

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	5009 Spencer Street Unit A, Las Vegas, NV 89119	Order ID	7211884	Property ID	29901742
Inspection Date	04/02/2021	Date of Report	04/03/2021		
Loan Number	43988	APN	162-26-110-081		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0402BPOb	Tracking ID 1	0402BPOb		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ARLEEN M VICENTINA	Condition Comments	
R. E. Taxes	\$453	No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, window coverings visible from exterior appear average for age and neighborhood. Subject property is a 2 story town house with 2 bedrooms and 2 baths. Roof is pitched composition shingles, typical for age and neighborhood. It has 1 car attached garage. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is located in the central southeastern area of Las Vegas in the Sierra Madre subdivision. This tract is comprised of 100 town house units which vary in square footage from 826-940 square feet. Access to schools, shopping is within 1 mile and freeway entry is within 2-3 miles. Most likely buyer is investor/cash sale. There are no MLS records available for subject property. Last sold 03/13/2019 by Quit Claim Deed per tax records. Tax records show that this property is not owner occupied.	
Assessed Value	\$26,283		
Zoning Classification	Residential		
Property Type	Townhouse		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Sierra Madre HOA 702-405-3300		
Association Fees	\$170 / Month (Pool,Other: Management)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	There is a shortage of townhouse listings in this area. Currently there are 2 units listed for sale in within Sierra Madre subject property. Only 1 listing is in Sierra Madre, all fair market listings. n the past 12 months, there have ben 12 closed MLS sales. This would indicate a shortage of listings, assuming 90 days on market. Average days on market time was 42 days with range 2-149 days and average sales price was 98% of final list price. NOTE it was necessary to expand radius to have sufficient townhouse comps for this report.	
Sales Prices in this Neighborhood	Low: \$99,000 High: \$141,000		
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	5009 Spencer Street Unit A	4770 Topaz St Unit 79	5001 Spencer St Unit C	5035 Spencer St Unit B
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89119	89121	89119	89119
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	0.03 ¹	0.05 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$104,900	\$133,900	\$145,000
List Price \$	--	\$109,900	\$135,000	\$145,000
Original List Date		09/05/2019	03/30/2021	03/30/2021
DOM · Cumulative DOM	-- · --	5 · 576	3 · 4	3 · 4
Age (# of years)	42	47	42	42
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	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	970	748	828	828
Bdrm · Bths · ½ Bths	2 · 2	1 · 1	2 · 1 · 1	2 · 1 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.01 acres	0.05 acres	0.05 acres
Other	1 Fireplace	No Fireplace	1 Fireplace	1 Fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Not under contract. Tenant occupied property, leased for \$642/month when listed. Identical in condition and nearly identical in age. It is inferior in square footage, baths, lot size, no garage, no fireplace. This property is inferior to subject property.
- Listing 2** Not under contract. Tenant occupied property, leased for \$950/month when listed. Identical in bedrooms, age, garage capacity and fireplace. It is slightly inferior in square footage and baths, but is superior in condition with granite counters, laminate flooring. This property is slightly superior to subject property.
- Listing 3** Not under contract. Owner occupied property when listed. Identical in bedrooms, age, garage capacity and fireplace. It is slightly inferior in square footage and baths, but is superior in condition with wood look tile flooring, updated baths. This property is slightly superior to subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5009 Spencer Street Unit A	5029 Spencer St Unit D	5025 Spencer St Unit C	5041 Spencer St Unit A
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89119	89119	89119	89119
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.01 ¹	0.05 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$115,000	\$121,000	\$139,900
List Price \$	--	\$115,000	\$120,000	\$139,900
Sale Price \$	--	\$110,000	\$120,000	\$141,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	02/09/2021	11/24/2020	02/19/2021
DOM · Cumulative DOM	-- · --	2 · 16	41 · 134	4 · 0
Age (# of years)	42	42	42	42
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	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	970	826	828	970
Bdrm · Bths · ½ Bths	2 · 2	2 · 1 · 1	2 · 1 · 1	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.05 acres	0.05 acres	0.05 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Net Adjustment	--	+\$11,100	+\$11,100	-\$15,000
Adjusted Price	--	\$121,100	\$131,100	\$126,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Cash sale, no concessions. Vacant property when listed. Identical in bedrooms, conditiion, garage capacity, fireplace, lot size and age. It is inferior in square footage adjusted @ \$60/square foot \$8,600, baths \$2,500.
- Sold 2** Cash sale, no concessions. Vacant property when listed. Identical in bedrooms, conditiion, garage capacity, fireplace, lot size and age. It is inferior in square footage adjusted @ \$60/square foot \$8,600, baths \$2,500.
- Sold 3** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical in square footage, bedrooms, baths, age, lot size, garage capacity and fireplace. It is superior in condition with new paint, flooring, countertops, light fixtures (\$15,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There are no sales or MLS records available 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

