

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.

<b>Address</b>	655 Paloma Drive, Boulder City, NV 89005	<b>Order ID</b>	7180872	<b>Property ID</b>	29834640
<b>Inspection Date</b>	03/20/2021	<b>Date of Report</b>	03/22/2021		
<b>Loan Number</b>	43934	<b>APN</b>	18610210009		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	0319BPO	<b>Tracking ID 1</b>	0319BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CARLETON H DITZEL II	<b>Condition Comments</b> No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in good condition for age and area.
<b>R. E. Taxes</b>	\$1,440	
<b>Assessed Value</b>	\$55,213	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> In the subjects subdivision there is 1 home for sale, 1 under contract, 3 homes sold within the last 90 days. Average days on Market 9 days. No REO or short sale properties in subdivision.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$227000 High: \$1700000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	655 Paloma Drive	648 Paloma Dr	516 Birch St	1111 Mariposa Way
<b>City, State</b>	Boulder City, NV	Boulder City, NV	Boulder City, NV	Boulder City, NV
<b>Zip Code</b>	89005	89005	89005	89005
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.06 <sup>1</sup>	0.97 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$369,000	\$410,000	\$420,000
<b>List Price \$</b>	--	\$369,000	\$410,000	\$420,000
<b>Original List Date</b>		03/07/2021	06/24/2020	03/10/2021
<b>DOM · Cumulative DOM</b>	-- · --	14 · 15	270 · 271	11 · 12
<b>Age (# of years)</b>	42	42	36	40
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Other	1 Story Other	1 Story Other	1 Story Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,627	1,830	1,489	1,374
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 1	2 · 2 · 1	3 · 1
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Spa - Yes	--
<b>Lot Size</b>	0.17 acres	0.16 acres	0.15 acres	0.16 acres
<b>Other</b>	fireplace	fireplace	fireplace	fireplace

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

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

- Listing 1** Identical in age, garage stalls. Superior in square footage. Inferior in bedrooms, bathrooms. Similar in lot size. Absolutely Beautiful Boulder City home is move-in ready! Single story, 3 Bedroom, 2 Bath, Recently Remodeled with new tile flooring, Fresh Kitchen with Quartz counter- tops and can lighting, Vaulted Living Room with Fireplace and acoustic ceilings removed, Laundry Room made part of the interior of the home, secondary Bath with jetted tub and so much more! Huge covered Carport area is a nice extension of the home and Large yard offers lots of options. \*\*Please note the Living Sq Ft includes the garage space\*\*
- Listing 2** Superior in age, bathrooms, spa. Inferior in lot size, square footage, bedrooms. Identical in garage stalls. This beautiful home is located in the heart of Boulder City's historic district~near shopping, restaurants and parks! Spacious open floor plan with vaulted ceilings. Spectacular original wood parquet flooring. Oversized 2 car garage with lots of storage inside. Covered carport with private backyard. Newer HVAC system, Spa was just purchased 7 months ago
- Listing 3** Superior in age. Similar in lot size. Inferior in square footage, bedrooms, bathrooms. Identical in garage stalls. Newly updated home in desirable neighborhood of Boulder City. Home features a 3 bedroom, 2 bath, fireplace in living room, RV/boat parking and large backyard. No HOA.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	655 Paloma Drive	1335 Saddle Ln	612 Otono Dr	1451 Rawhide Rd
<b>City, State</b>	Boulder City, NV	Boulder City, NV	Boulder City, NV	Boulder City, NV
<b>Zip Code</b>	89005	89005	89005	89005
<b>Datasource</b>	Public Records	MLS	MLS	Public Records
<b>Miles to Subj.</b>	--	0.32 <sup>1</sup>	0.37 <sup>1</sup>	0.37 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$364,999	\$419,900	\$349,900
<b>List Price \$</b>	--	\$349,999	\$419,900	\$349,900
<b>Sale Price \$</b>	--	\$349,999	\$415,000	\$349,900
<b>Type of Financing</b>	--	Fha	Conv	Cash
<b>Date of Sale</b>	--	01/22/2021	12/30/2020	12/28/2020
<b>DOM · Cumulative DOM</b>	-- · --	189 · 189	23 · 23	38 · 38
<b>Age (# of years)</b>	42	47	36	47
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Other	1 Story Other	1 Story Other	1 Story Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,627	1,565	1,577	1,565
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 1	3 · 2
<b>Total Room #</b>	6	7	7	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Pool - Yes Spa - Yes	--
<b>Lot Size</b>	0.17 acres	0.16 acres	0.16 acres	0.17 acres
<b>Other</b>	fireplace	--	fireplace	--
<b>Net Adjustment</b>	--	+\$13,888	-\$11,850	+\$13,888
<b>Adjusted Price</b>	--	\$363,887	\$403,150	\$363,788

