

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	2174 Wagonwheel Avenue, Las Vegas, NV 89119	Order ID	6976544	Property ID	29190244
Inspection Date	12/09/2020	Date of Report	12/11/2020		
Loan Number	42639	APN	162-26-810-237		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	1206BPOs	Tracking ID 1	1206BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Randy Urgola & kimberly Johnson	Condition Comments The subject is a single story SFR with an attached 2 car garage, pool in rear. Subjects exterior does not have any recent updates, no repairs noted.
R. E. Taxes	\$919	
Assessed Value	\$42,944	
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 The subject is located in an established neighborhood. Area amenities are located within 2 miles and include schools, shopping, restaurants and freeway access.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$195,000 High: \$325,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2174 Wagonwheel Avenue	5400 Oxbow St	5114 Avenida Del Sol	2196 Whippetree Av
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89119	89119	89119	89119
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.71 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,000	\$260,000	\$294,900
List Price \$	--	\$245,000	\$260,000	\$294,900
Original List Date		09/16/2020	11/17/2020	11/19/2020
DOM · Cumulative DOM	-- · --	83 · 86	6 · 24	22 · 22
Age (# of years)	49	45	43	50
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 detached	1 Story detached	1 Story detached	1 Story detached
# Units	1	1	1	1
Living Sq. Feet	1,393	1,199	1,514	1,396
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	5	7	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	--	--
Lot Size	.16 acres	.16 acres	.21 acres	.16 acres
Other	--	--	--	--

* 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.

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

Listing 1 Fair market, tile floors throughout, updated kitchen with laminate counters, open floor plan, no recent updates to baths, patio in rear.

Listing 2 Fair market, vinyl and laminate floors, granite counters, open floor plan, fireplace, no recent updates, patio in rear.

Listing 3 Fair market, recently updated throughout with all new flooring, paint, updated kitchen and baths, open floor plan, patio in rear.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2174 Wagonwheel Avenue	1882 Rawhide	5426 Spencer St	5353 Stirrup St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89119	89119	89119	89119
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.39 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$239,900	\$270,000
List Price \$	--	\$235,000	\$239,900	\$270,000
Sale Price \$	--	\$240,000	\$249,000	\$276,000
Type of Financing	--	Fha	Va	Fha
Date of Sale	--	06/19/2020	06/15/2020	08/27/2020
DOM · Cumulative DOM	-- · --	17 · 60	4 · 38	3 · 58
Age (# of years)	49	47	47	50
Condition	Average	Average	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 detached	1 Story detached	1 Story detached	1 Story detached
# Units	1	1	1	1
Living Sq. Feet	1,393	1,199	1,199	1,571
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	5 · 4
Total Room #	6	5	5	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	--	--
Lot Size	.16 acres	.19 acres	.16 acres	.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$20,930	+\$15,430	-\$12,910
Adjusted Price	--	\$260,930	\$264,430	\$263,090

* Sold 1 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Fair market, tile and laminate floors, laminate counters, island kitchen, open floor plan, patio in rear.

Sold 2 Fair market, recently updated interior with tile and laminate floors throughout, quartz counters, updated baths, open floor plan, artificial turf in rear yard.

Sold 3 Fair market, tile floors, granite counters, open floor plan, no recent updates, garage has been converted to studio apartment.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject sold on 12/10/2020			
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
10/21/2020	\$279,860	11/06/2020	\$256,850	Sold	12/09/2020	\$240,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$273,000	\$273,000
Sales Price	\$263,000	\$263,000
30 Day Price	\$253,000	--
Comments Regarding Pricing Strategy		
There are 7 comparable listings located within 1 mile, all are fair market. There are 15 comparable sales in the past 6 months, 1 is bank owned, 0 are short sales.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.71 miles and the sold comps closed within the last 6 months. The market is reported as having increased 5% in the last 6 months. The price conclusion is deemed supported. 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



