

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	8501 W University Avenue Unit 1039, Las Vegas, NEVADA 89147	Order ID	7483676	Property ID	30770505
Inspection Date	08/05/2021	Date of Report	08/06/2021	APN	16321215075
Loan Number	45851	County	Clark		
Borrower Name	Breckenridge Property Fund 2016 LLC				
Tracking IDs					
Order Tracking ID	0804BPO_BOTW	Tracking ID 1	0804BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	STEVEN D BLOOM	Condition Comments	
R. E. Taxes	\$810	<p>No damage or repair issues noted. Doors, windows, roof, paint, landscaping, appear to be in average condition for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a 1 level, first floor condo with 3 bedrooms and 2 baths. It has a 1 gas fireplace and small patio/balcony area. Last sold 09/28/2007 as fair market sale for \$182,000. Tax records show that this home is owner occupied. Subject property is located in the southwestern area of Las Vegas in the Fiesta Condo subdivision. This tract is comprised of 351 condo units in a gated multi building complex. Units vary in living area from 890-1,090 square feet. Access to schools, shopping is within 1 mile and freeway entry is within 3-4 miles. Most likely buyer is investor/cash sale. Some units have a detached garage in this complex, considered a premium. Subject property does not have this feature.</p>	
Assessed Value	\$43,245		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Vacant		
Secure?	Yes		
(Secured by deadbolt.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Fiesta Condo 702-851-7660		
Association Fees	\$145 / Month (Pool, Landscaping, Other: Gated entry)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	<p>There is a shortage of condo listings within Fiesta Condo. Currently there are 4 units listed for sale. All listings are fair market transactions. In the past 12 months, there have been 25 closed condo sales in this neighborhood. This indicates a shortage of listings, assuming 90 days on market. Average days on market time was 40 days with range 0-219 days and average sale price was 99% of final list price. NOTE: It was necessary to expand radius to have sufficient listing comps for this report to bracket subject property's square footage.</p>	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$240,000		
Market for this type of property	Increased 7 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	8501 W University Avenue Unit 1039	8501 W University Ave Unit 1019	8725 W Flamingo Rd Unit 130	8501 W University Ave Unit 1018
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89147	89147	89147	89147
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.46 ¹	0.06 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$219,900	\$224,900	\$245,000
List Price \$	--	\$219,900	\$224,900	\$245,000
Original List Date		07/29/2021	08/04/2021	07/08/2021
DOM · Cumulative DOM	-- · --	7 · 8	1 · 2	21 · 29
Age (# of years)	22	21	20	21
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Multi-Unit Building	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building
# Units	1	1	1	1
Living Sq. Feet	1,090	1,019	1,156	1,019
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	4	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace

* 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** Not under contract. Tenant occupied property, eased for \$1,200/month when listed. Identical in baths, condition, fireplace, first floor unit and nearly identical in age. It is inferior in square footage and is inferior to subject property.
- Listing 2** Not under contract. Vacant property when listed. Identical in baths, condition, fireplace, first floor unit and nearly identical in age. It is superior in square footage and is superior to subject property.
- Listing 3** Under contract, will be conventional financing. Vacant property when listed. It is identical to subject property in baths, fireplace, first floor unit and nearly identical in age. It is inferior in square footage but is superior in condition with new paint, laminate flooring, new carpet in bedrooms, stainless appliances. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8501 W University Avenue Unit 1039	8501 W University Ave Unit 1024	8501 W University Ave Unit 1116	8501 W University Ave Unit 2085
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89147	89147	89147	89147
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.06 ¹	0.12 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$225,000	\$230,000	\$233,000
List Price \$	--	\$225,000	\$228,900	\$233,000
Sale Price \$	--	\$225,000	\$230,000	\$240,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	05/25/2021	04/06/2021	05/22/2021
DOM · Cumulative DOM	-- · --	7 · 27	0 · 79	6 · 66
Age (# of years)	22	21	23	22
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Multi-Unit Building	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building
# Units	1	1	1	1
Living Sq. Feet	1,090	1,090	1,090	1,090
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	Detached 1 Car
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	67%	0%
Basement Sq. Ft.	--	--	0	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Net Adjustment	--	\$0	\$0	-\$14,500
Adjusted Price	--	\$225,000	\$230,000	\$225,500

* 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.

