

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	355 Hardie Lane, Fernley, NV 89408	Order ID	6923407	Property ID	29060481
Inspection Date	11/07/2020	Date of Report	11/07/2020		
Loan Number	42243	APN	020-082-19		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Lyon		

Tracking IDs

Order Tracking ID	1105BPOs	Tracking ID 1	1105BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	PETERS, OLIVER S	Condition Comments Exterior view shows home has wood siding and a pitched comp shingle roof in average condition with some peeling trim paint. Curb appeal is fair due to no landscaping. Overall home appears to have minor deferred maintenance due to normal wear and tear. There is a trim piece missing around the front window. Exterior paint, trim repair and some landscaping for exterior repairs.
R. E. Taxes	\$203,971	
Assessed Value	\$74,732	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$3,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$3,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments This is an older neighborhood of single family 1 story homes. The elementary school is across the street from the subject that takes up a good portion of the street. The median home age in this area is 30 years. The subject conforms to the neighborhood. Please note the subject was a daycare for years but ro my knowledge is no longer used as a day care.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$195,000 High: \$351,000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	355 Hardie Lane	701 Canary	1106 Dixie	645 Angela
City, State	Fernley, NV	Fernley, NV	Fernley, NV	Fernley, NV
Zip Code	89408	89408	89408	89408
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	5.38 ¹	1.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$319,900	\$319,900
List Price \$	--	\$315,000	\$319,900	\$319,900
Original List Date		09/29/2020	10/12/2020	10/22/2020
DOM · Cumulative DOM	-- · --	39 · 39	26 · 26	16 · 16
Age (# of years)	50	15	15	16
Condition	Average	Average	Good	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	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,248	1,943	2,148	2,031
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	8	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.33 acres	0.14 acres	0.16 acres	0.26 acres
Other	NA	NA	NA	NA

* 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 Inferior in gla. Equal in location and exterior condition. Superior in curb appeal and age. Due to the subjects age and size the search perimeter was expanded to include all of Fernley due to lack of comps in the subject gla and age range. Most weight is given to gla.

Listing 2 Equal in gla and location. Superior in condition, age and curb appeal. Due to the subjects age and size the search perimeter was expanded to include all of Fernley due to lack of comps in the subject gla and age range. Most weight is given to gla.

Listing 3 Inferior in gla. Equal in location. Superior in condition, age and curb appeal. Due to the subjects age and size the search perimeter was expanded to include all of Fernley due to lack of comps in the subject gla and age range. Most weight is given to gla.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	355 Hardie Lane	708 W Canary Cir	108 Rachel Street	284 Season Dr.
City, State	Fernley, NV	Fernley, NV	Fernley, NV	Fernley, NV
Zip Code	89408	89408	89408	89408
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.60 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$279,900	\$349,999
List Price \$	--	\$315,000	\$279,900	\$319,999
Sale Price \$	--	\$305,000	\$279,900	\$294,000
Type of Financing	--	Miscellaneous	Conventional	Conventional
Date of Sale	--	06/17/2020	08/28/2020	10/05/2020
DOM · Cumulative DOM	-- · --	154 · 154	41 · 46	68 · 68
Age (# of years)	50	15	23	15
Condition	Average	Good	Good	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	2,248	2,081	1,734	2,206
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2	4 · 3
Total Room #	8	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 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	0.33 acres	0.19 acres	0.19 acres	0.14 acres
Other	NA	NA	NA	--
Net Adjustment	--	-\$10,000	+\$4,000	-\$10,000
Adjusted Price	--	\$295,000	\$283,900	\$284,000

