

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>	5060 Emery Drive, Reno, NV 89506	<b>Order ID</b>	7274811	<b>Property ID</b>	30095042
<b>Inspection Date</b>	05/05/2021	<b>Date of Report</b>	05/07/2021		
<b>Loan Number</b>	44576	<b>APN</b>	00308237		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Washoe		

### Tracking IDs

<b>Order Tracking ID</b>	0504BPO	<b>Tracking ID 1</b>	0504BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	WOLFE,MURRAY FAMILY TRUST	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$757	<p>The selected comps were the best ones available at the time of inspection and are a true representation of the subject's market conditions. Secondary sources like Zillow and Trulia were also considered in order to estimate the market value of the subject and comps were chosen based on the similarity to the subject in terms of GLA age proximity and condition. Subject is a single family detached home that lies in a suburban area. The Subject appears to be in average condition based on inspection. The comps were chosen based on the following criteria - GLA, proximity and condition. Sale period, room count, age and location were also considered while choosing comps for the report. All the comps chosen are within 25% GLA variance, within 2 miles proximity, 6 months sales period. Due to a lack of comparable with similar attributes in closer proximity search for comps had to expand in distance. The comps are still valued correctly and is an accurate reflection of the local market value. Search criteria had to be expanded to accommodate comps which matches the subjects GLA and other attributes and which points towards a best value estimate.</p>	
<b>Assessed Value</b>	\$29,342		
<b>Zoning Classification</b>	Residential SF3		
<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>	
<b>Local Economy</b>	Stable	<p>Typically buyers looking to make quick or cash sale in this area will look for 10-20% discount off of market value.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$350,000		
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	5060 Emery Drive	920 Southworth Dr	5425 Slope Dr	625 Winston Drive
<b>City, State</b>	Reno, NV	Reno, NV	Sun Valley, NV	Reno, NV
<b>Zip Code</b>	89506	89512	89433	89512
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.34 <sup>1</sup>	2.49 <sup>1</sup>	2.21 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$295,000	\$295,000	\$315,000
<b>List Price \$</b>	--	\$295,000	\$295,000	\$315,000
<b>Original List Date</b>		04/13/2021	04/29/2021	03/24/2021
<b>DOM · Cumulative DOM</b>	-- · --	21 · 24	5 · 8	41 · 44
<b>Age (# of years)</b>	57	69	56	69
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,296	1,072	1,040	1,128
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 1	2 · 1	3 · 1
<b>Total Room #</b>	5	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	648	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.50 acres	0.15 acres	0.45 acres	0.13 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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.

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

**Listing 1** This comp is inferior to the subject in terms of GLA and superior in room count, inferior in lot size and inferior in age.

**Listing 2** This comp is inferior to the subject in terms of GLA and similar in room count, inferior in lot size and superior in age.

**Listing 3** This comp is inferior to the subject in terms of GLA and superior in room count, inferior in lot size and inferior in age.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	5060 Emery Drive	1598 Bedford Ct	1855 Wilder St	1730 Castle Way
<b>City, State</b>	Reno, NV	Reno, NV	Reno, NV	Reno, NV
<b>Zip Code</b>	89506	89503	89512	89512
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.94 <sup>1</sup>	2.31 <sup>1</sup>	2.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$251,900	\$295,000	\$290,000
<b>List Price \$</b>	--	\$249,000	\$301,000	\$290,000
<b>Sale Price \$</b>	--	\$284,500	\$301,000	\$290,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	11/18/2020	12/14/2020	04/07/2021
<b>DOM · Cumulative DOM</b>	-- · --	158 · 457	43 · 43	63 · 69
<b>Age (# of years)</b>	57	38	68	61
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,296	1,320	1,330	1,281
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	3 · 2	4 · 1
<b>Total Room #</b>	5	6	6	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	None
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	648	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.50 acres	0.16 acres	0.18 acres	0.14 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$3,900	\$0	+\$1,000
<b>Adjusted Price</b>	--	\$280,600	\$301,000	\$291,000

