

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	3405 Kingbird Drive, North Las Vegas, NV 89084	Order ID	7184555	Property ID	29848906
Inspection Date	03/22/2021	Date of Report	03/24/2021		
Loan Number	44038	APN	12417111023		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0322BPO	Tracking ID 1	0322BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	PORTER ROCKWELL LLC	The subject is a one story, single family detached home with framed stucco exterior construction that is adequately maintained. The subject shows in average condition with no visible signs of deterioration, per exterior inspection.
R. E. Taxes	\$2,068	
Assessed Value	\$80,901	
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	Sun City Ailante 702-638-6055	
Association Fees	\$180 / Quarter (Tennis,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$269740 High: \$415400	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3405 Kingbird Drive	7745 Fruit Dove St	7926 Kiskadee St	7729 Fruit Dove St
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89084	89084	89084	89084
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.07 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$300,000	\$349,000
List Price \$	--	\$315,000	\$300,000	\$349,000
Original List Date		12/21/2020	03/15/2021	03/17/2021
DOM · Cumulative DOM	-- · --	92 · 93	8 · 9	6 · 7
Age (# of years)	17	17	18	17
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Short Sale	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 Historical	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,570	1,570	1,157	1,718
Bdrm · Bths · ½ Bths	2 · 2	2 · 1 · 1	2 · 1 · 1	3 · 1 · 1
Total Room #	5	6	6	7
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	--	--	--	--
Lot Size	0.12 acres	0.13 acres	0.09 acres	0.14 acres
Other	none	none	none	npne

* Listing 1 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** SINGLE STORY home in the Sun City Aliante 55+ Golf Course Community! This well maintained open floor plan home features 9 feet tall ceilings throughout. REAL hardwood flooring. Double thick home insulation making it very energy efficient. Three SunCat skylights which let in beautiful natural light. Generous size kitchen
- Listing 2** SINGLE STORY HOME LOCATED IN WELL DESIRED AREA*HOME HAS 2 BEDROOMS WITH 2 BATHROOMS*2 CAR GARAGE WITH AUTO DOOR OPENERS, CABINETS, ENTRY TO HOUSE, FURNISHED INTERIOR AND STORAGE AREA*TONS OF ROOM FOR PARKING IN GARAGE AND DRIVEWAY*HOME HAS A SEATING AREA IN FRONT OF THE HOUSE*SECURED ENTRY*BACKYARD ACCESS ON SIDE OF HOME*HOME HAS OPEN FLOORPLAN WITH TONS OF NATURAL LIGHTING*KITCHEN WITH BREAKFAST NOOK/EATING AREA, RECESSED LIGHTING,
- Listing 3** LOVELY HOME IN UPSCALE ALIANTE SENIOR COMMUNITY. 3-BEDROOM IN SUN CITY ALIANTE! THIS POPULAR CEDAR FLOOR PLAN HAS THREE TRUE BEDROOMS PLUS AN OPEN CONCEPT GREAT ROOM WHICH OPENS TO THE KITCHEN. THIS HOME HAS BEEN WELL KEPT

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3405 Kingbird Drive	7632 Island Rail Dr	7741 Lily Trotter St	3316 Flinthead Dr
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89084	89084	89084	89084
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.25 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,900	\$339,900	\$327,000
List Price \$	--	\$324,900	\$339,900	\$327,000
Sale Price \$	--	\$330,000	\$341,500	\$327,000
Type of Financing	--	Cash	Va	Conv
Date of Sale	--	12/04/2020	12/07/2020	10/23/2020
DOM · Cumulative DOM	-- · --	63 · 63	118 · 118	47 · 47
Age (# of years)	17	16	18	17
Condition	Average	Good	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 Historical	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,570	1,570	1,718	1,718
Bdrm · Bths · ½ Bths	2 · 2	2 · 1 · 1	3 · 2	3 · 2
Total Room #	5	7	7	7
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	--	--	--	--
Lot Size	0.12 acres	0.11 acres	0.11 acres	0.12 acres
Other	none	none	none	none
Net Adjustment	--	-\$7,000	-\$15,000	-\$3,500
Adjusted Price	--	\$323,000	\$326,500	\$323,500

