

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.

<b>Address</b>	10478 Precliffs Court, Las Vegas, NV 89129	<b>Order ID</b>	7613971	<b>Property ID</b>	31270028
<b>Inspection Date</b>	09/25/2021	<b>Date of Report</b>	09/25/2021		
<b>Loan Number</b>	46296	<b>APN</b>	137-01-813-035		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0924BPO	<b>Tracking ID 1</b>	0924BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Elizabeth A Thorson	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,867	Typical to neighborhood which is average. No signs of damage, deferred maintenance or HOA violations visible. Landscape is minimally maintained. Property has the appearance of a vacant rental which is more basic than surrounding properties. 3BR, 1den, 1 loft configuration. Backyard is desert landscape with builder patio cover. Original interior finishes.	
<b>Assessed Value</b>	\$98,866		
<b>Zoning Classification</b>	Single Family Res		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(doors locked, no signs of occupancy activity (MLS vacant during listing))			
<b>Ownership Type</b>	Leasehold		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Lone Mountain Heights 702-638-7770		
<b>Association Fees</b>	\$76 / Month (Greenbelt,Other: gated)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Loan Mountain Heights is a gated subdivision surrounded by similar subdivisions in a residential area on the northwest side. Good continuity in size, style and age. Typical interiors have been updated/upgraded over the years with flooring and some counter tops. Near shopping, dining, outdoor recreation and public transportation. Kids bus or walk to school. Commute is about 30 minutes on freeway. Typical inventory and turnover time. Mix of loans, no seller concessions.	
<b>Sales Prices in this Neighborhood</b>	Low: \$440,000 High: \$530,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	10478 Precliffs Court	3736 Russell Peterson Ct	10416 Britton Hill Av	4332 Baker Hill St
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89129	89129	89129	89129
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.49 <sup>1</sup>	0.12 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$520,000	\$485,000	\$550,000
<b>List Price \$</b>	--	\$520,000	\$495,000	\$550,000
<b>Original List Date</b>		09/02/2021	08/28/2021	06/28/2021
<b>DOM · Cumulative DOM</b>	-- · --	16 · 23	6 · 28	1 · 89
<b>Age (# of years)</b>	19	19	17	17
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,492	2,434	2,492	2,661
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 3	4 · 3	4 · 3
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes Spa - Yes	Pool - Yes	--
<b>Lot Size</b>	0.11 acres	0.06 acres	0.06 acres	0.06 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Neighboring gated subdivision. Similar size and model style. Den is 4th bedroom option. Interior is carpet/tile and some laminate. Original kitchen and baths. Covered patio and pool/spa in backyard that is fully landscaped. Interior is similar, pool is superior.

**Listing 2** Adjacent subdivision. Similar model style and size. den is 4th bedroom configuration. Laminate common areas and bedroom carpet flooring. Original kitchen and baths. Backyard is mostly pool and added on patio cover. Interior is typical to subject, pool is superior.

**Listing 3** Neighboring subdivision. Similar size and style. 4BR and den, no loft configuration. Original carpet/tile flooring and original kitchen and baths. Hardscaped backyard and added on patio cover. Most similar interior finishes.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	10478 Precliffs Court	4477 Prospect Hill Ct	3420 Crystal Tower St	10588 Hinesville Ct
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89129	89129	89129	89129
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.55 <sup>1</sup>	0.94 <sup>1</sup>	0.67 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$490,000	\$400,000	\$435,000
<b>List Price \$</b>	--	\$490,000	\$420,000	\$445,000
<b>Sale Price \$</b>	--	\$484,000	\$440,000	\$480,000
<b>Type of Financing</b>	--	Conventional	Va	Conventional
<b>Date of Sale</b>	--	08/03/2021	08/12/2021	08/24/2021
<b>DOM · Cumulative DOM</b>	-- · --	11 · 36	12 · 90	9 · 96
<b>Age (# of years)</b>	19	16	21	16
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,492	2,207	2,213	2,283
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2 · 1	4 · 3	4 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.11 acres	0.13 acres	0.11 acres	0.11 acres
<b>Other</b>	--	--	--	balcony
<b>Net Adjustment</b>	--	+\$1,700	+\$1,480	-\$12,820
<b>Adjusted Price</b>	--	\$485,700	\$441,480	\$467,180

