

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	217 Heather Drive, Henderson, NEVADA 89002	Order ID	7333169	Property ID	30415349
Inspection Date	06/02/2021	Date of Report	06/02/2021		
Loan Number	44139	APN	179-30-613-032		
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	LINDA S HITCHCOCK	Condition Comments	
R. E. Taxes	\$1,685	No damage or repair issues noted. Doors, windows, roof, paint, appear in average condition for age and neighborhood. Some deferred landscaping maintenance noted. Subject property is a 2 story, single family detached home with 2 car attached garage. Roof is pitched composition shingles. It has 1 wood burning fireplace, pool and spa. Last sold by 07/31/1998 for \$140,000 and currently listed for sale as probate sale, under contract, will be cash sale. Subject property is located in the southeastern area of Henderson in the Green Way Gardens subdivision. This tract is comprised of 365 single family detached homes which vary in living area from 1,227-3,328 square feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer in this area is first time home buyer with FHA/VA financing or investor/cash sale.	
Assessed Value	\$68,138		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Secured by electronic lock box.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	There is a balanced supply of listings in Greenway Gardens. There are 5 MLS listings (0 REO, 0 short sale) which includes subject property. In the past 12 months, there have been 19 closed MLS sales in this area. This indicates a balanced market supply of listings, assuming 90 days on market. Average days on market times was 13 with range 1-73 days and average sale price was 99% of final list price. All currently listed homes in Greenway Gardens are under contract.	
Sales Prices in this Neighborhood	Low: \$270,000 High: \$430,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	217 Heather Drive	214 Appian Way	722 Barrie Ct	333 Balsa St
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89002	89002	89002	89002
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.17 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$450,000	\$450,000
List Price \$	--	\$335,000	\$450,000	\$450,000
Original List Date		04/23/2021	05/03/2021	05/08/2021
DOM · Cumulative DOM	-- · --	0 · 40	3 · 30	3 · 25
Age (# of years)	41	41	39	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 Bi-level	1 Story Ranch	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,194	1,512	2,198	2,194
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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 Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.15 acres	0.17 acres	0.16 acres	0.19 acres
Other	1 Fireplace	No Fireplace	1 Fireplace	1 Fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Under contract, will be cash sale. Tenant occupied property, leased for \$1,300/month when listed. Identical in bedrooms, condition, garage capacity and age. It is inferior in square footage, baths, no fireplace, no pool or spa but is superior in lot size. This property is inferior to subject property.
- Listing 2** Under contract, will be conventional financing. Owner occupied property when listed. Identical in bedrooms, baths, pool and spa, fireplace, and nearly identical in square footage and age. It is superior in condition, garage capacity and lot size. This property is superior to subject property.
- Listing 3** Under contract, will be conventional financing. Vacant property when listed. Identical in square footage, bedrooms, baths, garage capacity, fireplace, pool and spa and nearly identical in age. It is superior in condition with new interior paint, carpet, laminate flooring, stainless appliances, and lot size. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	217 Heather Drive	325 Heather Dr	321 Balsa St	210 Appian Way
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89002	89002	89002	89002
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.18 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$375,000	\$375,000
List Price \$	--	\$295,000	\$375,000	\$375,000
Sale Price \$	--	\$295,000	\$375,000	\$377,500
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	11/16/2020	12/02/2020	12/23/2020
DOM · Cumulative DOM	-- · --	13 · 45	15 · 47	3 · 24
Age (# of years)	41	42	42	36
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 Bi-level	1 Story Ranch	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,194	1,505	2,194	2,194
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	7	6	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	Pool - Yes Spa - Yes	--	--	Pool - Yes
Lot Size	0.15 acres	0.15 acres	0.15 acres	0.16 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Net Adjustment	--	+\$73,800	\$0	-\$29,550
Adjusted Price	--	\$368,800	\$375,000	\$347,950

* 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.

Recent Sales - Cont.

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

- Sold 1** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical in condition, garage capacity, lot size, fireplace and nearly identical in age. It is inferior in square footage adjusted @ \$60/square foot \$41,300, baths \$2,500, no pool or spa \$30,000.
- Sold 2** Cash sale, no concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, garage capacity, fireplace, lot size and nearly identical in age. It is inferior in no pool or spa \$30,000 but is superior in condition with laminate flooring, upgraded baseboards, newer interior and exterior paint, new cabinets (\$30,000).
- Sold 3** Sold with conventional financing, \$2,350 in seller paid concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, garage capacity, pool, fireplace and nearly identical in age. It is inferior in no spa \$5,000, but is superior in condition with new appliances, paint, flooring (\$30,000), lot size adjusted @ \$5/square foot (\$2,200), and seller paid concessions (\$2,350). This sale is somewhat aged, selected for proximity.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Urban Nest Realty	Listed for sale 03/24/2021 under contract in 1 day, subject to probate court approval.					
Listing Agent Name	Denell Hoggard						
Listing Agent Phone	702-217-1166						
# 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
03/24/2021	\$320,000	--	--	Pending/Contract	03/25/2021	\$320,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$382,000	\$382,000
Sales Price	\$372,000	\$372,000
30 Day Price	\$369,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near mid high range of competing listings due to balanced supply of directly competing listings and low days on market time. This property would be expected to sell near high range of adjusted comps with 90 days on market. This property is currently listed for sale for \$320,000 as probate sale, cash only considered. It appears to be priced for quick sale. It is under contract with 1 day on market. Valuation for subject property assumes 90 days on market,</p>		

