

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	18101 Alexandria Drive, Reno, NV 89508	Order ID	7272190	Property ID	30088933
Inspection Date	05/03/2021	Date of Report	05/04/2021		
Loan Number	44676	APN	55619103		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Washoe		

Tracking IDs

Order Tracking ID	0503BPO	Tracking ID 1	0503BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	GARNER, LEMMIE ET AL	Condition Comments	
R. E. Taxes	\$1,862	The subject appears to be adequately maintained and there were no damages or defects observed from the exterior inspection. The house is an appropriate improvement for the neighborhood and is similar in construction to the other houses in the neighborhood.	
Assessed Value	\$88,571		
Zoning Classification	MDS		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Door locks)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Woodland Village 775-828-3664		
Association Fees	\$114 / Quarter (Other: security)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The average marketing period for this neighborhood is 35 DOM. There is little to no REO and short sale activity in this market at this time.	
Sales Prices in this Neighborhood	Low: \$405,000 High: \$480,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	18101 Alexandria Drive	17908 Empire Ct	17795 Oakview Ct	17625 Thomasville Ct
City, State	Reno, NV	Reno, NV	Reno, NV	Reno, NV
Zip Code	89508	89508	89508	89508
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.30 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$435,000	\$465,000	\$468,500
List Price \$	--	\$435,000	\$465,000	\$468,500
Original List Date		04/26/2021	04/26/2021	04/15/2021
DOM · Cumulative DOM	-- · --	7 · 8	7 · 8	18 · 19
Age (# of years)	18	21	18	18
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,320	2,320	2,320	2,320
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	8
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	--	--	Spa - Yes	--
Lot Size	0.28 acres	0.16 acres	0.16 acres	0.21 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.

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

Listing 1 Listing 1 has had no recent updates or upgrades. The house is a model match to the subject and has space for RV parking.

Listing 2 Listing 2 has upgraded smart home features which allows one to control the thermostat, sprinklers and 13 outdoor cameras from a smart phone.

Listing 3 Listing 3 had the interior and exterior trim of the home painted in March 2021 and new carpet was installed throughout the home in April 2021.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	18101 Alexandria Drive	17686 Frost Peak Ct	18205 Fontana Ct	17680 Cee Jay Ct
City, State	Reno, NV	Reno, NV	Reno, NV	Reno, NV
Zip Code	89508	89508	89508	89508
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.05 ¹	1.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$475,000	\$439,900	\$409,000
List Price \$	--	\$475,000	\$439,900	\$409,000
Sale Price \$	--	\$445,000	\$439,900	\$440,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	04/16/2021	04/30/2021	02/20/2021
DOM · Cumulative DOM	-- · --	49 · 49	1 · 30	2 · 40
Age (# of years)	18	20	20	16
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,320	2,273	2,320	2,228
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 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	0.28 acres	0.18 acres	.32 acres	.29 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,100	\$0	+\$7,500
Adjusted Price	--	\$448,100	\$439,900	\$447,500

* 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 Sold 1 was adjusted +3100 inferior GLA.

Sold 2 Sold 2 is a model match to the subject and no adjustments were needed.

Sold 3 Sold 3 was adjusted +6000 inferior GLA, +2500 inferior bath count and -1000 superior garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No recent sale or listing history.				
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	\$449,000	\$449,000
Sales Price	\$445,000	\$445,000
30 Day Price	\$435,000	--
Comments Regarding Pricing Strategy		
The suggested value is bracketed by the Sold comps with consideration given to the current listings and market activity.		