* 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** Inferior in gla. Equal in location. Superior in garage count, age and condition. Due to the subjects age and size the search perimeter was expanded to include all of Fernley due to lack of comps in the subject gla and age range. Most weight is given to gla. Adjust 8k gla, -5k garage, -10K age, -10K condition.
- Sold 2** Inferior in gla. Equal in location. Superior in curb appeal and age. Due to the subjects age and size the search perimeter was expanded to include all of Fernley due to lack of comps in the subject gla and age range. Most weight is given to gla. adjust 24k gla, and -10K age.
- Sold 3** Equal in gla, location and curb appeal. Superior in age. Due to the subjects age and size the search perimeter was expanded to include all of Fernley due to lack of comps in the subject gla and age range. Most weight is given to gla. Adjust -10K for age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			MLS 200014340 sold on 11/04/2020.				
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
10/12/2020	\$237,500	10/13/2020	\$237,500	Sold	11/04/2020	\$195,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$284,000	\$287,000
Sales Price	\$284,000	\$287,000
30 Day Price	\$264,000	--
Comments Regarding Pricing Strategy		
<p>Most weight is given to sold 3 as it is most similar to subjects gla and curb appeal. Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues. Fernley has seen 247 sales in 6 months which equals an absorption rate of 41 sales per month. Fernley currently has 121 listings which equals a 2.9 month supply of inventory. Please note this order is based off of an exterior inspection interior I have no personal knowledge of the interior but the sold mls sheet indicates some work is needed on the interior f the home which would explain the recent sold price. See attached mls sheet.</p>		

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



Front



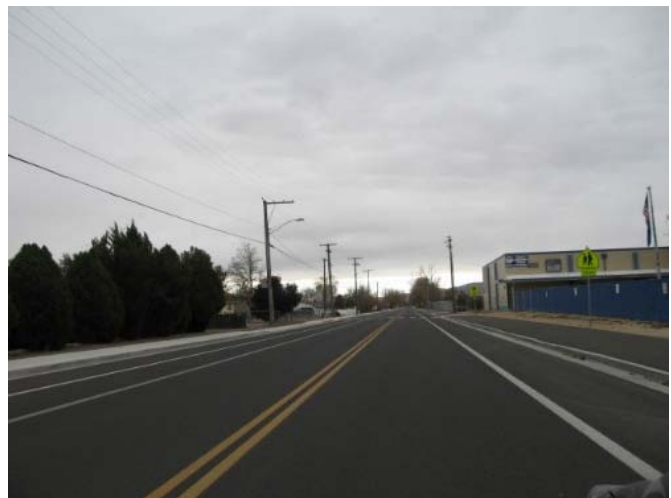
Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 701 Canary
Fernley, NV 89408



