

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	8653 Wildcat Canyon Avenue, Las Vegas, NV 89178	Order ID	7269432	Property ID	30082428
Inspection Date	04/30/2021	Date of Report	05/04/2021		
Loan Number	44668	APN	176-20-812-114		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0430BPO	Tracking ID 1	0430BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	Nguyen Thu	Based on exterior observation, subject property appears to be in average condition and not in need of immediate repair
R. E. Taxes	\$2,885	
Assessed Value	\$167,107	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Urban	Currently a better market with increasing property values. Supply is in shortage with rising demand. This is a fair market with no REO activity. Proximity and convenience to employment, schools, parks, shopping and transportation are average. There is new construction in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$672,000	
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	8653 Wildcat Canyon Avenue	9645 Bouncing Ball Street	8691 Moreno Mountain Avenue	9123 Placer Bullion Avenue
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89178	89178	89178	89178
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.20 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,000	\$450,000	\$485,000
List Price \$	--	\$435,000	\$439,000	\$485,000
Original List Date		03/26/2021	03/23/2021	04/29/2021
DOM · Cumulative DOM	-- · --	22 · 39	29 · 42	1 · 5
Age (# of years)	16	11	14	16
Condition	Average	Average	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 ranch	2 Stories colonial	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	3,035	2,583	2,631	2,552
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 3	4 · 3
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.30 acres	.08 acres	.09 acres	.13 acres
Other	--	--	--	--

* 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** Open Spacious Floor Plan! Move-In Ready! Fresh Two-Toned Paint; Large Living Room Adjacent to Dining Room and Kitchen; Wood-Like Flooring Throughout Downstairs' Kitchen Offers Granite Counters, Center Island, Stainless Steel Appliances and Walk-In Pantry; 1 Bedroom and Full Bath Down; Huge Primary Bedroom; Jack and Jill Bath Between 2 Upstairs Bedrooms; Laundry Room on 2nd Floor; Ceiling Fans; Large Loft; Brand New Carpet, Vanities and Sinks, Toilets. Easy-Care Landscaping. Quick Access to Shopping, Dining and Entertainment.
- Listing 2** Very Well maintained Highly upgraded 2 story home in Mountains Edge featuring Granite countertops, center island, upgraded cabinets, eat-in kitchen, formal dining room, Large family room w/fireplace, beautiful travertine flooring, huge loft upstairs w/built-in surround sound, plantation shutters throughout. Master suite features a separate retreat, master bath offers dual sinks, a large tub and separate shower. Backyard is professionally landscaped with Syn lawn, shrubs and rock. Home close to schools, shopping, and parks. This is a MUST see home!
- Listing 3** Lovely home with 4 bedrooms, one bedroom and 3/4 bath on fist floor, Master bedroom suite upstairs separate from other , two family rooms, one up and the other main floor, formal living room and dining area, 3 car garage, corner lot.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8653 Wildcat Canyon Avenue	8795 Tangerine Sky Avenue	9681 Dancing Pond Way	9621 Dancing Pond Way,
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89178	89178	89178	89178
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.46 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$433,000	\$509,999	\$525,000
List Price \$	--	\$433,000	\$499,999	\$525,000
Sale Price \$	--	\$425,000	\$495,000	\$520,000
Type of Financing	--	Conv	Va	Conv
Date of Sale	--	12/02/2020	12/22/2020	01/15/2021
DOM · Cumulative DOM	-- · --	51 · 120	63 · 116	21 · 36
Age (# of years)	16	17	16	16
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	1 Story ranch	1 Story ranch	1 Story colonial	1 Story colonial
# Units	1	1	1	1
Living Sq. Feet	3,035	2,576	3,007	2,728
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 3	4 · 3
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.30 acres	.18 acres	.19 acres	.21 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$15,000	-\$15,000
Adjusted Price	--	\$425,000	\$480,000	\$505,000

