

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	5453 Milkwood Lane, Las Vegas, NV 89149	Order ID	7150004	Property ID	29728288
Inspection Date	03/05/2021	Date of Report	03/08/2021		
Loan Number	43581	APN	125-33-511-071		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0305BPO	Tracking ID 1	0305BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	William B. Dones	Guard double gated community, no entrance except by owner's permission. Country Club. HOA enforces strict compliance to appearance, condition and CC&R's. Typical properties are in compliance with landscapes maintained. Currently under contract with "no- show/owner restricted". MLS has community photos only and exterior of the house. MLS comments note it's listed as a fixer-upper with multiple offers. Probate sale approval required.
R. E. Taxes	\$1,937	
Assessed Value	\$88,127	
Zoning Classification	Single Family Res	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Painted Desert/Viscaya 702-645-3774	
Association Fees	\$154 / Month (Pool,Landscaping,Tennis,Greenbelt,Other: guard gated, golf)	
Visible From Street	Not Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Painted Desert is a guard gated, golf course community in the northwest sector. Typical homes have been updated over the years. Some homes have golf course frontage. Interior subdivisions have a separate gate that the guard activates upon entrance at the main gate. Residents have clickers/fobs for direct entry. Near shopping, dining, outdoor recreation and freeway access. Kids walk or bus to school. Commute is about 30 minutes on freeway. Typical inventory and turnover.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$395,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5453 Milkwood Lane	5712 Pebble Rock Dr	7712 Beach Falls Ct	5705 Sliding Rock St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89149	89149	89149	89149
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.29 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$299,900	\$410,000
List Price \$	--	\$330,000	\$277,900	\$398,000
Original List Date		11/12/2020	01/21/2020	02/13/2021
DOM · Cumulative DOM	-- · --	78 · 116	391 · 412	11 · 23
Age (# of years)	27	28	27	25
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	2 Stories Conventional	2 Stories Conventional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,924	1,644	1,806	1,851
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	Pool - Yes	--	--	--
Lot Size	0.19 acres	0.11 acres	0.11 acres	0.18 acres
Other	--	--	--	--

* 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 Subdivision next door, gated, not in Painted Desert. Similar size. 2 story construction. Similar building materials and finishes. Interior is original builder finishes.

Listing 2 Subdivision next door, gated, not in Painted Desert. Similar building materials and finishes. Original builder finishes, no updates/upgrades. Similar size. Tenant occupied/no showings. Long term lease buyout required, hence long DOM. Currently rented at \$1,800.

Listing 3 Subdivision across the primary street, not in Painted Desert. Similar building materials and finishes. Original builder finishes with upgraded granite counter tops and builder covered patio in rear. Most similar in construction and property amenities.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5453 Milkwood Lane	5732 Desert Sky	7928 Blue Charm	5512 Royal Vista Ln
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89149	89149	89149	89149
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.53 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$300,000	\$374,900
List Price \$	--	\$310,000	\$295,000	\$359,900
Sale Price \$	--	\$300,000	\$297,000	\$365,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	09/09/2020	11/13/2020	03/03/2021
DOM · Cumulative DOM	-- · --	23 · 83	363 · 388	38 · 58
Age (# of years)	27	31	22	27
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	2 Stories Conventional	2 Stories Conventional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,924	1,946	1,705	1,924
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2 · 1	3 · 2
Total Room #	5	7	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	Pool - Yes	--	--	--
Lot Size	0.19 acres	0.11 acres	0.08 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$8,000	+\$15,000	+\$9,000
Adjusted Price	--	\$308,000	\$312,000	\$374,000

* 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** Subdivision across the primary street, not in Painted Desert, similar neighborhood amenities. Similar building materials and finishes. Similar size. Original builder finishes, no updates. Small balcony and covered patio. Adjust +\$12K pool, -\$2K bed count, -\$2K bath count.
- Sold 2** Neighboring subdivision, not in Painted Desert. Similar size. Similar building materials and finishes. Original builder finishes with upgraded granite counter tops. Added on patio cover and typical backyard landscape. Typical backyard landscape. Adjust +\$12K pool, -\$2K bath count, \$+5K GLA..
- Sold 3** Same subdivision, model match to subject. Typical interior finishes. Some updates in bath and cabinets over the years. Builder built on patio cover and typical backyard landscape. Adjust +\$12K pool, -\$3K bathroom updates. Most similar to the neighborhood. Most similar due to construction elements and same builder/subdivision.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Realty Executives Experts	Currently under contract, conventional loan offer since 1/19/21, expected COE 3/5/21 PROBATE SALE - COURT APPROVAL REQUIRED. Last recorded sale 9/6/2017 \$260,000					
Listing Agent Name	Shane K Scott						
Listing Agent Phone	702-656-5900						
# of Removed Listings in Previous 12 Months	1						
# 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
11/18/2020	\$325,000	--	--	Pending/Contract	01/20/2021	\$325,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$375,000	\$375,000
Sales Price	\$360,000	\$360,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
Property reflects distressed pricing due to probate/court approval. Most weight on comps close in estimated condition/finishes and without golf course frontage lots. I have no existing or contemplated interest in the property.		