Front

L2 1106 Dixie
Fernley, NV 89408



Front

L3 645 Angela
Fernley, NV 89408



Front

Sales Photos

S1 708 W Canary Cir
Fernley, NV 89408



Front

S2 108 Rachel Street
Fernley, NV 89408



Front

S3 284 Season Dr.
Fernley, NV 89408



Front

ClearMaps Addendum

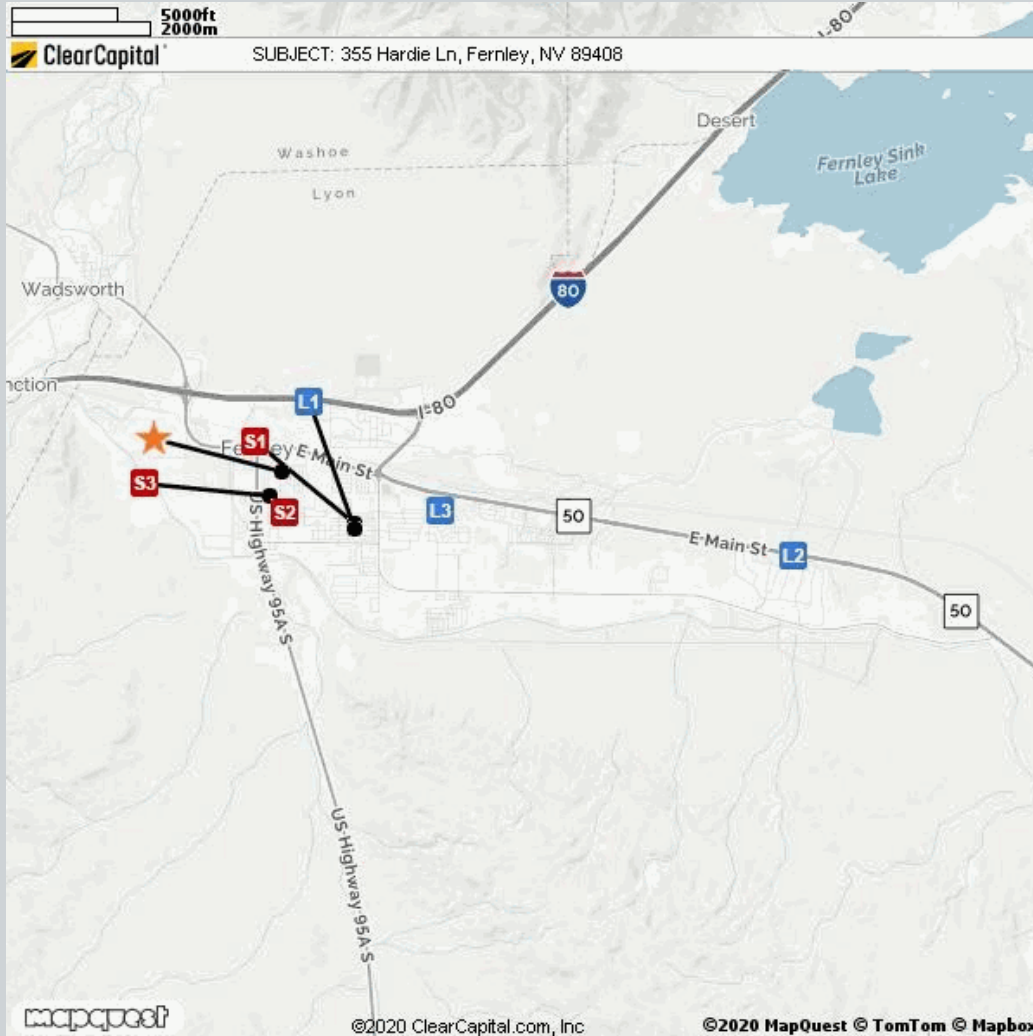
Address ★ 355 Hardie Lane, Fernley, NV 89408

Loan Number 42243

Suggested List \$284,000

Suggested Repaired \$287,000

Sale \$284,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	355 Hardie Lane, Fernley, NV 89408	--	Parcel Match
L1	Listing 1	701 Canary, Fernley, NV 89408	0.98 Miles ¹	Parcel Match
L2	Listing 2	1106 Dixie, Fernley, NV 89408	5.38 Miles ¹	Parcel Match
L3	Listing 3	645 Angela, Fernley, NV 89408	1.63 Miles ¹	Parcel Match
S1	Sold 1	708 W Canary Cir, Fernley, NV 89408	0.94 Miles ¹	Parcel Match
S2	Sold 2	108 Rachel Street, Fernley, NV 89408	0.60 Miles ¹	Parcel Match
S3	Sold 3	284 Season Dr., Fernley, NV 89408	0.30 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	Jason Ashton	Company/Brokerage	Realty Professionals, Inc
License No	B.0007582	Address	859 B Street Fernley NV 89408
License Expiration	06/30/2022	License State	NV
Phone	7758358844	Email	jason@nvreopro.com
Broker Distance to Subject	0.69 miles	Date Signed	11/07/2020

/Jason Ashton/

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: **Jason Ashton** ("Licensee"), **B.0007582** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Realty Professionals, Inc** (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: **355 Hardie Lane, Fernley, NV 89408**
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 7, 2020**

Licensee signature: **/Jason Ashton/**

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.