Recent Sales - Cont.

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

- Sold 1** Cash sale, no concessions. Vacant property when listed. Identical to subject property in square footage, bedrooms, baths, condition, fireplace, first floor unit and nearly identical in age. This property is equal to subject property.
- Sold 2** Cash sale, no concessions. Owner occupied property when listed. Previous escrow fell out, under contract the same day back on market. Identical to subject property in square footage, bedrooms, baths, condition, fireplace, first floor unit, and nearly identical in age. This property is equal to subject property.
- Sold 3** FHA sale with \$2,500 in seller paid concessions. Owner occupied property when listed. Identical in square footage, bedrooms, baths, fireplace and nearly identical in age. It is superior in detached garage (\$4,000), condition with laminate flooring, granite counters, stainless appliances (\$8,000) and seller paid concessions (\$2,500).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There are no sales or MLS listings for subject property within the past 12 months.			
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	\$240,000	\$240,000
Sales Price	\$230,000	\$230,000
30 Day Price	\$228,000	--
Comments Regarding Pricing Strategy		
This property should be priced near mid high range of competing listings due to shortage of listings. Subject property would be expected to sell near high range of adjusted comps with 90 days on market.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.46 miles and the sold comps closed within the last 4 months. The market is reported as having increased 7% in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Front



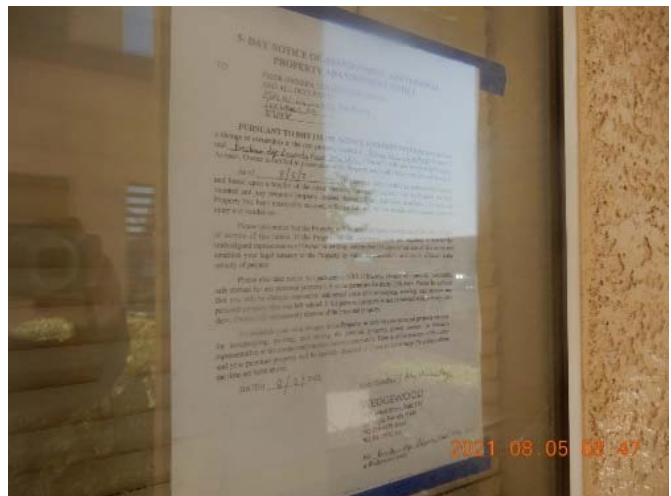
Address Verification



Back



Street



Other

Listing Photos

L1 8501 W University Ave Unit 1019
Las Vegas, NV 89147



Front

L2 8725 W Flamingo Rd Unit 130
Las Vegas, NV 89147



Front

L3 8501 W University Ave Unit 1018
Las Vegas, NV 89147



Front

Sales Photos

S1 8501 W University Ave Unit 1024
Las Vegas, NV 89147



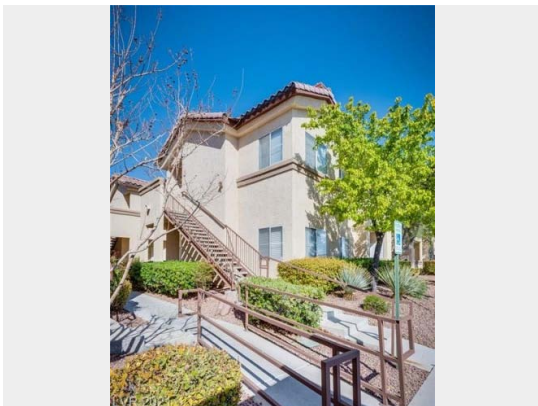
Front

S2 8501 W University Ave Unit 1116
Las Vegas, NV 89147



Front

S3 8501 W University Ave Unit 2085
Las Vegas, NV 89147



Front

ClearMaps Addendum

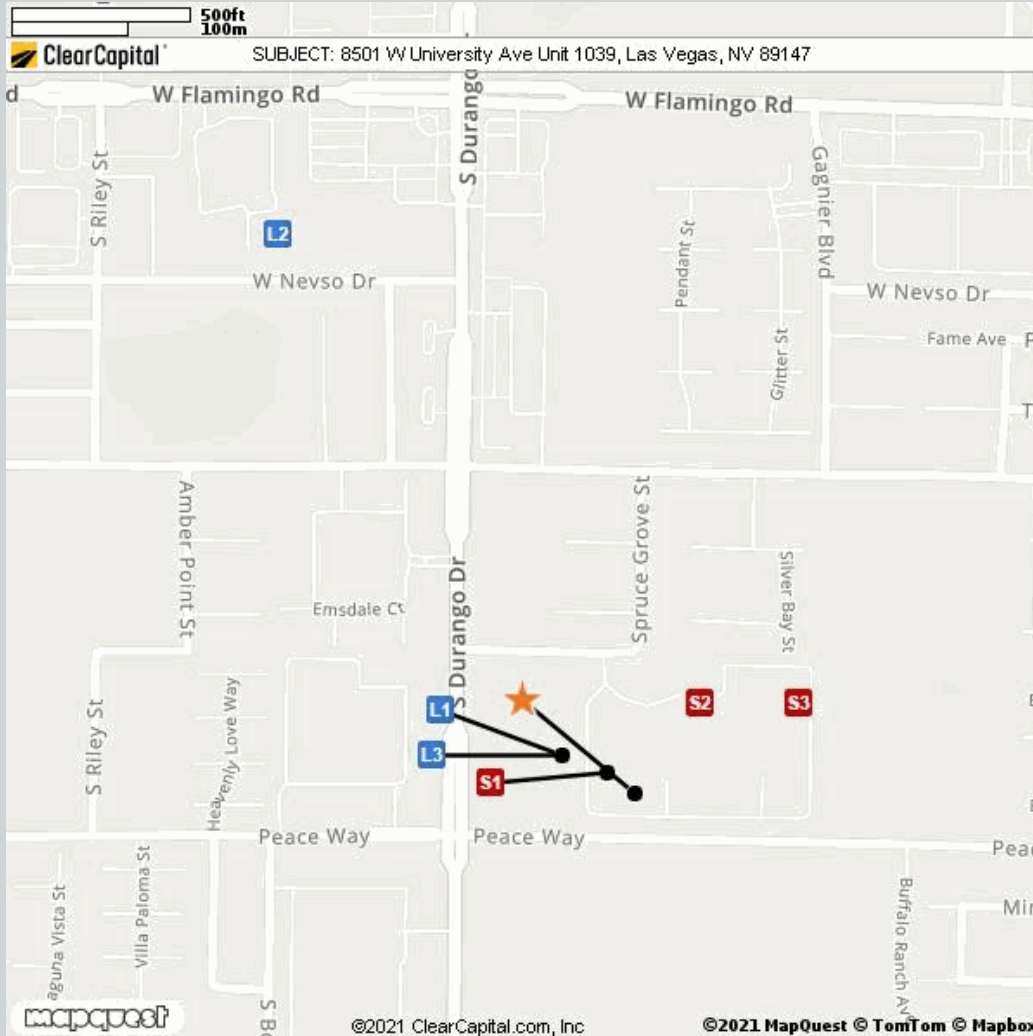
Address ★ 8501 W University Avenue Unit 1039, Las Vegas, NEVADA 89147

Loan Number 45851

Suggested List \$240,000

Suggested Repaired \$240,000

Sale \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8501 W University Avenue Unit 1039, Las Vegas, Nevada 89147	--	Parcel Match
L1 Listing 1	8501 W University Ave Unit 1019, Las Vegas, NV 89147	0.06 Miles ¹	Parcel Match
L2 Listing 2	8725 W Flamingo Rd Unit 130, Las Vegas, NV 89147	0.46 Miles ¹	Parcel Match
L3 Listing 3	8501 W University Ave Unit 1018, Las Vegas, NV 89147	0.06 Miles ¹	Parcel Match
S1 Sold 1	8501 W University Ave Unit 1024, Las Vegas, NV 89147	0.02 Miles ¹	Parcel Match
S2 Sold 2	8501 W University Ave Unit 1116, Las Vegas, NV 89147	0.06 Miles ¹	Parcel Match
S3 Sold 3	8501 W University Ave Unit 2085, Las Vegas, NV 89147	0.12 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	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	10.15 miles	Date Signed	08/05/2021

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.