

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	3904 Citrus Street, Silver Springs, NV 89429	Order ID	7346120	Property ID	30438996
Inspection Date	06/08/2021	Date of Report	06/10/2021		
Loan Number	44862	APN	01840303		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Lyon		

Tracking IDs

Order Tracking ID	0607BPO_BOTW	Tracking ID 1	0607BPO_BOTW
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ANNL STEGALL	Condition Comments The subject appears to be in between fair and average condition overall, but mostly due to deferred maintenance. The roof either needs to be repaired, or replaced, due to being located in a very windy area. The exterior also need to be painted. Overall, the subject is in average condition for the area, and among most of its neighbors. There are homes in better and worse condition in close proximity. According to MLS, the subject needs some new flooring in 2 rooms. The subject is a unique and large property for the area. Most homes are MFG, and there are few SFD homes in Silver Springs, and even less that are this size.
R. E. Taxes	\$2,079	
Assessed Value	\$73,442	
Zoning Classification	Residential RR2T	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$20,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$20,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments The subject is located in Silver Springs, which is a small, rural town at the junction of HWY 50 and 95a, near Lahontan reservoir. This area is comprised of mostly MFG homes on acreage, with little landscaping. The town lacks many modern amenities and services, but has started to grow again due to being more affordable the rest of Northern Nevada.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$450,000 High: \$675,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3904 Citrus Street	129 Edith	1475 Rancho	5307 Bentgrass
City, State	Silver Springs, NV	Dayton, NV	Fallon, NV	Silver Springs, NV
Zip Code	89429	89403	89406	89429
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	16.68 ¹	24.39 ¹	8.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$265,000	\$489,000
List Price \$	--	\$400,000	\$241,000	\$489,000
Original List Date		05/06/2021	01/15/2021	05/27/2021
DOM · Cumulative DOM	-- · --	34 · 35	145 · 146	13 · 14
Age (# of years)	13	37	52	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story cabin	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	3,025	2,920	2,420	22,040
Bdrm · Bths · ½ Bths	3 · 3	2 · 3	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	600	--	--
Pool/Spa	--	--	--	--
Lot Size	0.92 acres	1.35 acres	2.8 acres	1.0 acres
Other	shed	workshop	none	none

* 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 This comp was used due to lack of list comps within 40% sqft and 15 miles of the subject. This comp is the most comparable in terms of appeal, and style. Superior overall due to garage, lot size, and location. Located in outer Dayton, but a far less rural area and much more in demand.

Listing 2 This comp was used due to a lack of comps with similar condition to the subject. This comp is inferior only in terms of size and age. Superior location, lot size, and has garage. This comp needs similar repairs to the subject.

Listing 3 Comparable style, location, lot size, age, and views. One of very few list comps in the stagecoach, or Silver Springs area. This comp is superior due to condition, garage size, landscaping, and appeal. Represents the subject in good, remodeled condition with landscaping.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3904 Citrus Street	4790 Amie	2465 E Antelope	7885 Remington
City, State	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV	Silver Springs, NV
Zip Code	89429	89429	89429	89429
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.31 ¹	5.06 ¹	4.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$345,000	\$355,000	\$249,900
List Price \$	--	\$285,000	\$355,000	\$249,900
Sale Price \$	--	\$250,000	\$315,000	\$243,000
Type of Financing	--	Fha	Conv.	Fha
Date of Sale	--	04/16/2020	08/28/2020	03/09/2021
DOM · Cumulative DOM	-- · --	130 · 130	197 · 197	104 · 104
Age (# of years)	13	41	30	25
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	2 Stories standard
# Units	1	1	1	1
Living Sq. Feet	3,025	2,016	3,098	1,950
Bdrm · Bths · ½ Bths	3 · 3	2 · 2 · 1	4 · 2 · 1	1 · 2
Total Room #	6	5	7	4
Garage (Style/Stalls)	None	Detached 4 Car(s)	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.92 acres	2.44 acres	4.46 acres	1.02 acres
Other	shed	workshop	workshop	2 carport
Net Adjustment	--	+\$70,010	+\$13,150	+\$56,040
Adjusted Price	--	\$320,010	\$328,150	\$299,040