* 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** 1 Story Home in Gate Community. 2 Master Suites. Granite Counter Tops with Walk-in Pantry. Crown Molding and Plantation Shutters. Beautifully Backyard with Apple and Grape Trees. Great Room with Vaulted Ceilings Throughout. Tile Floor at Kitchen and Living Room. High Ceiling. Double Door Entry. Formal Dining Room.
- Sold 2** BEAUTIFUL RANCH STYLE SINGLE STORY HOME IN SOUGHT AFTER GATED COMMUNITY IN THE HEART OF MOUNTAINS EDGE. NICELY APPOINTED WITH UPGRADES THROUGH- OUT. OPEN KITCHEN, WITH LARGE ISLAND, GRANITE COUNTER TOPS, CUSTOM CABINETS BREAKFAST NOOK WITH BENCH SEATING AT WINDOW. OPEN LAYOUT WITH VAULTED CEILINGS AND LOTS OF NATURAL LIGHT. PRIVATE BACKYARD WITH HUGE COVERED PATIO. 4 LARGE BEDROOMS, 3 CAR GARAGE WITH OVERHEAD STORAGE, BACKYARD ACCESS. WATER SOFTNER AND FILTRATION STAY ALONG WITH MULTI SECURITY CAMERAS COMPLETE WITH RECORDER AND MONITOR. WON'T LAST VIEW TODAY!!
- Sold 3** Stunning Fully Renovated Single Story Home in Mountains Edge! This home is as good as it gets! 4 bedrooms + Den + 3 car garage. Home features an open floor plan, vaulted ceilings, fresh paint, luxury LVT flooring, double stacked refinished cabinets, and custom touches throughout. Kitchen with quartz tops, subway tile backsplash, stainless steel appliances and a pantry-leaving nothing to be desired! Living room with a gorgeous shiplap fireplace feature. Jack and Jill bathroom with double sinks for guest rooms. Master suite featuring a walk in closet and barn door entrance to the master bath where you will find a soaking tub, frameless glass shower with tile surround and dual vanities. Large backyard with grassy area perfect for entertaining. This home will not last long! WELCOME HOME!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was recently listed			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
06/09/2020	\$375,000	04/24/2021	\$518,000	Withdrawn	04/30/2021	\$518,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$490,000	\$490,000
Sales Price	\$485,000	\$485,000
30 Day Price	\$475,000	--
Comments Regarding Pricing Strategy		
All comps selected are single family detached homes within 1 mile of the subject. These comps are within 15% GLA of the subject and are in similar condition as the subject and sold in the past 180 days.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value conclusion is accurate and reflects the current market for the subject. The selected comps are within a reasonable distance given comp availability, are relatively current, and accurately reflect the subject's defining characteristics. The report is deemed correct and well supported based on the current market conditions.