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Neighboring subdivision. Similar style, slightly smaller, den is 4th bedroom and loft configuration. Interior is tile down and carpet up. Kitchen is original (newer finishes in build year). Baths are original. Adjust +\$5700 GLA, -\$2K beds, -\$2K garage
- Sold 2** Neighboring subdivision. Similar model layout and slightly smaller. Den is 4th bedroom and loft configuration. Original flooring, kitchen and baths. Backyard is desert landscape with added on patio cover. Most similar interior finishes and exterior back yard. Adjust +\$5480 GLA, -\$2K beds, -\$2K baths. Sold multiple offers.
- Sold 3** Neighboring subdivision. Similar interior layout. Den us 4th bedroom buildout. Different exterior elevation design. Interior has original builder designer (Venetian) Painted walls, designer tile floor upgrade on main level, carpet up. Original kitchen and baths. Balcony off loft area. Adjust +\$4180 GLA, -\$2K beds, -\$15K pool. Interior is unique in walls and tile inlays. Comp preferred due to nearest GLA in the same neighborhood. Sold multiple offers.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last MLS sale 9/22/2021 \$395,000			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
08/01/2021	\$435,000	--	--	Sold	09/22/2021	\$395,000	MLS

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$465,000	\$465,000
<b>Sales Price</b>	\$445,000	\$445,000
<b>30 Day Price</b>	\$435,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Comp area relaxed to 1 mile to identify sufficient comps of similar GLA and interior finish elements. No compromise/same neighborhood area, schools, commute route and shopping hub. 1 active short sale in comp range at \$118/sq ft. Under contract/cash, no property deficiencies. Median DOM is 19, mix of loans and typically no seller concessions.. I have no existing or contemplated interest in the property.</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

