

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	3195 Probasco Way, Sparks, NEVADA 89431	Order ID	7333169	Property ID	30415712
Inspection Date	06/02/2021	Date of Report	06/03/2021		
Loan Number	45005	APN	028-101-15		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Washoe		

Tracking IDs					
Order Tracking ID	BPO0601_BOTW	Tracking ID 1	BPO0601_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	RUIZ LIVING TRUST	Subject appears to be occupied and in average condition from the exterior. No repairs noted. MLS listing, however, states that subject needs TLC, repairs, updating, and has deferred maintenance. Therefore, the property condition is assumed Fair.
R. E. Taxes	\$583	
Assessed Value	\$27,598	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$15,000	
Total Estimated Repair	\$20,000	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Located within an area of mostly maintained homes. Local economy is slow due to COVID-19 restrictions that are lifting. Market conditions are excellent with rapidly appreciating values due to low inventory and high demand.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$182,000 High: \$775,000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3195 Probasco Way	20 Sheridan Way	2500 Courtland Way	135 Eric Ave
City, State	Sparks, NEVADA	Sparks, NV	Sparks, NV	Sparks, NV
Zip Code	89431	89431	89431	89431
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.37 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$309,900	\$310,000	\$350,000
List Price \$	--	\$309,900	\$310,000	\$350,000
Original List Date		04/07/2021	06/01/2021	05/27/2021
DOM · Cumulative DOM	-- · --	57 · 57	2 · 2	7 · 7
Age (# of years)	56	60	59	57
Condition	Fair	Fair	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 ; 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	988	1,176	1,108	1,176
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	0.13 acres	.14 acres	0.14 acres
Other	--	--	--	--

* 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 Superior SF and garage. Similar condition (needs TLC, updating, and some repair), lot size, and age. Pending sale.

Listing 2 Superior SF and condition. Similar lot size, garage, and age. New listing.

Listing 3 Superior SF, condition, and garage. Similar lot size and age. Pending sale.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3195 Probasco Way	2555 Stine Way	151 Quail St	2515 Coppa Way
City, State	Sparks, NEVADA	Sparks, NV	Sparks, NV	Sparks, NV
Zip Code	89431	89431	89431	89431
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.68 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$300,000	\$299,837
List Price \$	--	\$279,000	\$300,000	\$299,837
Sale Price \$	--	\$280,000	\$300,000	\$306,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	02/26/2021	02/19/2021	05/13/2021
DOM · Cumulative DOM	-- · --	44 · 44	39 · 39	39 · 59
Age (# of years)	56	60	61	60
Condition	Fair	Fair	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 ; 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	988	1,044	1,044	1,044
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 1	3 · 1
Total Room #	5	4	4	4
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.16 acres	.14 acres	.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,800	-\$21,200	-\$21,200
Adjusted Price	--	\$283,800	\$278,800	\$284,800

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Superior SF (-\$6200). Inferior # of bathrooms (+\$5000) and garage (+\$5000). Similar condition (needs work and TLC), lot size, and age.

Sold 2 Superior SF (-\$6200) and condition (-\$20000). Inferior # of bathrooms (+\$5000). Similar lot size, garage, and age.

Sold 3 Superior SF (-\$6200) and condition (-\$20000). Inferior # of bathrooms (+\$5000). Similar lot size, garage, and age. Recent sale date.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	L Lance Gilman Real Estate	Pending sale.					
Listing Agent Name	Mark Ashworth						
Listing Agent Phone	775-852-2305						
# 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
05/05/2021	\$285,000	--	--	Pending/Contract	05/17/2021	\$285,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$290,000	\$310,000
Sales Price	\$280,000	\$300,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
Most consideration given to the sold comparables, after adjustments.		

