

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	4443 E Harmon Avenue, Las Vegas, NV 89121	Order ID	7302323	Property ID	30169147
Inspection Date	05/18/2021	Date of Report	05/18/2021		
Loan Number	44879	APN	161-20-312-004		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0517BPOs	Tracking ID 1	0517BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Breckenridge Property Fund 2016 LLC	Condition Comments	
R. E. Taxes	\$726	Subject property is a 1 story single family detached home with 2 car attached garage with entry into house. Roof is pitched composition shingles, typical for age and neighborhood. It has 2 fireplaces, in-ground pool or spa per tax records. Clark County Tax Assessor shows Cost Class for this property as Fair. No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping appear average for age and neighborhood. Subject property was last sold 05/14/2021 as fair market sale. There are no MLS records available for this property since purchased.. Subject property is located in the El Encanto subdivision in the southeastern area of Las Vegas. This tract is comprised of 1,420 single family detached homes which vary in square footage from 1,176- 4,014 square feet of living area. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most like buyer is first time home buyer with FHA/VA financing. NOTE tax records show property has 2 fireplaces, previous MLS shows no fireplaces. Tax records are considered to be correct for this report.	
Assessed Value	\$44,648		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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 shortage of listings in El Encanto on the date of this report. Currently there are 16 homes listed for sale (0 short sale, 1 REO). In the past 12 months, there have been 78 closed MLS transactions in this area. This indicates a shortage of listings, assuming 90 days on market. Average days on market time was 26 with range 0-269 days and average sale price was 100.1% of final list price. It was necessary to expand radius to have sufficient listings for this report of property similar in size, condition and age. The most weight should be given to closed sale co...	
Sales Prices in this Neighborhood	Low: \$201,000 High: \$385,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

There is a shortage of listings in El Encanto on the date of this report. Currently there are 16 homes listed for sale (0 short sale, 1 REO). In the past 12 months, there have been 78 closed MLS transactions in this area. This indicates a shortage of listings, assuming 90 days on market. Average days on market time was 26 with range 0-269 days and average sale price was 100.1% of final list price. It was necessary to expand radius to have sufficient listings for this report of property similar in size, condition and age. The most weight should be given to closed sale comps as they are all located in El Encanto, identical in construction quality, and nearly identical in age.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4443 E Harmon Avenue	4646 Dennis Way	4105 E Harmon Ave	4453 El Carnal Way
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.44 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$299,999	\$315,000
List Price \$	--	\$230,000	\$299,999	\$310,000
Original List Date		04/28/2021	04/30/2021	04/20/2021
DOM · Cumulative DOM	-- · --	9 · 20	3 · 18	11 · 28
Age (# of years)	48	53	48	48
Condition	Average	Average	Average	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 Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,180	1,100	1,620	1,519
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	5	5	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	--	Pool - Yes	Pool - Yes
Lot Size	0.19 acres	0.14 acres	0.19 acres	0.16 acres
Other	2 Fireplaces	No Fireplace	1 Fireplace	No Fireplace

* Listing 2 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 FHA sale. Tenant occupied property, leased for \$900/month when listed. Identical in bedrooms, baths, condition, and nearly identical in age. It is inferior in square footage, lot size, no garage (converted), no pool, no fireplace. This property is inferior to subject property.
- Listing 2** Under contract, will be conventional financing. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity, lot size, pool, same street and age. It is inferior in fireplaces but superior in square footage and is superior to subject property.
- Listing 3** Under contract, will be conventional financing. Owner occupied property when listed. Identical in baths, garage capacity, pool and age. It is inferior in lot size, no fireplace but is superior in square footage and condition. This property is superior to subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4443 E Harmon Avenue	4431 Bennett Dr	4280 El Antonio Pl	4516 Newton Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.28 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$224,900	\$325,999	\$300,000
List Price \$	--	\$224,900	\$324,999	\$300,000
Sale Price \$	--	\$224,900	\$324,999	\$312,500
Type of Financing	--	Fha	Conventional	Cash
Date of Sale	--	02/12/2021	03/19/2021	04/26/2021
DOM · Cumulative DOM	-- · --	2 · 31	26 · 67	13 · 27
Age (# of years)	48	45	44	44
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 Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,180	1,180	1,437	1,437
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	6	6
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	--	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.19 acres	0.17 acres	0.18 acres	0.16 acres
Other	2 Fireplaces	No Fireplaces	1 Fireplace	1 Fireplace
Net Adjustment	--	+\$26,400	-\$40,000	-\$42,900
Adjusted Price	--	\$251,300	\$284,999	\$269,600

* 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** FHA sale with \$5,000 in seller paid concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, condition, garage capacity, and nearly identical in age. It is inferior in no pool \$25,000, no fireplaces \$2,000, lot size adjusted @ \$5/square foot \$4,400. Seller paid concessions adjusted (\$5,000).
- Sold 2** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical in bedrooms, baths, garage capacity, pool, and nearly identical in age. It is inferior in lot size adjusted @ \$5/square foot \$4,400, fireplaces \$1,000, but is superior in square footage adjusted @ \$60/square foot (\$15,400) and condition with new flooring, stainless appliances, updated bath fixtures (\$30,000).
- Sold 3** Cash sale, no concessions. Owner occupied property when listed. Identical in bedrooms, baths, garage capacity, pool, and nearly identical in age. It is inferior in lot size adjusted @ \$5/square foot \$6,500, fireplaces \$1,000 but is superior in square footage adjusted @ \$60/square foot (\$15,400), condition with new interior paint, new carpet, stainless appliances, backyard BBQ (\$30,000), and spa (\$5,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Under contract the same day listed, cash sale, no concessions.			
Listing Agent Name				Sold over list price.			
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/14/2021	\$245,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,000	\$275,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$259,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near mid high range of competing listings due to shortage of directly competing homes and low days on market time. It is most like Sale #1 which sold for adjusted sales price of \$251,300. It was under contract in 2 days on market. Subject property would be expected to sell somewhat above this price point with 90 days on market. This home sold for \$246,000 as cash sale 05/14/2021. It was under contract the same day listed. Valuation for subject property assumes 90 days on market, typical marketing procedures, lock box access and ability to view home.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street

