

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	960 Mackenzie Creek Avenue, Henderson, NV 89002	Order ID	7020773	Property ID	29286390
Inspection Date	01/01/2021	Date of Report	01/01/2021		
Loan Number	42720	APN	179-28-316-024		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	1231BPOs	Tracking ID 1	1231BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Robert E Gomez Trust	No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping, appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class as Average for this property. Subject property is a 1 story, single family detached home with 3 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and neighborhood. It has 1 fireplace, but no pool or spa per tax records. Property is owner occupied per tax records. This property is located in the far southern area of Henderson in the Boulder Creek subdivision. This tract is comprised of 516 single family detached homes which vary in living area from 1,403-3,501 square feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer is owner occupant with FHA/VA financing.
R. E. Taxes	\$2,176	
Assessed Value	\$116,704	
Zoning Classification	RS-6	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Boulder Creek 702-638-7770	
Association Fees	\$35 / Month (Other: Gated community)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	There is a shortage of competing listings in Boulder Creek. Currently there are 6 homes listed for sale (1 REO, 2 short sales). In the past 12 months, there have been 38 closed MLS transactions in this neighborhood. This indicates a short market supply of listings, assuming 90 days on market. Average days on market time was 32 days with range 1-194 days. Average sales price was 99% of final list price.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$530,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	960 Mackenzie Creek Avenue	736 Canyon Country Cir	945 Saddle Horn Dr	920 San Bruno Ave
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89002	89002	89002	89002
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.16 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$320,000	\$359,900	\$485,900
List Price \$	--	\$320,000	\$359,900	\$485,900
Original List Date		12/18/2020	12/06/2020	12/16/2020
DOM · Cumulative DOM	-- · --	8 · 14	3 · 26	16 · 16
Age (# of years)	15	25	22	16
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	2,427	1,562	1,652	2,380
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2 · 1
Total Room #	8	6	6	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.15 acres	0.14 acres	0.14 acres	0.19 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace

* Listing 3 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 Not under contract. Vacant property when listed. Identical in baths, condition, garage capacity, fireplace and nearly identical in age. It is inferior in square footage, lot size. This property is inferior to subject property.

Listing 2 Under contract, will be conventional financing. Owner occupied property when listed. Identical in baths, condition, garage capacity, fireplace and nearly identical in age. It is inferior in square footage, lot size, but is superior in pool and spa. This property is inferior to subject property.

Listing 3 Not under contract. Owner occupied property when listed. Identical in bedrooms, condition, garage capacity, fireplace and nearly identical in square footage and age. It is superior in baths, lot size, pool and spa. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	960 Mackenzie Creek Avenue	971 Mill Run Creek Ave	967 Mill Run Creek Ave	628 Blue Crystal Creek Rd
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89002	89002	89002	89002
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.09 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$355,900	\$400,000	\$409,900
List Price \$	--	\$355,900	\$390,000	\$399,900
Sale Price \$	--	\$352,000	\$390,000	\$388,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	03/05/2020	02/12/2020	03/03/2020
DOM · Cumulative DOM	-- · --	11 · 36	9 · 139	19 · 131
Age (# of years)	15	16	13	16
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	2,427	1,884	2,426	2,427
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	8	7	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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	0.15 acres	0.14 acres	0.14 acres	0.14 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Net Adjustment	--	+\$34,800	+\$1,450	+\$2,200
Adjusted Price	--	\$386,800	\$391,450	\$390,200

* 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** Sold with conventional financing, no concessions. Identical to subject property in bedrooms, baths, condition, garage capacity, fireplace and age. It is inferior in square footage adjusted @ \$60/square foot \$32,600 and lot size adjusted @ \$5/square foot \$2,200.
- Sold 2** Sold with conventional financing, \$750 in seller paid concessions. Vacant property when listed. Identical to subject property in bedrooms, baths, condition, garage capacity, lot size, and nearly identical in square footage and age. It is inferior in lot size adjusted @ \$5/square foot \$2,200. Seller paid concessions adjusted (\$750). 2 previous escrows fell out, list price, under contract in 9 days after back on market.
- Sold 3** Sold with VA financing, no concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, condition, garage capacity and age. It is inferior in lot size adjusted @ \$5/square foot \$2,200.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There are no sales or MLS listings for subject property within the past 12 months.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$409,000	\$409,000
Sales Price	\$391,000	\$391,000
30 Day Price	\$388,000	--
Comments Regarding Pricing Strategy		
Subject property should be priced near mid high range of competing listings due to shortage of listings and low days on market time. Subject property is most like Sale #2, which sold for adjusted sales price of \$391,450 Subject property would be expected to sell near high range of adjsuted recently closed sales with 90 days on market.		

