

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	7482 Widewing Drive, North Las Vegas, NEVADA 89084	Order ID	7333169	Property ID	30415348
Inspection Date	06/02/2021	Date of Report	06/03/2021		
Loan Number	44116	APN	124-17-713-012		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	BPO0601_BOTW	Tracking ID 1	BPO0601_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Karen Ludlow	Condition Comments The subject is a single story SFR with an attached 2 car garage. Subject is located in an age restricted, golf course community.
R. E. Taxes	\$2,130	
Assessed Value	\$88,274	
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 Aliante 702-737-8580	
Association Fees	\$99 / Month (Pool,Landscaping,Greenbelt,Other: Management, clubhouse, rec room)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in an established neighborhood. Area amenities are located within 1 mile and include schools, shopping, restaurants, casino, golf course and freeway access.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$280,000 High: \$425,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7482 Widewing Drive	7953 Woodlark Ct	2708 Willow Wren Dr	7748 Fruit Dove St
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89084	89084	89084	89084
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	0.58 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$329,900	\$329,900	\$360,000
List Price \$	--	\$329,900	\$329,900	\$360,000
Original List Date		05/10/2021	05/03/2021	05/05/2021
DOM · Cumulative DOM	-- · --	3 · 24	9 · 31	9 · 29
Age (# of years)	14	17	17	17
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course
Style/Design	1 Story detached	1 Story detached	1 Story detached	1 Story detached
# Units	1	1	1	1
Living Sq. Feet	1,570	1,420	1,420	1,718
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	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	--	--	--	--
Lot Size	.16 acres	.10 acres	.13 acres	.11 acres
Other	--	--	--	--

* 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.

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

Listing 1 Fair market, tile floors throughout, solid surface counters, eat in kitchen, open floor plan, patio in rear.

Listing 2 Fair market, recently updated with all new flooring throughout, new paint, refreshed cabinets, covered patio in rear.

Listing 3 Fair market, carpet and tile floors throughout, solid surface counters, open floor plan, covered patio, golf course location.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7482 Widewing Drive	7952 Fantail Dr	2708 Ground Robin Dr	7569 Widewing Dr
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89084	89084	89084	89084
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.63 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$329,900	\$350,000
List Price \$	--	\$325,000	\$329,900	\$350,000
Sale Price \$	--	\$325,000	\$323,000	\$350,000
Type of Financing	--	Va	Conv	Fha
Date of Sale	--	05/18/2021	05/19/2021	04/12/2021
DOM · Cumulative DOM	-- · --	3 · 34	9 · 39	3 · 25
Age (# of years)	14	16	17	14
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 detached	1 Story detached	1 Story detached	1 Story detached
# Units	1	1	1	1
Living Sq. Feet	1,570	1,420	1,420	1,718
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	3 · 2
Total Room #	5	4	5	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	--	--	--	--
Lot Size	.16 acres	.10 acres	.10 acres	.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$20,250	+\$20,250	-\$17,020
Adjusted Price	--	\$345,250	\$343,250	\$332,980

* 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.

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

Sold 1 Fair market, tile and laminate floors, laminate counters, open floor plan, updated master bath, patio in rear.

Sold 2 Fair market, tile floors in kitchen and baths, solid surface counters, eat in kitchen, open floor plan, covered patio in rear.

Sold 3 Fair market, hardwood floors in kitchen, carpet throughout, laminate counters, no recent updates, covered patio in rear.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject sold on 05/28/2021 as a probate sale.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/18/2021	\$339,000	--	--	Sold	05/28/2021	\$328,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$345,000	\$345,000
Sales Price	\$340,000	\$340,000
30 Day Price	\$335,000	--
Comments Regarding Pricing Strategy		
There are 16 comparable listings located within 1 mile, all are fair market. There were 48 comparable sales in the past 6 months, all were fair market.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.67 miles and the sold comps closed within the last 2 months. The market is reported as having increased 5% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 7953 Woodlark Ct
North Las Vegas, NV 89084