\* Sold 3 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** This comp is superior to the subject in terms of GLA and superior in room count, inferior in lot size and superior in age. GLA: \$-1000 + bed room \$-1000 + bathroom \$0 + age \$-1900 + garage \$0 + carport \$ + pool \$0 + basement \$ + lot size \$0 = total \$-3900
- Sold 2** This comp is superior to the subject in terms of GLA and superior in room count, inferior in lot size and inferior in age. GLA: \$-1000 + bed room \$-1000 + bathroom \$0 + age \$ + garage \$2000 + carport \$ + pool \$0 + basement \$ + lot size \$0 = total \$0
- Sold 3** This comp is inferior to the subject in terms of GLA and superior in room count, inferior in lot size and inferior in age. GLA: \$0 + bed room \$-2000 + bathroom \$1000 + age \$ + garage \$2000 + carport \$ + pool \$0 + basement \$ + lot size \$0 = total \$1000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	EXP Realty LLC-Midtown	None					
<b>Listing Agent Name</b>	Jonas Buchholz						
<b>Listing Agent Phone</b>	702-727-1050						
<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>
04/16/2021	\$297,000	05/01/2021	\$297,000	Pending/Contract	04/27/2021	\$297,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$300,000	\$300,000
<b>Sales Price</b>	\$295,000	\$295,000
<b>30 Day Price</b>	\$290,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The selected comps were the best ones available at the time of inspection and are a true representation of the subject's market conditions. Secondary sources like Zillow and Trulia were also considered in order to estimate the market value of the subject and comps were chosen based on the similarity to the subject in terms of GLA age proximity and condition. Subject is a single family detached home that lies in a suburban area. The Subject appears to be in average condition based on inspection. The comps were chosen based on the following criteria - GLA, proximity and condition. Sale period, room count, age and location were also considered while choosing comps for the report. All the comps chosen are within 25% GLA variance, within 2 miles proximity, 6 months sales period. Due to a lack of comparable with similar attributes in closer proximity search for comps had to expand in distance. The comps are still valued correctly and is an accurate reflection of the local market value. Search criteria had to be expanded to accommodate comps which matches the subjects GLA and other attributes and which points towards a best value estimate.</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