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 age, fireplace, square footage, bedrooms. Identical in bathrooms, garage stalls. Similar in lot size. SC1 adj. \$13,888 inferior sq ft. (\$224 sq ft) TRADITIONAL SALE!! GREAT 2ND HOME OPPORTUNITY WITH RV/BOAT PARKING!! Home features: Single story home w/ an Open Floor Plan, 3 bedrooms & 2 baths- Located in Boulder City!! NEW PAINT!! NEW White Shaker Cabinets in the kitchen, Quartz Countertops & Custom Glass Backsplash, & Stainless Appliances!! A MUST SEE!! No HOA Dues!! NEW Custom Tile Shower in Master Bath!! Spacious yard with Covered Patio In close proximity to schools, shopping & dining!! Don't miss out, Make an offer today!! PRICE TO SELL!!
- Sold 2** Superior in age. Inferior in square footage, bedrooms, bathrooms. identical in garage stalls. Similar in lot size. SC2 adj. \$13,150 inferior sq ft. (\$263 sq ft), - \$25,000 superior pool/spa This Del Prado home is located in Historic Boulder City 3 bedroom, 2 bath, 2 car garage, Pool, RV parking, patio. You have just found your new home!
- Sold 3** Inferior in age, fireplace, square footage, bedrooms. Superior in pool, spa. Identical in bathrooms, garage stalls, lot size. SC3 adj. \$13,888 inferior sq ft. (\$224 sq ft) No comments on Realtor.com, Comments from Zillow: IN ESCROW. Beautiful Lewis Home in Boulder City, Nevada. 3 bedrooms, 2 bath, plus a bonus room. 1565 sq-ft main house plus a 277 sq-ft bonus room added after original construction. Approximately 1842 sq-ft including bonus room. Oversized lot with several fruit trees in backyard. Kitchen cabinets, countertops, and appliances highly upgraded. Bathroom cabinets and countertops highly upgraded. New paint on inside of house and no popcorn ceilings. New carpet in family room and bonus room. Immaculate condition inside and out. All kitchen appliances included.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No Listing History Comments			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$375,000	\$375,000
<b>Sales Price</b>	\$365,000	\$365,000
<b>30 Day Price</b>	\$355,000	--
<b>Comments Regarding Pricing Strategy</b>		
Suggest pricing mid range of competing listings. Subject property would likely sell near mid range of comps. There are no exterior photos of S2 comp		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