Front

L2 2708 Willow Wren Dr
North Las Vegas, NV 89084



Front

L3 7748 Fruit Dove St
North Las Vegas, NV 89084



Front

Sales Photos

S1 7952 Fantail Dr
North Las Vegas, NV 89084



Front

S2 2708 Ground Robin Dr
North Las Vegas, NV 89084



Front

S3 7569 Widewing Dr
North Las Vegas, NV 89084



Front

ClearMaps Addendum

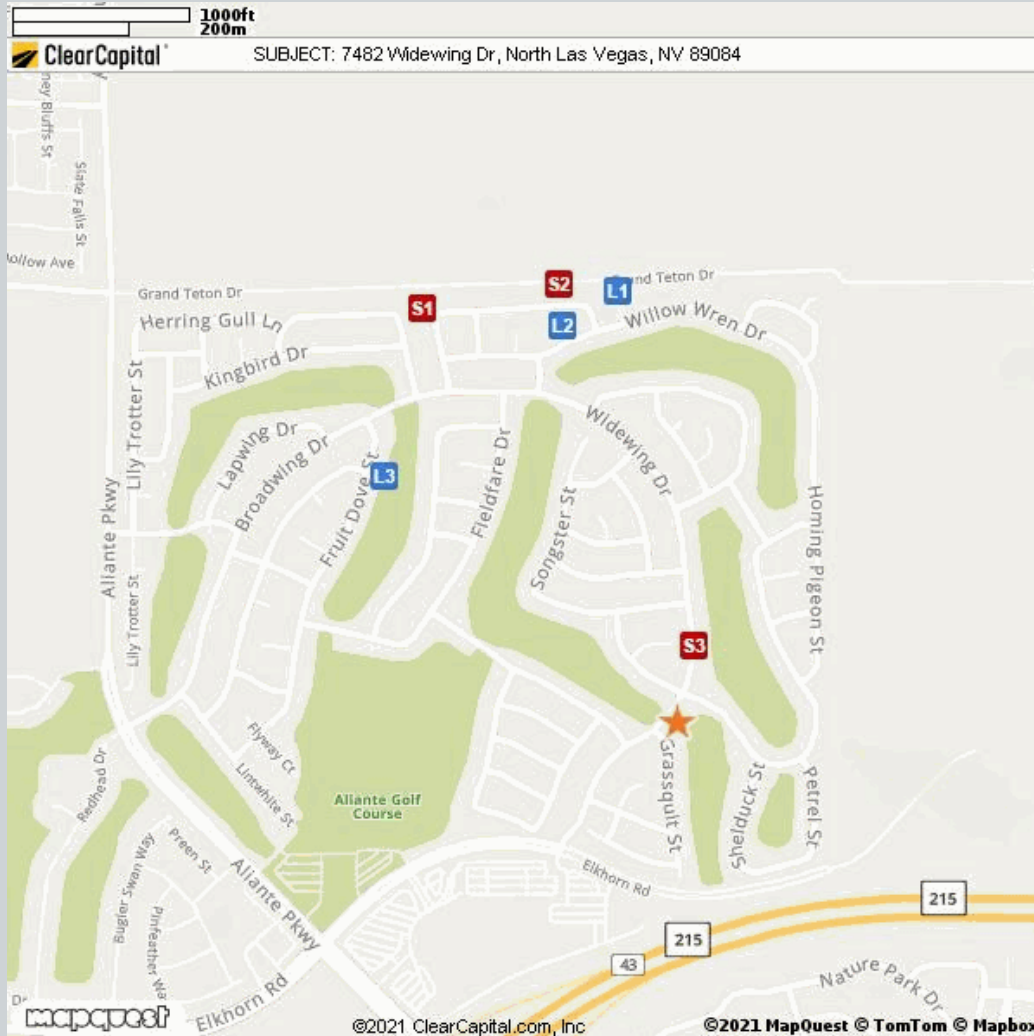
Address ★ 7482 Widewing Drive, North Las Vegas, NEVADA 89084

Loan Number 44116

Suggested List \$345,000

Suggested Repaired \$345,000

Sale \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7482 Widewing Drive, North Las Vegas, Nevada 89084	--	Parcel Match
L1	7953 Woodlark Ct, North Las Vegas, NV 89084	0.61 Miles ¹	Parcel Match
L2	2708 Willow Wren Dr, North Las Vegas, NV 89084	0.58 Miles ¹	Parcel Match
L3	7748 Fruit Dove St, North Las Vegas, NV 89084	0.53 Miles ¹	Parcel Match
S1	7952 Fantail Dr, North Las Vegas, NV 89084	0.67 Miles ¹	Parcel Match
S2	2708 Ground Robin Dr, North Las Vegas, NV 89084	0.63 Miles ¹	Parcel Match
S3	7569 Widewing Dr, North Las Vegas, NV 89084	0.12 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	Jennifer Mao	Company/Brokerage	Realty One Group
License No	S.0049373	Address	7033 Golden Desert Av Las Vegas NV 89129
License Expiration	06/30/2021	License State	NV
Phone	7023268806	Email	jensbpos@gmail.com
Broker Distance to Subject	5.51 miles	Date Signed	06/03/2021

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.

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.