Side



Street



Street

## Listing Photos

**L1** 920 Southworth Dr  
Reno, NV 89512



Front

**L2** 5425 Slope Dr  
Sun Valley, NV 89433



Front

**L3** 625 Winston Drive  
Reno, NV 89512



Front



## Sales Photos

**S1** 1598 BEDFORD CT  
Reno, NV 89503



Front

**S2** 1855 Wilder St  
Reno, NV 89512



Front

**S3** 1730 Castle Way  
Reno, NV 89512



Front

### ClearMaps Addendum

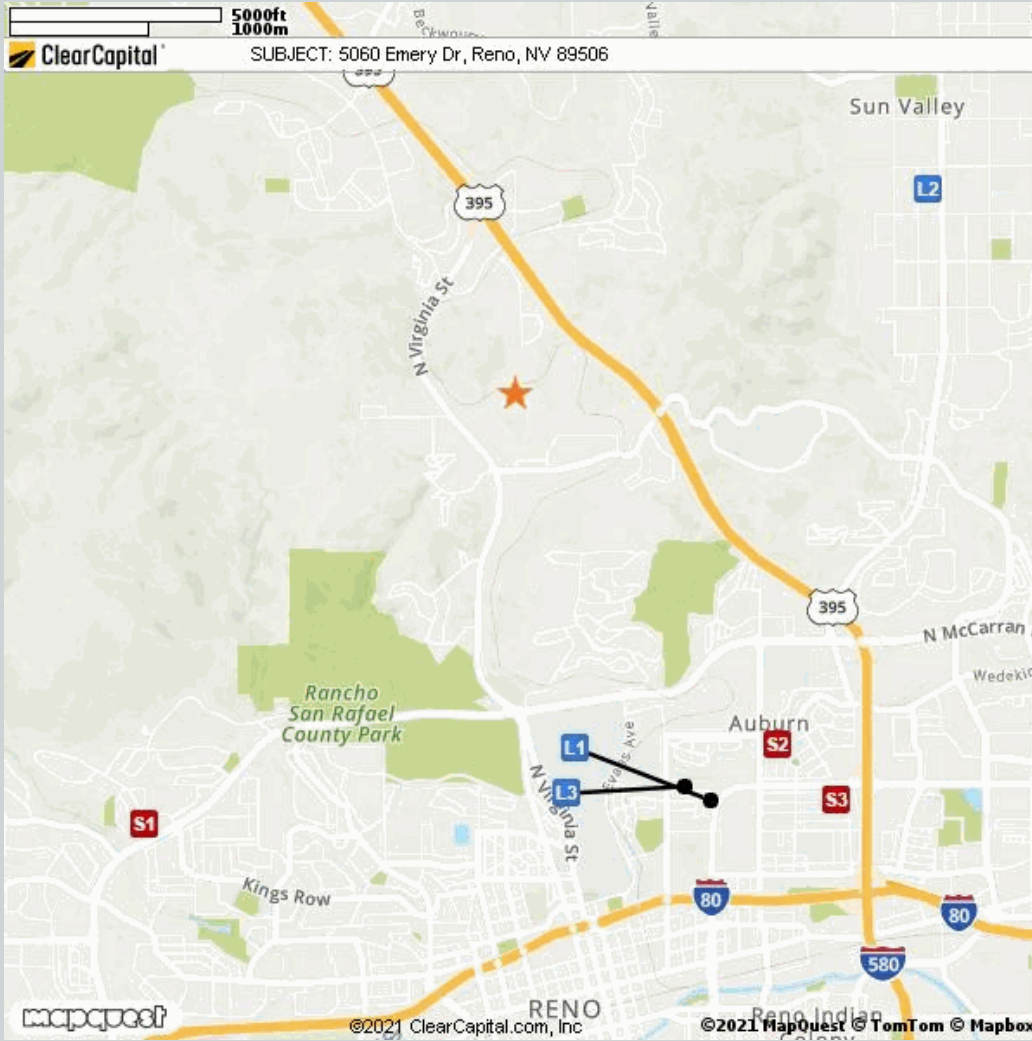
**Address** ★ 5060 Emery Drive, Reno, NV 89506

**Loan Number** 44576

**Suggested List** \$300,000

**Suggested Repaired** \$300,000

**Sale** \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5060 Emery Drive, Reno, NV 89506	--	Parcel Match
L1 Listing 1	920 Southworth Dr, Reno, NV 89512	2.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5425 Slope Dr, Sun Valley, NV 89433	2.49 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	625 Winston Drive, Reno, NV 89512	2.21 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1598 Bedford Ct, Reno, NV 89503	2.94 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1855 Wilder St, Reno, NV 89512	2.31 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1730 Castle Way, Reno, NV 89512	2.73 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>	Skip Benton	<b>Company/Brokerage</b>	Coldwell Banker Select Real Estate
<b>License No</b>	BS.0143248	<b>Address</b>	1170 S Rock Blvd. Reno NV 89521
<b>License Expiration</b>	01/31/2023	<b>License State</b>	NV
<b>Phone</b>	7757723032	<b>Email</b>	llbskip@bentonres.com
<b>Broker Distance to Subject</b>	6.54 miles	<b>Date Signed</b>	05/06/2021

/Skip Benton/

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: **Skip Benton** ("Licensee"), **BS.0143248** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Coldwell Banker Select Real Estate** (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: **5060 Emery Drive, Reno, NV 89506**
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: **May 7, 2021**

Licensee signature: **/Skip Benton/**

**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.