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



Address Verification



Side



Street

Listing Photos

L1 736 Canyon Country Cir
Henderson, NV 89002



Front

L2 945 Saddle Horn Dr
Henderson, NV 89002



Front

L3 920 San Bruno Ave
Henderson, NV 89002



Front

Sales Photos

S1 971 Mill Run Creek Ave
Henderson, NV 89002



Front

S2 967 Mill Run Creek Ave
Henderson, NV 89002



Front

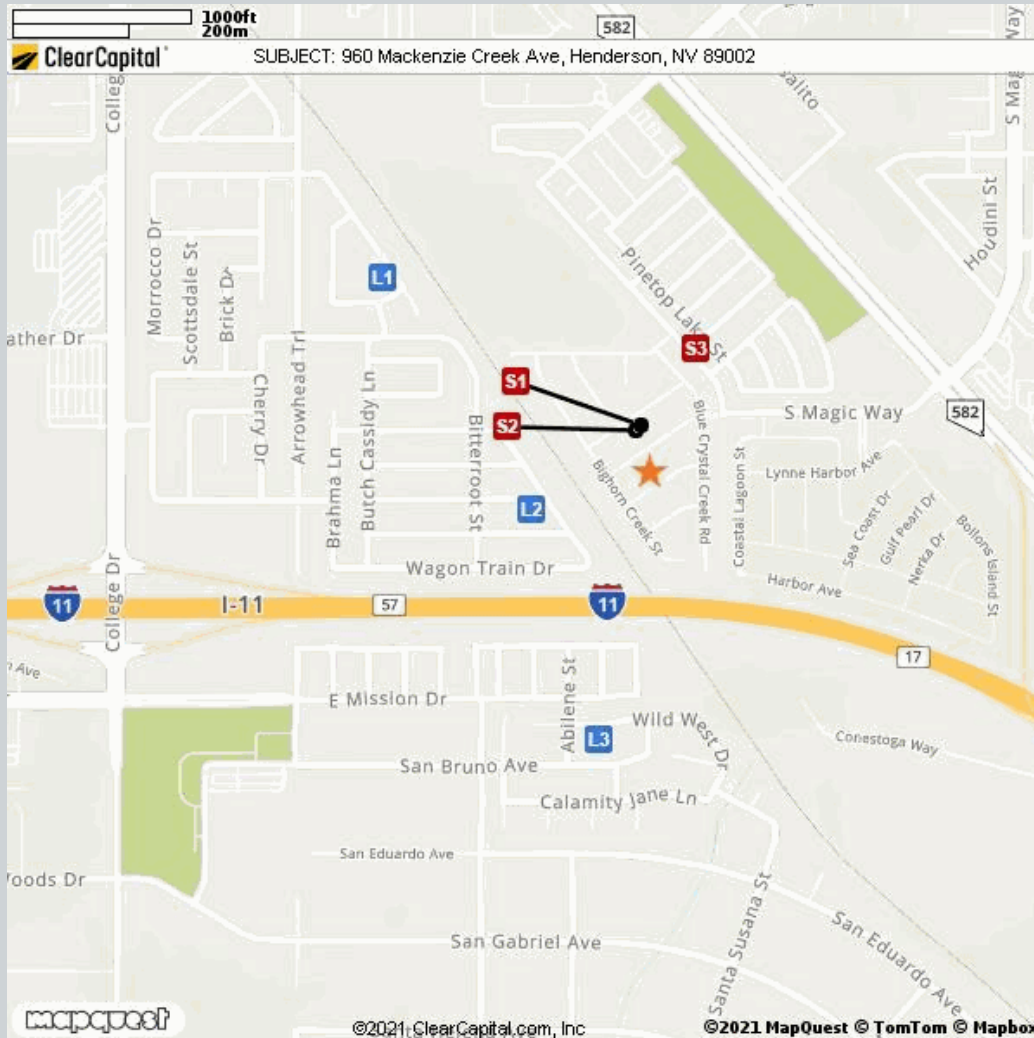
S3 628 Blue Crystal Creek Rd
Henderson, NV 89002



Front

ClearMaps Addendum

Address ★ 960 Mackenzie Creek Avenue, Henderson, NV 89002
Loan Number 42720 **Suggested List** \$409,000 **Suggested Repaired** \$409,000 **Sale** \$391,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	960 Mackenzie Creek Avenue, Henderson, NV 89002	--	Parcel Match
L1 Listing 1	736 Canyon Country Cir, Henderson, NV 89002	0.45 Miles ¹	Parcel Match
L2 Listing 2	945 Saddle Horn Dr, Henderson, NV 89002	0.16 Miles ¹	Parcel Match
L3 Listing 3	920 San Bruno Ave, Henderson, NV 89002	0.37 Miles ¹	Parcel Match
S1 Sold 1	971 Mill Run Creek Ave, Henderson, NV 89002	0.10 Miles ¹	Parcel Match
S2 Sold 2	967 Mill Run Creek Ave, Henderson, NV 89002	0.09 Miles ¹	Parcel Match
S3 Sold 3	628 Blue Crystal Creek Rd, Henderson, NV 89002	0.20 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	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	10.57 miles	Date Signed	01/01/2021

/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: **960 Mackenzie Creek Avenue, Henderson, NV 89002**
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: **January 1, 2021**

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.