

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	10158 Queens Church Avenue, Las Vegas, NV 89135	Order ID	7676449	Property ID	31441338
Inspection Date	10/19/2021	Date of Report	10/20/2021		
Loan Number	46226	APN	16412717037		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	1019BPO	Tracking ID 1	1019BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRUCE A BEATTIE	Condition Comments The subject is a one story, single family detached home with framed stucco exterior construction that is adequately maintained. The subject shows in average condition with no visible signs of deterioration, per exterior inspection.
R. E. Taxes	\$2,198	
Assessed Value	\$96,164	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Summerlin South 702-791-4600	
Association Fees	\$48 / Month (Other: management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 60 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$383800 High: \$828500	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10158 Queens Church Avenue	3232 Cherum St	10219 Dupage Ave	3220 Cherum St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89135	89135	89135	89135
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.07 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$490,000	\$525,000	\$540,000
List Price \$	--	\$490,000	\$525,000	\$540,000
Original List Date		10/11/2021	10/15/2021	09/10/2021
DOM · Cumulative DOM	-- · --	8 · 9	4 · 5	39 · 40
Age (# of years)	21	21	20	21
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Residential
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,994	1,610	1,746	1,911
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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 Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.12 acres	0.14 acres	0.14 acres	0.12 acres
Other	fireplace	fireplace	fireplace	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** MODEL HOME LIKE ONE STORY HOUSE IN SUMMERLIN! 5 MINS DRIVE TO DOWNTOWN SUMMERLIN AND EASY ACCESS TO THE STRIP. FRESHLY 2-TONE PAINTED THROUGHOUT! UPDATED TILE AND CARPET! HIGHLY UPGRADED W GRANITE C-TOP, BLACK STAINLESS STEEL APPLIANCE AND ELECTRIC FIREPLACE. BEAUTIFULLY LANDSCAPED FRONT AND REAR YARD WITH LOTS OF GREENS. SCHOOL BUS STOP RIGHT IN FRONT YOUR HOUSE! DON'T MISS IT!
- Listing 2** This stunning one story Summerlin home is just minutes from all the excitement in Downtown Summerlin. Minutes from parks, restaurants and all the shopping you can handle. Home is 1746 sq ft with 3 bed , 2 baths. 3rd bedroom has built in Murphy bed. Newly installed artificial grass in the backyard with above ground spa for those relaxing nights.
- Listing 3** Beautiful single story home! Located in Summerlin, this home features 3 beds+den, 2 full baths, & 2 car garage. The kitchen features open concept with lots of natural light, new espresso cabinets, white quartz counters throughout, new windows, new ac units. Two toned paint and all new baseboards, new door knobs, hardware and light fixtures. Conveniently located close to shopping centers, freeway, and community parks. This home is a must show!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	10158 Queens Church Avenue	10157 Queens Church Ave	10169 Queens Church Ave	10262 Early Morning Avenue
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89135	89135	89135	89135
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.03 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$529,750	\$549,900	\$450,000
List Price \$	--	\$529,750	\$539,900	\$450,000
Sale Price \$	--	\$532,500	\$540,000	\$470,000
Type of Financing	--	Conv	Va	Cash
Date of Sale	--	05/13/2021	10/05/2021	09/10/2021
DOM · Cumulative DOM	-- · --	40 · 40	74 · 74	2 · 59
Age (# of years)	21	21	21	20
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,994	1,911	1,911	1,833
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	8	7	7
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	--	--	--	--
Lot Size	0.12 acres	0.12 acres	0.12 acres	0.14 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	-\$10,000	-\$12,500	+\$32,000
Adjusted Price	--	\$522,500	\$527,500	\$502,000