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



Street

Listing Photos

L1 17908 Empire Ct
Reno, NV 89508



Front

L2 17795 Oakview Ct
Reno, NV 89508



Front

L3 17625 Thomasville Ct
Reno, NV 89508



Front

Sales Photos

S1 17686 Frost Peak Ct
Reno, NV 89508



Front

S2 18205 Fontana Ct
Reno, NV 89508



Front

S3 17680 Cee Jay Ct
Reno, NV 89508



Front

ClearMaps Addendum

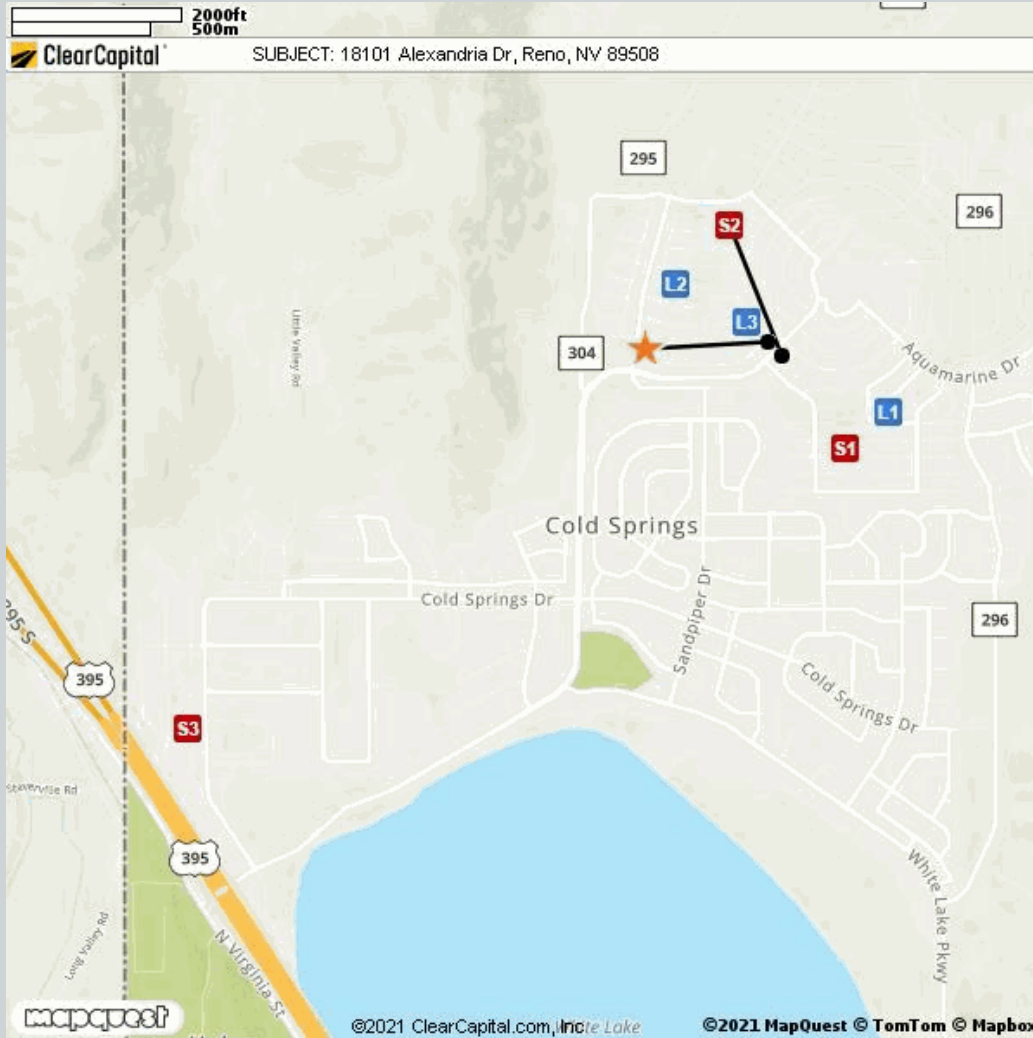
Address ★ 18101 Alexandria Drive, Reno, NV 89508

Loan Number 44676

Suggested List \$449,000

Suggested Repaired \$449,000

Sale \$445,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18101 Alexandria Drive, Reno, NV 89508	--	Parcel Match
L1 Listing 1	17908 Empire Ct, Reno, NV 89508	0.36 Miles ¹	Parcel Match
L2 Listing 2	17795 Oakview Ct, Reno, NV 89508	0.30 Miles ¹	Parcel Match
L3 Listing 3	17625 Thomasville Ct, Reno, NV 89508	0.09 Miles ¹	Parcel Match
S1 Sold 1	17686 Frost Peak Ct, Reno, NV 89508	0.36 Miles ¹	Parcel Match
S2 Sold 2	18205 Fontana Ct, Reno, NV 89508	0.05 Miles ¹	Parcel Match
S3 Sold 3	17680 Cee Jay Ct, Reno, NV 89508	1.89 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	Michael Fronk	Company/Brokerage	Vylla Home
License No	S.0190623	Address	200 S. Virginia St Reno NV 89501
License Expiration	08/31/2021	License State	NV
Phone	5308077552	Email	mhfronk@gmail.com
Broker Distance to Subject	14.23 miles	Date Signed	05/04/2021

/Michael Fronk/

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: **Michael Fronk** ("Licensee"), **S.0190623** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Vylla Home** (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: **18101 Alexandria Drive, Reno, NV 89508**
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: **/Michael Fronk/**

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.