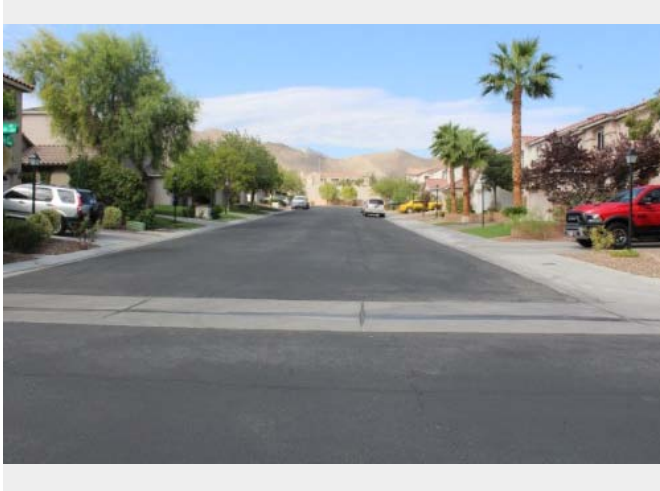


Side



Street

## Subject Photos



Street



## Listing Photos

**L1** 3736 Russell Peterson CT  
Las Vegas, NV 89129



Front

**L2** 10416 Britton Hill AV  
Las Vegas, NV 89129



Front

**L3** 4332 Baker Hill ST  
Las Vegas, NV 89129



Front

## Sales Photos

**S1** 4477 Prospect Hill CT  
Las Vegas, NV 89129



Front

**S2** 3420 Crystal Tower ST  
Las Vegas, NV 89129



Front

**S3** 10588 Hinesville CT  
Las Vegas, NV 89129



Front

### ClearMaps Addendum

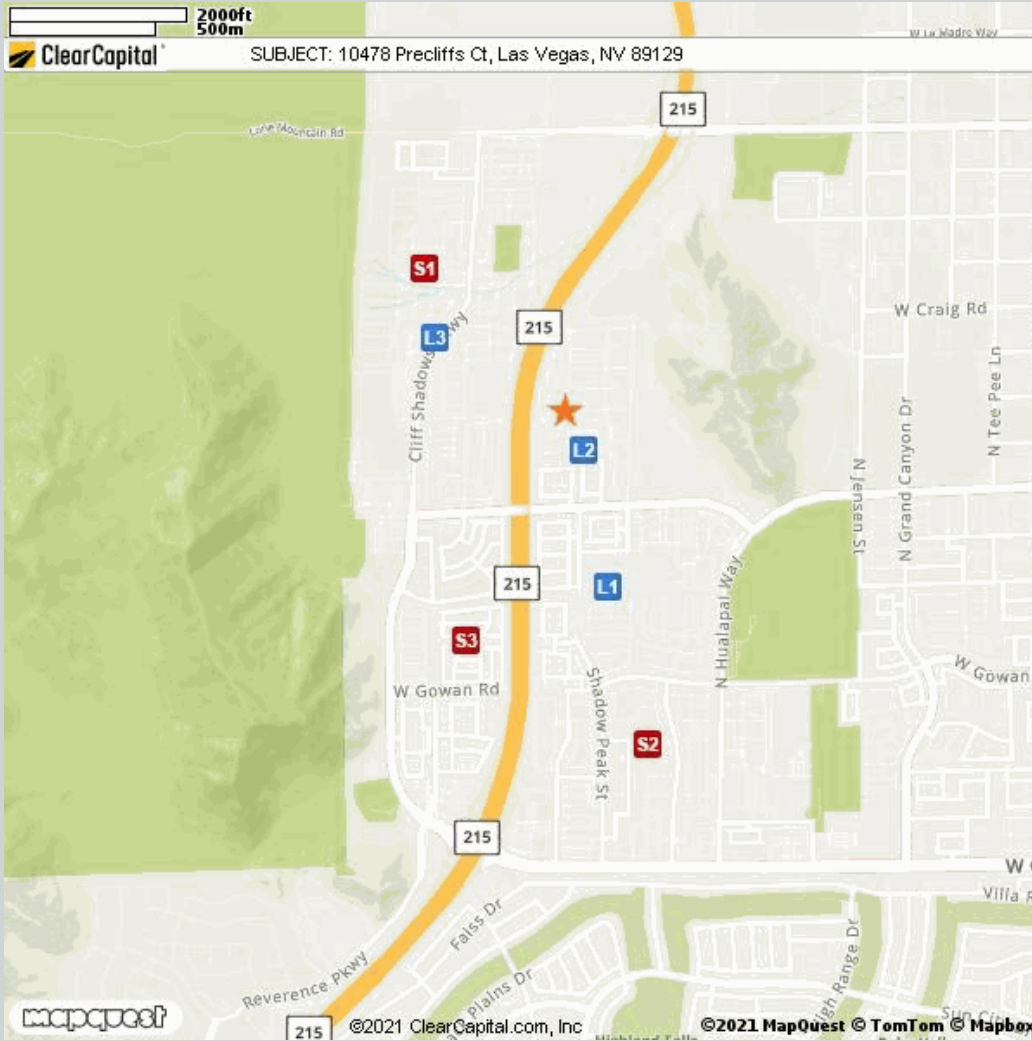
**Address** ★ 10478 Precliffs Court, Las Vegas, NV 89129

**Loan Number** 46296

**Suggested List** \$465,000

**Suggested Repaired** \$465,000

**Sale** \$445,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10478 Precliffs Court, Las Vegas, NV 89129	--	Parcel Match
L1 Listing 1	3736 Russell Peterson Ct, Las Vegas, NV 89129	0.49 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	10416 Britton Hill Av, Las Vegas, NV 89129	0.12 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4332 Baker Hill St, Las Vegas, NV 89129	0.41 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4477 Prospect Hill Ct, Las Vegas, NV 89129	0.55 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3420 Crystal Tower St, Las Vegas, NV 89129	0.94 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	10588 Hinesville Ct, Las Vegas, NV 89129	0.67 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Kristina Pearson	<b>Company/Brokerage</b>	Signature Real Estate Group
<b>License No</b>	S.0066424.LLC	<b>Address</b>	10714 Sky Meadows DR Las Vegas NV 89134
<b>License Expiration</b>	07/31/2022	<b>License State</b>	NV
<b>Phone</b>	7025245336	<b>Email</b>	go2lvh@gmail.com
<b>Broker Distance to Subject</b>	2.28 miles	<b>Date Signed</b>	09/25/2021

*/Kristina Pearson/*

*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: **Kristina Pearson** ("Licensee"), **S.0066424.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Signature Real Estate 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: **10478 Precliffs Court, Las Vegas, NV 89129**
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: **September 25, 2021**

Licensee signature: */Kristina Pearson/*

**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.