## Subject Photos



Street



Other



Other



## Listing Photos

**L1** 648 Paloma Dr  
Boulder City, NV 89005



Front

**L2** 516 Birch St  
Boulder City, NV 89005



Front

**L3** 1111 Mariposa Way  
Boulder City, NV 89005



Front

## Sales Photos

**S1** 1335 Saddle Ln  
Boulder City, NV 89005



Front

**S2** 612 Otono Dr  
Boulder City, NV 89005



Living Room

**S3** 1451 Rawhide Rd  
Boulder City, NV 89005



Front

### ClearMaps Addendum

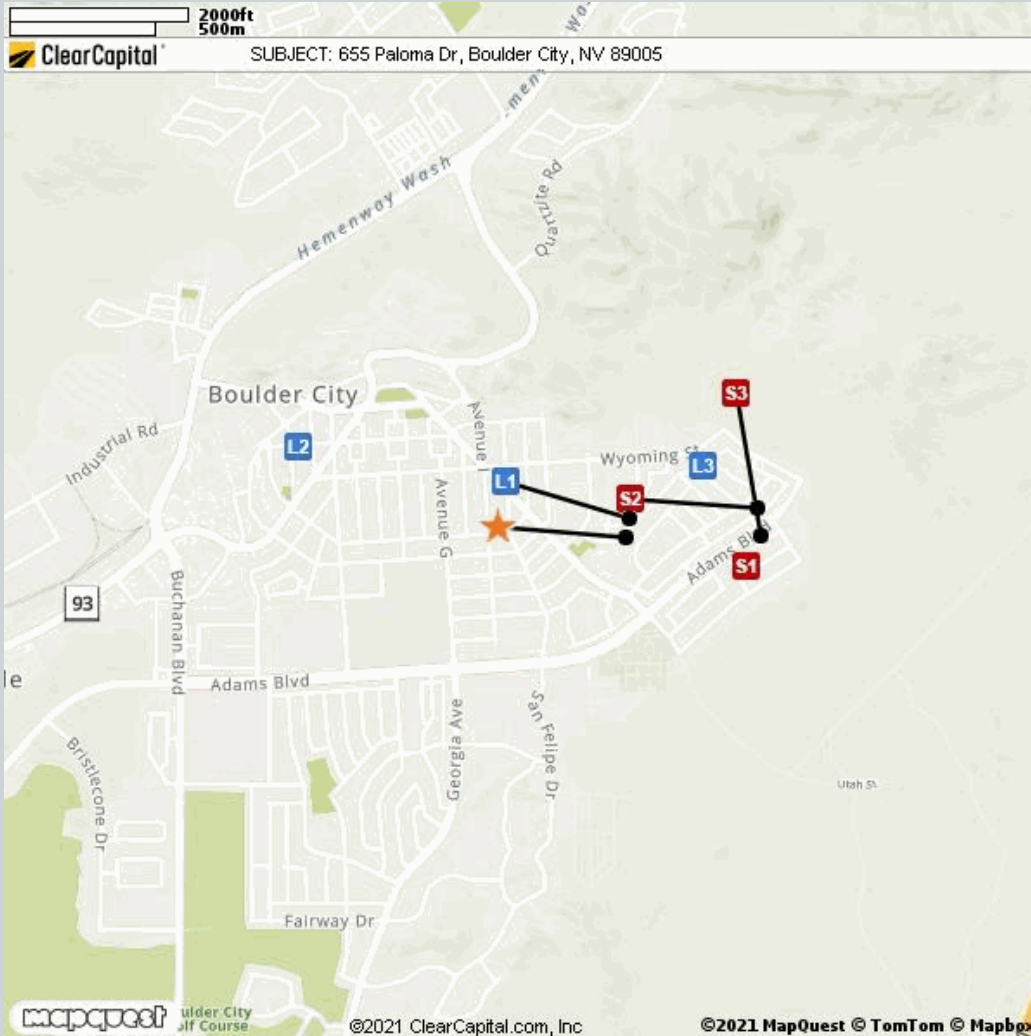
**Address** ★ 655 Paloma Drive, Boulder City, NV 89005

**Loan Number** 43934

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	655 Paloma Drive, Boulder City, NV 89005	--	Parcel Match
L1 Listing 1	648 Paloma Dr, Boulder City, NV 89005	0.06 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	516 Birch St, Boulder City, NV 89005	0.97 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1111 Mariposa Way, Boulder City, NV 89005	0.24 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1335 Saddle Ln, Boulder City, NV 89005	0.32 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	612 Otono Dr, Boulder City, NV 89005	0.37 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1451 Rawhide Rd, Boulder City, NV 89005	0.37 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Ivory Harp	<b>Company/Brokerage</b>	Prestige Properties
<b>License No</b>	S.0172462	<b>Address</b>	1139 Paradise Vista Henderson NV 89002
<b>License Expiration</b>	12/31/2022	<b>License State</b>	NV
<b>Phone</b>	7025812609	<b>Email</b>	IVORY@IVORYSELLSVEGAS.COM
<b>Broker Distance to Subject</b>	6.27 miles	<b>Date Signed</b>	03/22/2021

/Ivory Harp/

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: **Ivory Harp** ("Licensee"), **S.0172462** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Prestige Properties** (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: **655 Paloma Drive, Boulder City, NV 89005**
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 22, 2021**

Licensee signature: **/Ivory Harp/**

**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.