Listing Photos

L1 4646 Dennis Way
Las Vegas, NV 89121



Front

L2 4105 E Harmon Ave
Las Vegas, NV 89121



Front

L3 4453 El Carnal Way
Las Vegas, NV 89121



Front

Sales Photos

S1 4431 Bennett Dr
Las Vegas, NV 89121



Front

S2 4280 El Antonio Pl
Las Vegas, NV 89121



Front

S3 4516 Newton Dr
Las Vegas, NV 89121



Front

ClearMaps Addendum

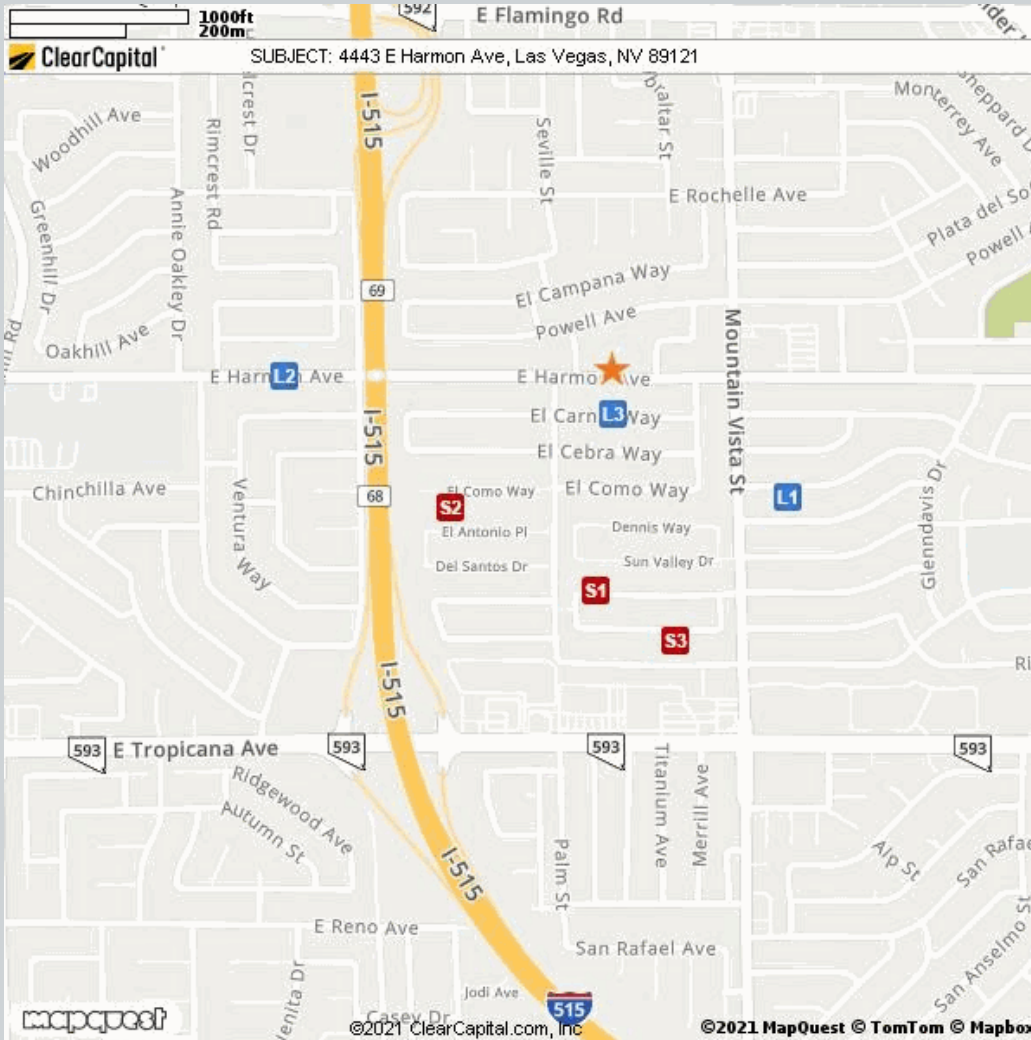
Address ★ 4443 E Harmon Avenue, Las Vegas, NV 89121

Loan Number 44879

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4443 E Harmon Avenue, Las Vegas, NV 89121	--	Parcel Match
L1 Listing 1	4646 Dennis Way, Las Vegas, NV 89121	0.30 Miles ¹	Parcel Match
L2 Listing 2	4105 E Harmon Ave, Las Vegas, NV 89121	0.44 Miles ¹	Parcel Match
L3 Listing 3	4453 El Carnal Way, Las Vegas, NV 89121	0.05 Miles ¹	Parcel Match
S1 Sold 1	4431 Bennett Dr, Las Vegas, NV 89121	0.30 Miles ¹	Parcel Match
S2 Sold 2	4280 El Antonio Pl, Las Vegas, NV 89121	0.28 Miles ¹	Parcel Match
S3 Sold 3	4516 Newton Dr, Las Vegas, NV 89121	0.38 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.

Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

Please determine a realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Photo Instructions

Report Instructions - cont.

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking each direction down the street
4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

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	5.60 miles	Date Signed	05/18/2021

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof** (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: **4443 E Harmon Avenue, Las Vegas, NV 89121**
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 18, 2021**

Licensee signature: **/Linda Bothof/**

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.