* 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** Stunning Single-Story Newly Renovated in Summerlin. Brand New White Modern Cabinets with modern black cabinet pulls. New Quartz countertops. Matte black shiplap fireplace. Bar with floating shelves to match the kitchen. Brand new Stainless Samsung appliances. Nest thermostat. Designer finishes throughout. Retiled master bathroom with bold accent wall. New Waterproof plank-style flooring in living areas. New Carpet. Freshly landscaped, beautiful grass in front yard! Freshly painted inside and out. Pending frameless shower glass in master bath. New 5" modern baseboards. New modern light fixtures, black faucets, doorknobs, etc. Walking distance from the Downtown Summerlin, Willows Park and Community Pool.
- Sold 2** WOW! WHY WAIT 6-10 MONTHS FOR A NEW BUILD! COME CHECK OUT THIS GORGEOUS, RARE SINGLE STORY HOME IN SUMMERLIN SOUTH IN THE 89135 ZIP CODE! Enjoy all that SUMMERLIN offers TODAY! This Spacious 1 story, 3 bed, 2 bath, w/ massive 2 car garage (WITH BUILT IN CABINETS), home is nestled at the continued sought-after SUMMERLIN SOUTH. TOO MANY UPGRADES IN THIS GEM TO OUTLINE IN THIS SECTION! The photos make this home A MUST SEE & WILL NOT DISAPPOINT! Easy access to Freeway, Shopping (SUMMERLIN MALL), Downtown Summerlin, Las Vegas Ballpark, City National Arena [practice facility and team headquarters of the Vegas Golden Knights of the National Hockey League], Golf & Historical Recreational parks! THIS HOME WILL NOT LAST LONG! BOOK YOUR SHOWING TODAY!
- Sold 3** THIS SINGLE STORY HOME IN SUMMERLIN BORDERS GARDENS PARK. 3 BEDROOM, 2 BATH HOME WITH APPROXIMATELY 1833 S.F. OF LIVING SPACE. THE REFRIGERATOR IS "AS IS", WASHER AND DRYER STAY AND NEW MICROWAVE IN BOX WILL STAY WITH THE HOME. NEW CARPETING TO BE INSTALLED APPROXIMATELY BY SEPTEMBER 14TH. THE FAMILY ROOM FEATURES A STONE FIREPLACE AND THERE ARE PARTIAL BLINDS ON THE WINDOWS. THERE ARE CABINETS IN THE LAUNDRY ROOM. THERE IS A GATED COURTYARD LEADING UP TO THE GLASS FRONT DOOR. THE BACKYARD HAS A COVERED PATIO AND A BRICK PLANTER WITH SHRUBS.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None noted			
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	\$530,000	\$530,000
Sales Price	\$525,000	\$525,000
30 Day Price	\$515,000	--
Comments Regarding Pricing Strategy		
<p>The subject appears in average condition as seen from the exterior inspection. No repairs or improvements are needed from the inspection. The neighborhood is located in the S.W quadrant of town, close to all commercial and public amenities. The comps have good marketability as well as the subject. All comps represent good value for the area and the subject was bracketed accordingly; with s1 and I2 having the most influence. In Southern Nevada, median resale prices of single-family homes are reaching new all-time highs almost every month, buyers have flooded properties with offers, inventory is limited, and builders have raised prices and put buyers on waiting lists on a regular basis. The median sales price of previously owned single-family homes went from \$385,000 in May to \$395,000 in June, which is up 2.6% from last month and up 21.6% from the prior year.</p>		