* 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** SINGLE STORY 2 BEDROOM, 2 BATHROOM, PLUS DEN, WITH POPULAR OPEN FLOOR PLAN, GREAT FOR ENTERTAINING. ISLAND KITCHEN FEATURES RECESSED LIGHTING, UPGRADED QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, 5 BURNER STOVE, PULLOUT CABINET DRAWERS W/LAZY SUSAN, CUSTOM SUBWAY TILE BACKSPLASH. RICH DARK BROWN WOOD PLANTATION SHUTTERS AND TILE/WOOD FLOORING THROUGHOUT. CEILING FANS IN EVERY ROOM.
- Sold 2** This beautiful Laurel model with a separate casita welcomes you with views of Sheep mountain. Enjoy your enclosed paradise backyard with extended patio, pavers and lush landscaping. Plantation Shutters through out including casita. Island kitchen includes granite counter top, stainless steel appliances, security film protects from heat, overhead storage, water softener, water heater replaced 2018, safe and camera outside will stay.
- Sold 3** UPGRADED 3-BEDROOM IN SUN CITY ALIANTE! THIS POPULAR CEDAR FLOOR PLAN HAS THREE TRUE BEDROOMS PLUS AN OPEN CONCEPT GREAT ROOM WHICH OPENS TO THE KITCHEN. UPGRADED KITCHEN HAS BEEN REMODELED SO THAT THE COUNTER SURFACES ARE ALL ONE LEVEL WITH GORGEOUS GRANITE AND CUSTOM BACKSPLASH. FRONT OF HOME HAS PAVERS AS WELL

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no known listing or sale information noted within the last 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	\$329,000	\$329,000
Sales Price	\$323,000	\$323,000
30 Day Price	\$313,000	--
Comments Regarding Pricing Strategy		
All comparables are located in the subject's competitive market area. Positive and negative adjustments of the comparable sales were required in areas of dissimilarities to produce the best indicated value of the subject. Using sae # and Listing #3 as my best comps, I concluded my Subject nearer the mid range of sale range due to location and view.		

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



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 7745 Fruit Dove St
North Las Vegas, NV 89084