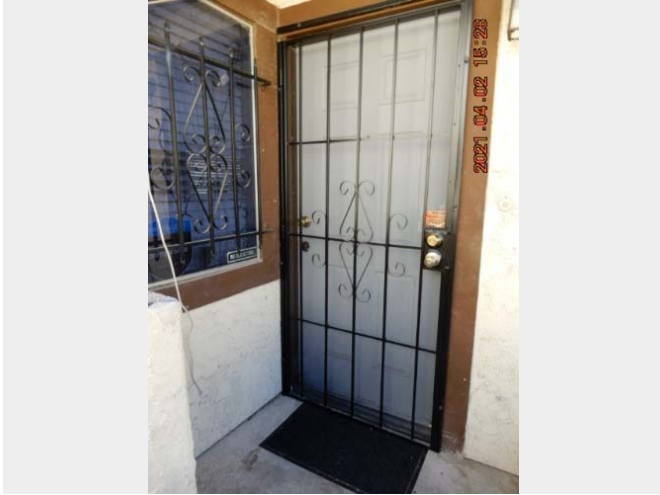
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$134,900	\$134,900
Sales Price	\$131,000	\$131,000
30 Day Price	\$128,000	--
Comments Regarding Pricing Strategy		
Subject property should be priced near mid high range of competing listings due to shortage of directly competing townhomes in this area. It is most like Sale #3 which sold for adjusted sales price of \$126,000. This is property was under contract in 4 days on market and is the most recently closed sale in Sierra Madre. Subject property would be expected to sell near high range of adjusted 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