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



Street



Other



Other

Listing Photos

L1 214 Appian Way
Henderson, NV 89002



Front

L2 722 Barrie Ct
Henderson, NV 89002



Front

L3 333 Balsa St
Henderson, NV 89002



Front

Sales Photos

S1 325 Heather Dr
Henderson, NV 89002



Front

S2 321 Balsa St
Henderson, NV 89002



Front

S3 210 Appian Way
Henderson, NV 89002



Front

ClearMaps Addendum

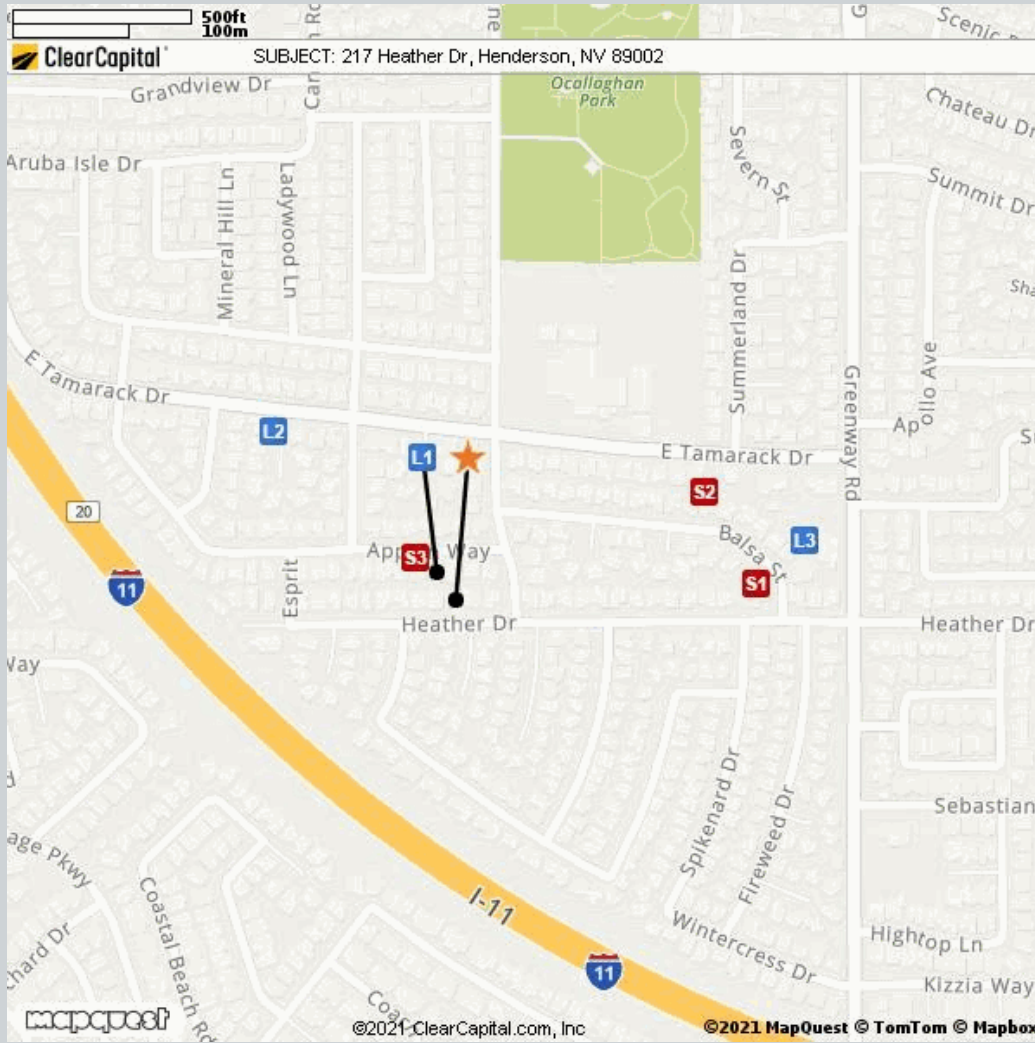
Address ★ 217 Heather Drive, Henderson, NEVADA 89002

Loan Number 44139

Suggested List \$382,000

Suggested Repaired \$382,000

Sale \$372,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	217 Heather Drive, Henderson, Nevada 89002	--	Parcel Match
L1 Listing 1	214 Appian Way, Henderson, NV 89002	0.02 Miles ¹	Parcel Match
L2 Listing 2	722 Barrie Ct, Henderson, NV 89002	0.17 Miles ¹	Parcel Match
L3 Listing 3	333 Balsa St, Henderson, NV 89002	0.23 Miles ¹	Parcel Match
S1 Sold 1	325 Heather Dr, Henderson, NV 89002	0.20 Miles ¹	Parcel Match
S2 Sold 2	321 Balsa St, Henderson, NV 89002	0.18 Miles ¹	Parcel Match
S3 Sold 3	210 Appian Way, Henderson, NV 89002	0.04 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
License No	B.0056344.INDV	Address	8565 S Eastern Ave Las Vegas NV 89123
License Expiration	05/31/2022	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	7.97 miles	Date Signed	06/02/2021

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.