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



Street



Street

Listing Photos

L1 3232 Cherum St
Las Vegas, NV 89135



Front

L2 10219 Dupage Ave
Las Vegas, NV 89135



Front

L3 3220 Cherum St
Las Vegas, NV 89135



Front

Sales Photos

S1 10157 Queens Church Ave
Las Vegas, NV 89135



Front

S2 10169 Queens Church Ave
Las Vegas, NV 89135



Front

S3 10262 Early Morning Avenue
Las Vegas, NV 89135



Front

ClearMaps Addendum

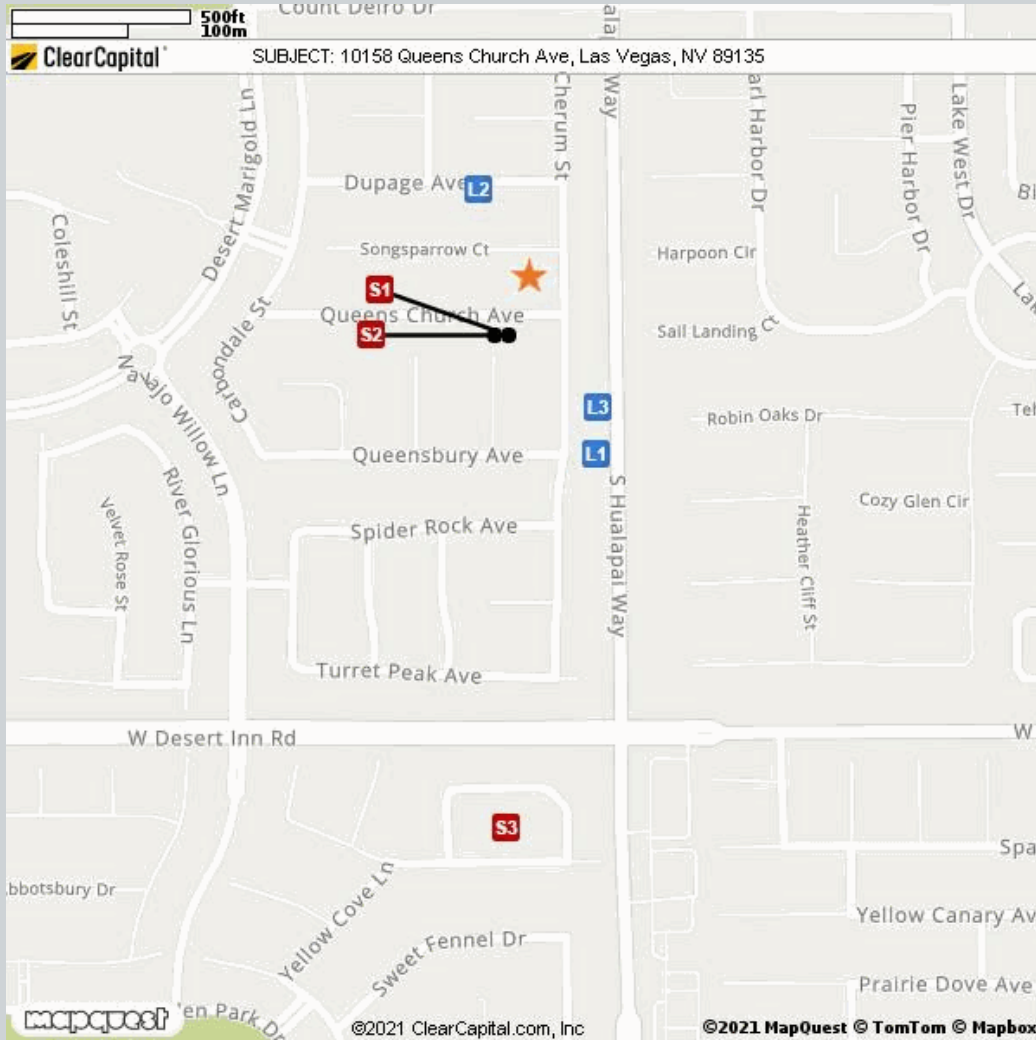
Address ★ 10158 Queens Church Avenue, Las Vegas, NV 89135

Loan Number 46226

Suggested List \$530,000

Suggested Repaired \$530,000

Sale \$525,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10158 Queens Church Avenue, Las Vegas, NV 89135	--	Parcel Match
L1 Listing 1	3232 Cherum St, Las Vegas, NV 89135	0.13 Miles ¹	Parcel Match
L2 Listing 2	10219 Dupage Ave, Las Vegas, NV 89135	0.07 Miles ¹	Parcel Match
L3 Listing 3	3220 Cherum St, Las Vegas, NV 89135	0.10 Miles ¹	Parcel Match
S1 Sold 1	10157 Queens Church Ave, Las Vegas, NV 89135	0.03 Miles ¹	Parcel Match
S2 Sold 2	10169 Queens Church Ave, Las Vegas, NV 89135	0.03 Miles ¹	Parcel Match
S3 Sold 3	10262 Early Morning Avenue, Las Vegas, NV 89135	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 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

Report Instructions - cont.

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.

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	Reginald Broaden	Company/Brokerage	WEST COAST REALTY LLC
License No	B.0043579.LLC	Address	6135 THEATRICAL RD LAS VEGAS NV 89031
License Expiration	01/31/2022	License State	NV
Phone	7022184665	Email	westcoastrealty1@gmail.com
Broker Distance to Subject	12.40 miles	Date Signed	10/19/2021

/Reginald Broaden/

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: **Reginald Broaden** ("Licensee"), **B.0043579.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **WEST COAST REALTY LLC** (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: **10158 Queens Church Avenue, Las Vegas, NV 89135**
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: **October 20, 2021**

Licensee signature: **/Reginald Broaden/**

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.