Address Verification



Street

Listing Photos

L1 5400 Oxbow St
Las Vegas, NV 89119



Front

L2 5114 Avenida Del Sol
Las Vegas, NV 89119



Front

L3 2196 Whippetree Av
Las Vegas, NV 89119



Front

Sales Photos

S1 1882 Rawhide
Las Vegas, NV 89119



Front

S2 5426 Spencer St
Las Vegas, NV 89119



Front

S3 5353 Stirrup St
Las Vegas, NV 89119



Front

ClearMaps Addendum

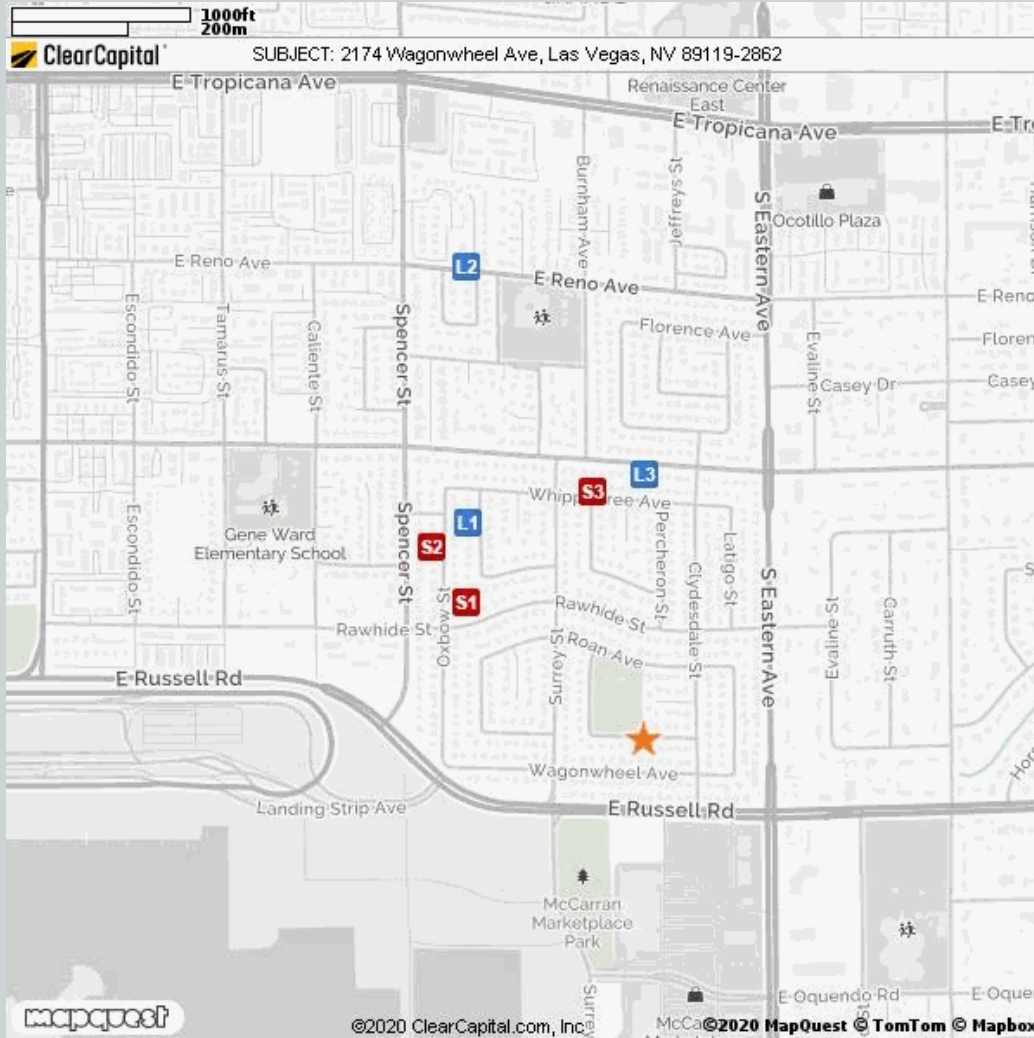
Address ★ 2174 Wagonwheel Avenue, Las Vegas, NV 89119

Loan Number 42639

Suggested List \$273,000

Suggested Repaired \$273,000

Sale \$263,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2174 Wagonwheel Avenue, Las Vegas, NV 89119	--	Parcel Match
L1 Listing 1	5400 Oxbow St, Las Vegas, NV 89119	0.39 Miles ¹	Parcel Match
L2 Listing 2	5114 Avenida Del Sol, Las Vegas, NV 89119	0.71 Miles ¹	Parcel Match
L3 Listing 3	2196 Whippletree Av, Las Vegas, NV 89119	0.38 Miles ¹	Parcel Match
S1 Sold 1	1882 Rawhide, Las Vegas, NV 89119	0.31 Miles ¹	Parcel Match
S2 Sold 2	5426 Spencer St, Las Vegas, NV 89119	0.39 Miles ¹	Parcel Match
S3 Sold 3	5353 Stirrup St, Las Vegas, NV 89119	0.36 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	Jennifer Mao	Company/Brokerage	Realty One Group
License No	S.0049373	Address	7033 Golden Desert Av Las Vegas NV 89129
License Expiration	06/30/2021	License State	NV
Phone	7023268806	Email	jensbpos@gmail.com
Broker Distance to Subject	12.91 miles	Date Signed	12/11/2020

/Jennifer Mao/

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: **Jennifer Mao** ("Licensee"), **S.0049373** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Realty One Group** (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: **2174 Wagonwheel Avenue, Las Vegas, NV 89119**
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: **December 11, 2020**

Licensee signature: **/Jennifer Mao/**

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.