Front



Address Verification



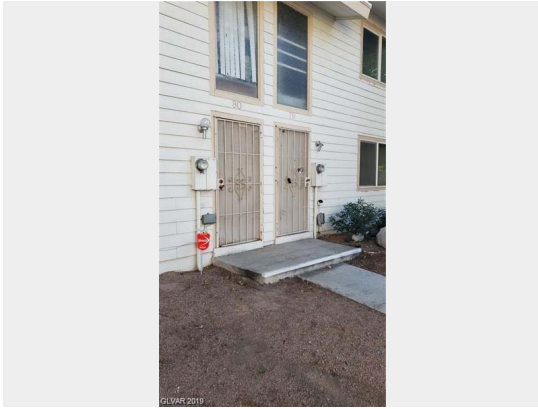
Side



Street

Listing Photos

L1 4770 Topaz St Unit 79
Las Vegas, NV 89121



Front

L2 5001 Spencer St Unit C
Las Vegas, NV 89119



Front

L3 5035 Spencer St Unit B
Las Vegas, NV 89119



Front

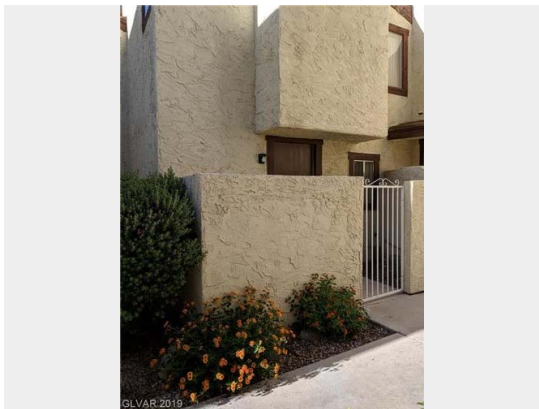
Sales Photos

S1 5029 Spencer St Unit D
Las Vegas, NV 89119



Front

S2 5025 Spencer St Unit C
Las Vegas, NV 89119



Front

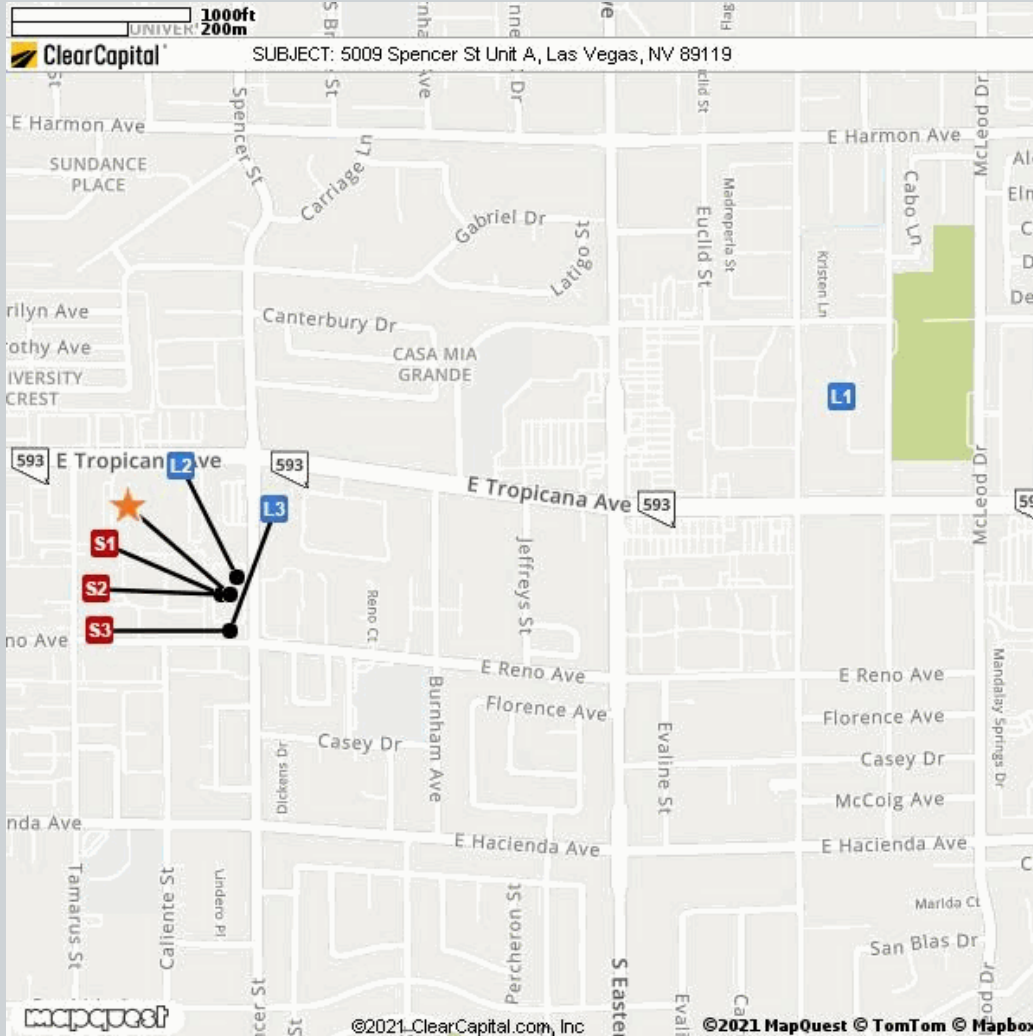
S3 5041 Spencer St Unit A
Las Vegas, NV 89119



Front

ClearMaps Addendum

Address ★ 5009 Spencer Street Unit A, Las Vegas, NV 89119
Loan Number 43988 **Suggested List** \$134,900 **Suggested Repaired** \$134,900 **Sale** \$131,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5009 Spencer Street Unit A, Las Vegas, NV 89119	--	Parcel Match
L1 Listing 1	4770 Topaz St Unit 79, Las Vegas, NV 89121	0.87 Miles ¹	Parcel Match
L2 Listing 2	5001 Spencer St Unit C, Las Vegas, NV 89119	0.03 Miles ¹	Parcel Match
L3 Listing 3	5035 Spencer St Unit B, Las Vegas, NV 89119	0.05 Miles ¹	Parcel Match
S1 Sold 1	5029 Spencer St Unit D, Las Vegas, NV 89119	0.01 Miles ¹	Parcel Match
S2 Sold 2	5025 Spencer St Unit C, Las Vegas, NV 89119	0.01 Miles ¹	Parcel Match
S3 Sold 3	5041 Spencer St Unit A, Las Vegas, NV 89119	0.05 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	4.61 miles	Date Signed	04/03/2021

/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: **5009 Spencer Street Unit A, 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: **April 3, 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.