Subject Photos



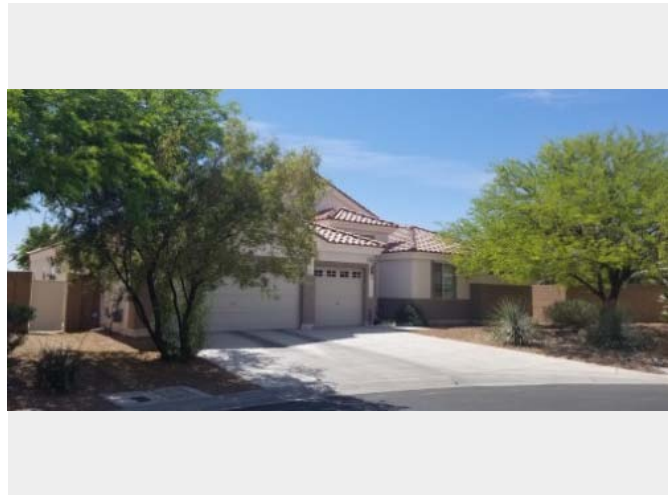
Front



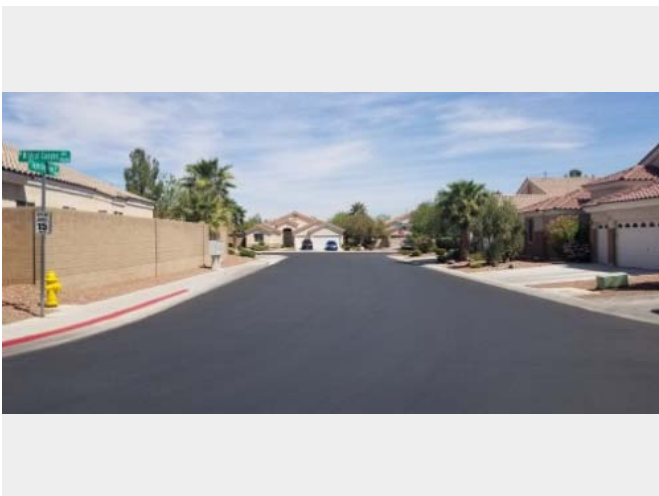
Address Verification



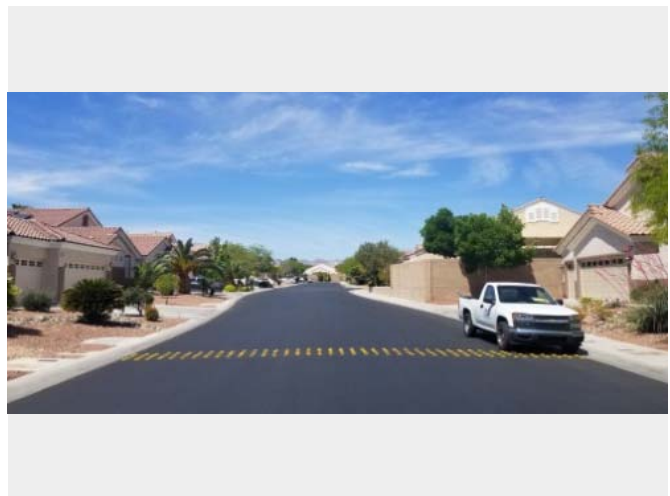
Side



Side



Street



Street

Listing Photos

L1 9645 Bouncing Ball Street
Las Vegas, NV 89178



Front

L2 8691 Moreno Mountain Avenue
Las Vegas, NV 89178



Front

L3 9123 Placer Bullion Avenue
Las Vegas, NV 89178



Front

Sales Photos

S1 8795 Tangerine Sky Avenue
Las Vegas, NV 89178



Front

S2 9681 Dancing Pond Way
Las Vegas, NV 89178



Front

S3 9621 Dancing Pond Way,
Las Vegas, NV 89178



Front

ClearMaps Addendum

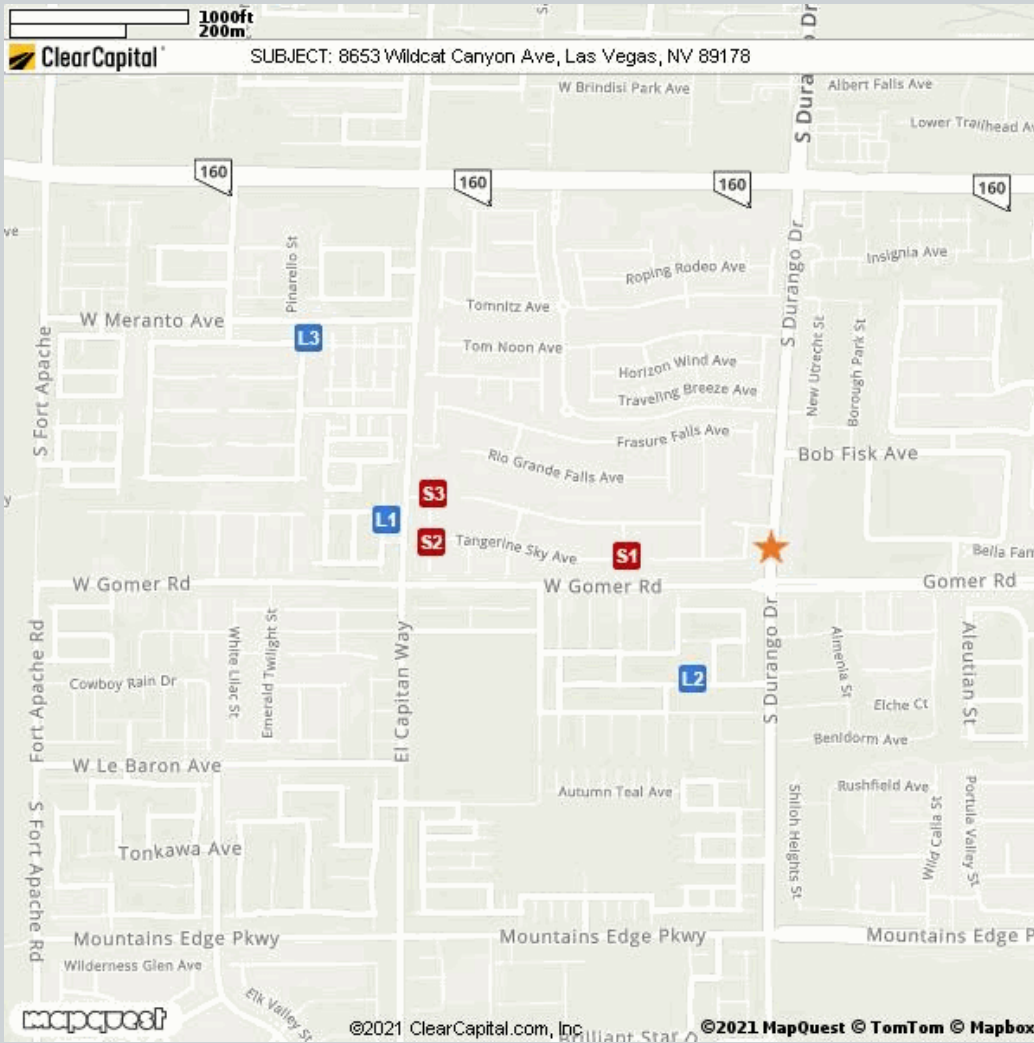
Address ★ 8653 Wildcat Canyon Avenue, Las Vegas, NV 89178

Loan Number 44668

Suggested List \$490,000

Suggested Repaired \$490,000

Sale \$485,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8653 Wildcat Canyon Avenue, Las Vegas, NV 89178	--	Parcel Match
L1	9645 Bouncing Ball Street, Las Vegas, NV 89178	0.52 Miles ¹	Parcel Match
L2	8691 Moreno Mountain Avenue, Las Vegas, NV 89178	0.20 Miles ¹	Parcel Match
L3	9123 Placer Bullion Avenue, Las Vegas, NV 89178	0.70 Miles ¹	Parcel Match
S1	8795 Tangerine Sky Avenue, Las Vegas, NV 89178	0.19 Miles ¹	Parcel Match
S2	9681 Dancing Pond Way, Las Vegas, NV 89178	0.46 Miles ¹	Parcel Match
S3	9621 Dancing Pond Way,, Las Vegas, NV 89178	0.47 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	Clint Whiting	Company/Brokerage	Innovation Realty
License No	b.1002077	Address	8215 S. Eastern Ave #285 Las Vegas NV 89123
License Expiration	12/31/2022	License State	NV
Phone	7023792512	Email	CLINT@INNOVATIONVEGAS.COM
Broker Distance to Subject	9.21 miles	Date Signed	05/04/2021

/Clint Whiting/

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: **Clint Whiting** ("Licensee"), **b.1002077** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovation Realty** (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: **8653 Wildcat Canyon Avenue, Las Vegas, NV 89178**
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 4, 2021**

Licensee signature: **/Clint Whiting/**

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.