* 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** Inferior to the subject overall due to size and age. This comp needs similar repairs to the subject. This comp has 4 car garage and workshop. Equal landscaping, and appeal. Prices have risen roughly 14% since this comp sold. Adjustments -5440 lot, -20000 garage, +5000 age, +3000 bath, +50450 sqft, +35000 appreciation
- Sold 2** Most comparable comp available based on location, age, condition, views, appeal, and size. This is also the most recent sold comp. Superior overall to the subject based on lot size and also has large garage/workshop. Prices have risen roughly 10% since this comp sold. Adjustments -17700 lot, -3650 sqft +3000 bath, +31500 appreciation
- Sold 3** Inferior to the subject only based on size. This comp was used due to lack of sold comp in similar condition located in Silver springs, and also most recent sold SFD similar to subject. Equal condition, appeal. Has 2 car garage, and 2 carport. Adjustments -10000 garage, +5000 bath, +53750 sqft, +7290 appreciation.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Sierra Nevada Properties Fallon	Lovely 3,025 sq.ft. site built home! Home features a nice living room, family room, family room, large kitchen with dining area, tile floor and cherry wood cabinets, 2 master bedrooms, on .92 acres . Home needs floor covering in some areas in 2nd master suite and hallways. Home is being sold "AS IS" Seller will make no repairs.					
Listing Agent Name	Eric Gotham						
Listing Agent Phone	775-423-2191						
# 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
04/22/2021	\$295,000	04/26/2021	\$295,000	Pending/Contract	05/12/2021	\$295,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$319,000	\$359,000
Sales Price	\$315,000	\$355,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
The subject's suggested value is based on the adjusted and unadjusted value of the comps as well as it's listing history. Special consideration was given to the sold comps due to a lack of listing inventory, and shows a trend of rising values. The subject appears to have a minor obsolescence or stigma, based on it's listing price compared to its size, and also the DOM before it received an offer. The repaired value is based on getting a 2 to 1 ROI on repairs.		