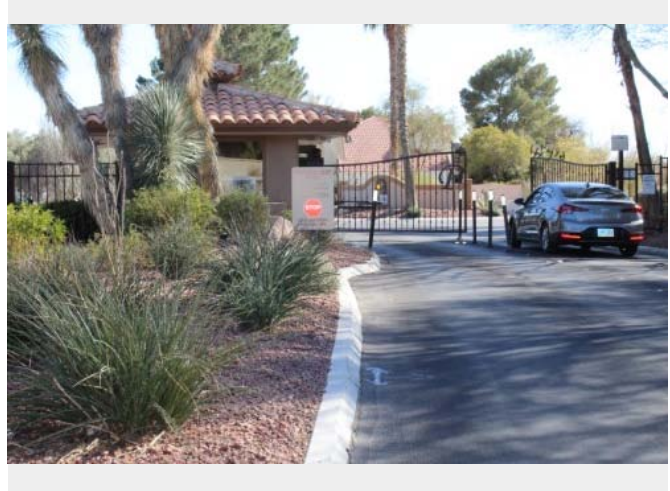
Clear Capital Quality Assurance Comments Addendum

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



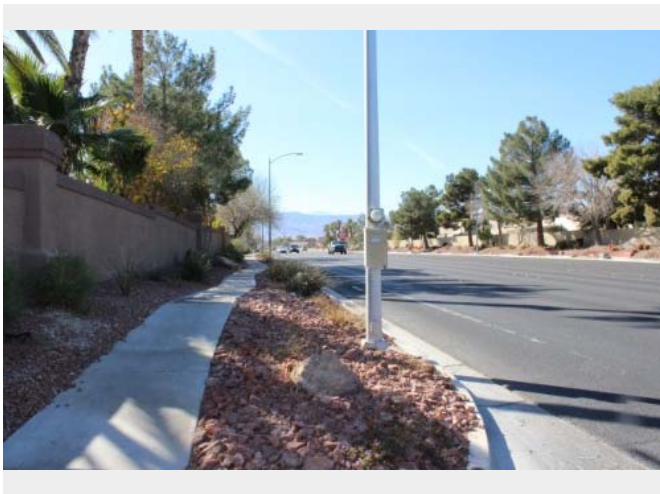
Front



Front



Address Verification



Side



Street

Listing Photos

L1 5712 Pebble Rock DR
Las Vegas, NV 89149



Front

L2 7712 Beach Falls CT
Las Vegas, NV 89149



Front

L3 5705 Sliding Rock ST
Las Vegas, NV 89149



Front

Sales Photos

S1 5732 Desert Sky
Las Vegas, NV 89149



Front

S2 7928 Blue Charm
Las Vegas, NV 89149



Front

S3 5512 Royal Vista LN
Las Vegas, NV 89149



Front

ClearMaps Addendum

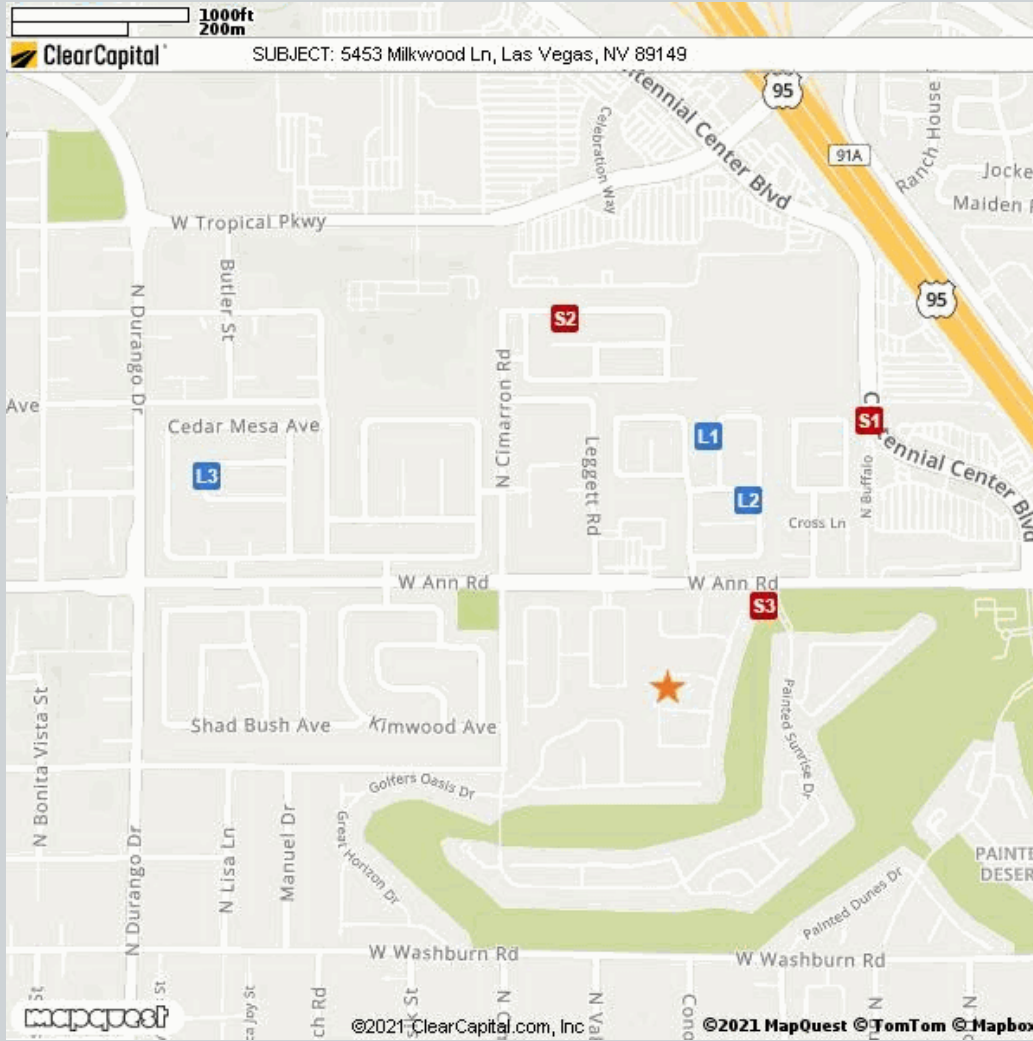
Address ★ 5453 Milkwood Lane, Las Vegas, NV 89149

Loan Number 43581

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5453 Milkwood Lane, Las Vegas, NV 89149	--	Parcel Match
L1 Listing 1	5712 Pebble Rock Dr, Las Vegas, NV 89149	0.36 Miles ¹	Parcel Match
L2 Listing 2	7712 Beach Falls Ct, Las Vegas, NV 89149	0.29 Miles ¹	Parcel Match
L3 Listing 3	5705 Sliding Rock St, Las Vegas, NV 89149	0.70 Miles ¹	Parcel Match
S1 Sold 1	5732 Desert Sky, Las Vegas, NV 89149	0.48 Miles ¹	Parcel Match
S2 Sold 2	7928 Blue Charm, Las Vegas, NV 89149	0.53 Miles ¹	Parcel Match
S3 Sold 3	5512 Royal Vista Ln, Las Vegas, NV 89149	0.19 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	Kristina Pearson	Company/Brokerage	Signature Real Estate Group
License No	S.0066424.LLC	Address	10714 Sky Meadows DR Las Vegas NV 89134
License Expiration	07/31/2022	License State	NV
Phone	7025245336	Email	go2lvh@gmail.com
Broker Distance to Subject	5.36 miles	Date Signed	03/06/2021

/Kristina Pearson/

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: **Kristina Pearson** ("Licensee"), **S.0066424.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Signature Real Estate 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: **5453 Milkwood Lane, Las Vegas, NV 89149**
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: **March 8, 2021**

Licensee signature: ***/Kristina Pearson/***

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.