley, NV 89704	0.69 Miles ¹	Parcel Match
S1 Sold 1	3810 Lakeshore Dr, Washoe Valley, NV 89704	1.07 Miles ¹	Parcel Match
S2 Sold 2	785 Oro Loma Rd, Washoe Valley, NV 89704	2.87 Miles ¹	Parcel Match
S3 Sold 3	1335 Brenda, Washoe Valley, NV 89704	1.79 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.

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 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.

Report Instructions - cont.

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	Skip Benton	Company/Brokerage	Coldwell Banker Select Real Estate
License No	BS.0143248	Address	1170 S Rock Blvd. Reno NV 89521
License Expiration	01/31/2021	License State	NV
Phone	7757723032	Email	llbskip@bentonres.com
Broker Distance to Subject	14.48 miles	Date Signed	11/27/2020

/Skip Benton/

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: **Skip Benton** ("Licensee"), **BS.0143248** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Coldwell Banker Select Real Estate** (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: **290 Pershing Lane, Washoe Valley, NV 89704**
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: **November 27, 2020**

Licensee signature: **/Skip Benton/**

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.