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



Street



Other

Listing Photos

L1 20 Sheridan Way
Sparks, NV 89431



Front

L2 2500 Courtland Way
Sparks, NV 89431



Front

L3 135 Eric Ave
Sparks, NV 89431



Front

Sales Photos

S1 2555 Stine Way
Sparks, NV 89431



Front

S2 151 Quail St
Sparks, NV 89431



Front

S3 2515 Coppa Way
Sparks, NV 89431



Front

ClearMaps Addendum

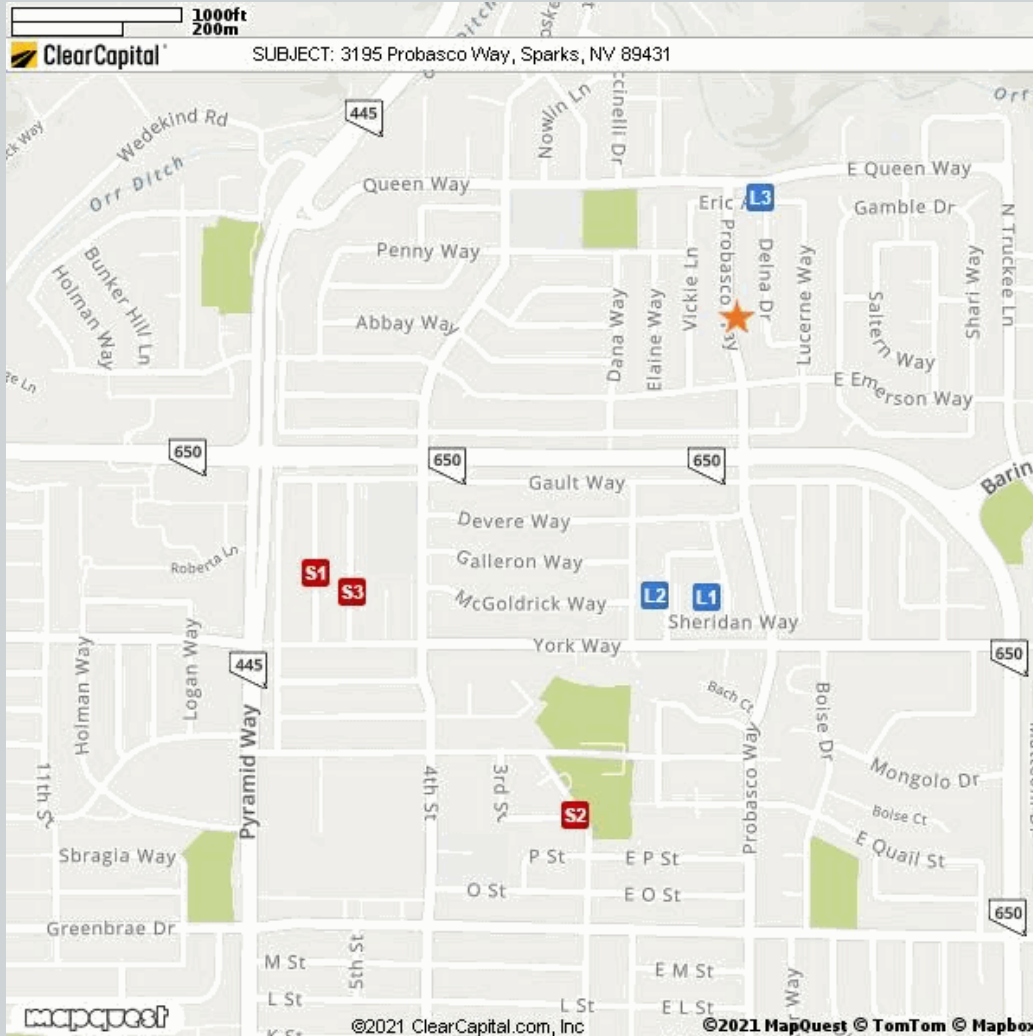
Address ★ 3195 Probasco Way, Sparks, NEVADA 89431

Loan Number 45005

Suggested List \$290,000

Suggested Repaired \$310,000

Sale \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3195 Probasco Way, Sparks, Nevada 89431	--	Parcel Match
L1 Listing 1	20 Sheridan Way, Sparks, NV 89431	0.36 Miles ¹	Parcel Match
L2 Listing 2	2500 Courtland Way, Sparks, NV 89431	0.37 Miles ¹	Parcel Match
L3 Listing 3	135 Eric Ave, Sparks, NV 89431	0.17 Miles ¹	Parcel Match
S1 Sold 1	2555 Stine Way, Sparks, NV 89431	0.64 Miles ¹	Parcel Match
S2 Sold 2	151 Quail St, Sparks, NV 89431	0.68 Miles ¹	Parcel Match
S3 Sold 3	2515 Coppa Way, Sparks, NV 89431	0.61 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	Charlene Johannessen	Company/Brokerage	Johannessen Realty
License No	B.1000744.LLC	Address	1060 Hunter Lake Drive Reno NV 89509
License Expiration	01/31/2022	License State	NV
Phone	7753222960	Email	charlenej@charter.net
Broker Distance to Subject	6.06 miles	Date Signed	06/03/2021

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.

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.