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



Side



Street

Listing Photos

L1 129 Edith
Dayton, NV 89403



Front

L2 1475 Rancho
Fallon, NV 89406



Front

L3 5307 Bentgrass
Silver Springs, NV 89429



Front

Sales Photos

S1 4790 Amie
Silver Springs, NV 89429



Front

S2 2465 E Antelope
Silver Springs, NV 89429



Front

S3 7885 Remington
Silver Springs, NV 89429



Front

ClearMaps Addendum

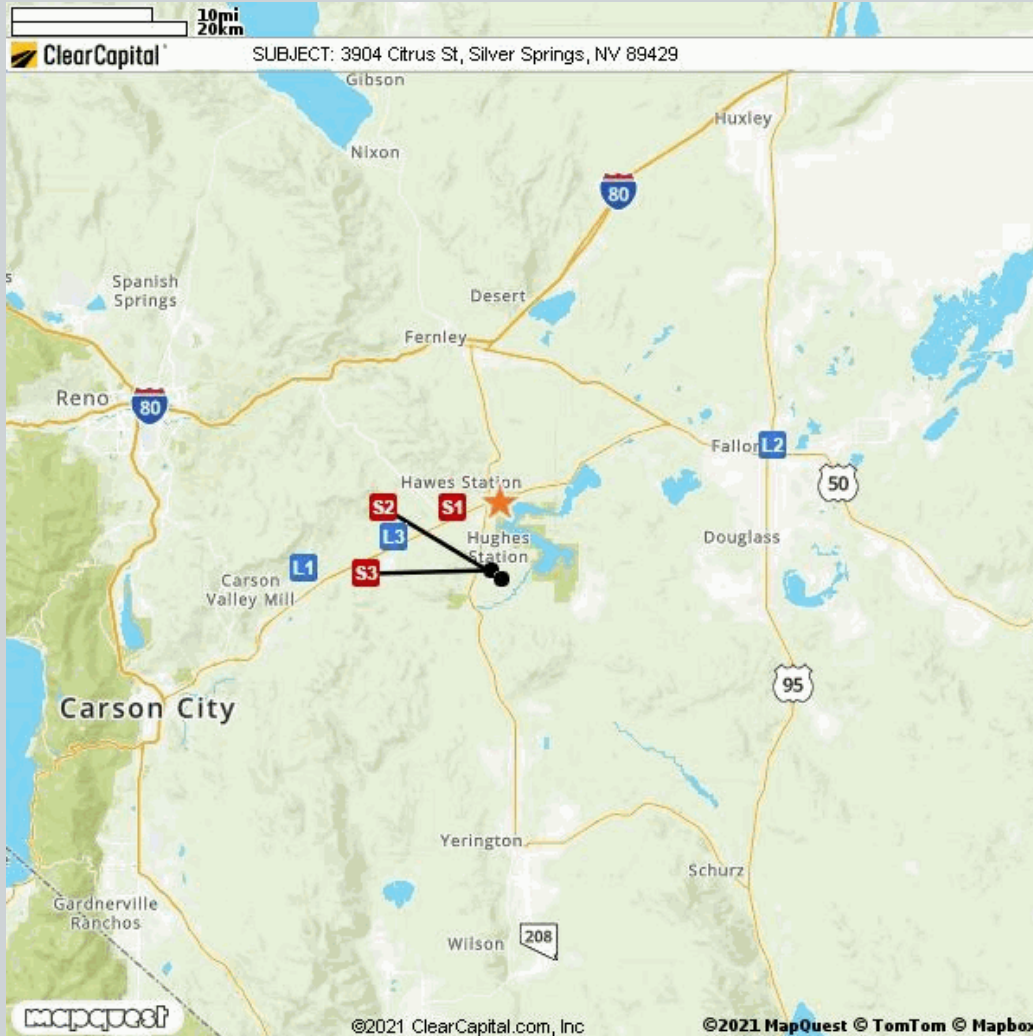
Address ★ 3904 Citrus Street, Silver Springs, NV 89429

Loan Number 44862

Suggested List \$319,000

Suggested Repaired \$359,000

Sale \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3904 Citrus Street, Silver Springs, NV 89429	--	Parcel Match
L1 Listing 1	129 Edith, Dayton, NV 89403	16.68 Miles ¹	Parcel Match
L2 Listing 2	1475 Rancho, Fallon, NV 89406	24.39 Miles ¹	Parcel Match
L3 Listing 3	5307 Bentgrass, Silver Springs, NV 89429	8.64 Miles ¹	Parcel Match
S1 Sold 1	4790 Amie, Silver Springs, NV 89429	3.31 Miles ¹	Parcel Match
S2 Sold 2	2465 E Antelope, Silver Springs, NV 89429	5.06 Miles ¹	Parcel Match
S3 Sold 3	7885 Remington, Silver Springs, NV 89429	4.13 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	Howard Zink	Company/Brokerage	Reno Tahoe Realty Group
License No	s.0191906	Address	4855 Warren Reno NV 89509
License Expiration	12/31/2021	License State	NV
Phone	7757413995	Email	h.zink@hotmail.com
Broker Distance to Subject	30.71 miles	Date Signed	06/10/2021

/Howard Zink/

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: **Howard Zink** ("Licensee"), **s.0191906** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Reno Tahoe Realty Group** (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: **3904 Citrus Street, Silver Springs, NV 89429**
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: **June 10, 2021**

Licensee signature: **/Howard Zink/**

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.