Front

L2 7926 Kiskadee St
North Las Vegas, NV 89084



Front

L3 7729 Fruit Dove St
North Las Vegas, NV 89084



Front

Sales Photos

S1 7632 Island Rail Dr
North Las Vegas, NV 89084



Front

S2 7741 Lily Trotter St
North Las Vegas, NV 89084



Front

S3 3316 Flinthead Dr
North Las Vegas, NV 89084



Front

ClearMaps Addendum

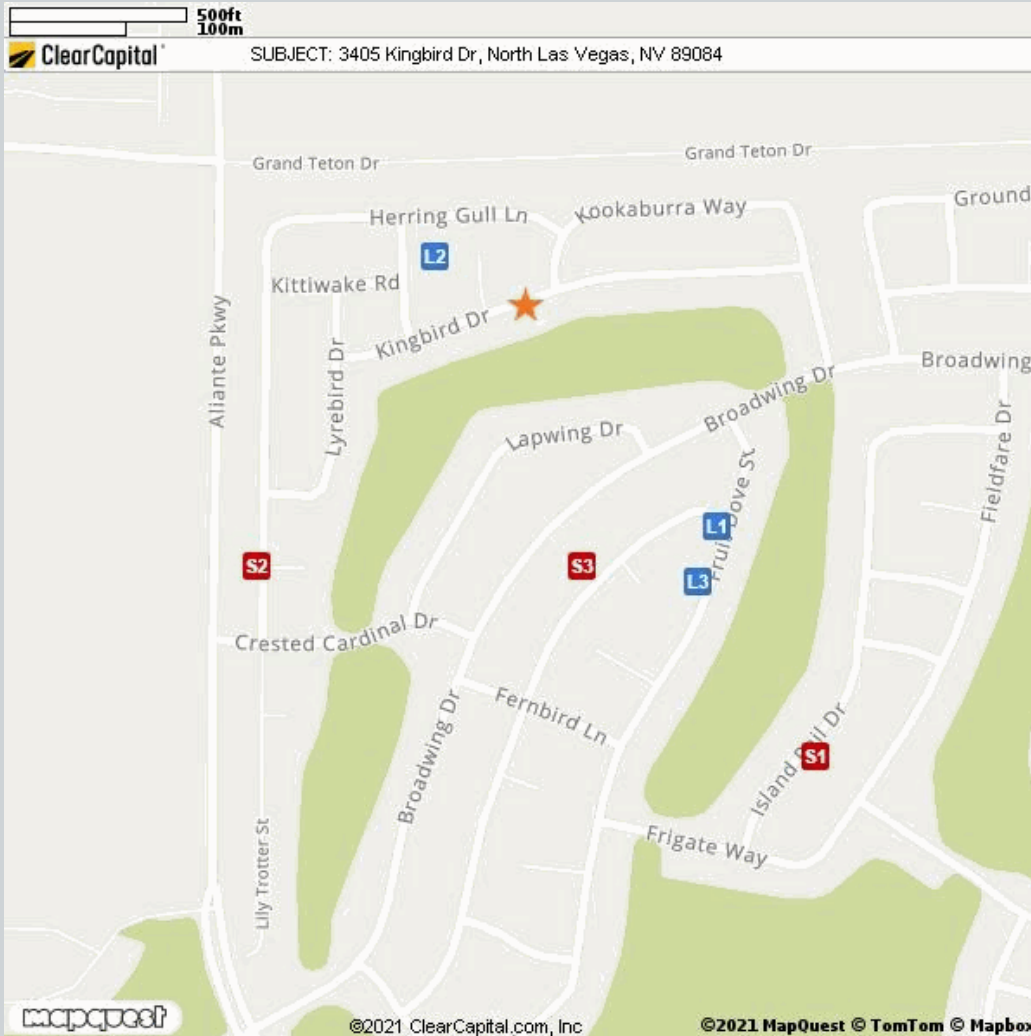
Address ★ 3405 Kingbird Drive, North Las Vegas, NV 89084

Loan Number 44038

Suggested List \$329,000

Suggested Repaired \$329,000

Sale \$323,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3405 Kingbird Drive, North Las Vegas, NV 89084	--	Parcel Match
L1 Listing 1	7745 Fruit Dove St, North Las Vegas, NV 89084	0.20 Miles ¹	Parcel Match
L2 Listing 2	7926 Kiskadee St, North Las Vegas, NV 89084	0.07 Miles ¹	Parcel Match
L3 Listing 3	7729 Fruit Dove St, North Las Vegas, NV 89084	0.22 Miles ¹	Parcel Match
S1 Sold 1	7632 Island Rail Dr, North Las Vegas, NV 89084	0.37 Miles ¹	Parcel Match
S2 Sold 2	7741 Lily Trotter St, North Las Vegas, NV 89084	0.25 Miles ¹	Parcel Match
S3 Sold 3	3316 Flinthead Dr, North Las Vegas, NV 89084	0.18 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	Reginald Broaden	Company/Brokerage	WEST COAST REALTY LLC
License No	B.0043579.LLC	Address	6135 THEATRICAL RD LAS VEGAS NV 89031
License Expiration	01/31/2022	License State	NV
Phone	7022184665	Email	westcoastrealty1@gmail.com
Broker Distance to Subject	2.25 miles	Date Signed	03/23/2021

/Reginald Broaden/

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: **Reginald Broaden** ("Licensee"), **B.0043579.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **WEST COAST REALTY LLC** (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: **3405 Kingbird Drive, North Las Vegas, NV 89084**
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 24, 2021**

Licensee signature: **/Reginald Broaden/**

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.