

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>	6488 Arbury Hall Court, Las Vegas, NV 89130	<b>Order ID</b>	7580242	<b>Property ID</b>	31040961
<b>Inspection Date</b>	09/13/2021	<b>Date of Report</b>	09/14/2021		
<b>Loan Number</b>	46304	<b>APN</b>	13802110116		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	0913BPO	<b>Tracking ID 1</b>	0913BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CLARENCE R WILLIAMS	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,155	<p>The subject is a three 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.</p>	
<b>Assessed Value</b>	\$82,046		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Meadow Brook 702-362-6262		
<b>Association Fees</b>	\$57 / Month (Landscaping,Greenbelt)		
<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>	Improving	<p>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.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$293320 High: \$439200		
<b>Market for this type of property</b>	Increased 7 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6488 Arbury Hall Court	4761 Burgess Park Ct	4520 Camille Flora Ct	6208 Bradford Island Ct
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89130	89130	89130	89130
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.06 <sup>1</sup>	0.60 <sup>1</sup>	0.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$305,000	\$360,000	\$367,000
<b>List Price \$</b>	--	\$305,000	\$360,000	\$367,000
<b>Original List Date</b>		07/09/2021	07/25/2021	08/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	67 · 67	51 · 51	15 · 15
<b>Age (# of years)</b>	14	14	8	13
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	3 Stories Historical	3 Stories Other	2 Stories Other	2 Stories Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,686	1,498	1,916	1,522
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2 · 2	4 · 2 · 1	3 · 3
<b>Total Room #</b>	6	4	8	3
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 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>	--	--	--	--
<b>Lot Size</b>	0.04 acres	0.04 acres	0.05 acres	0.07 acres
<b>Other</b>	none	none	none	none

\* Listing 1 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.

## Current Listings - Cont.

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

- Listing 1** MASTER BEDROOM AND 2ND BEDROOM UPSTAIRS WITH WASHER DRYER ROOM IN BETWEEN\*BOTH BEDROOMS HAVE THEIR OWN FULL BATHROOMS\*THE SECOND LEVEL BOASTS AN OPEN-FLOOR PLAN, LOTS OF UPGRADES IN THE KITCHEN FEATURING STAINLESS STEEL APPLIANCES, ANS GRANDITE SOUNTER TOPS, DINING AREA, LIVING ROOM SPACE, HALF BATHROOM, AND THE BALCONY\*THE 1ST LEVEL IS A LIVING SPACE THAT CAN BE AN OFFICE, DEN, OR OTHER SPACE AND HAS A HALF BATHROOM AS WELL WITH ENTRANCE FROM GARAGE AND ACCESS TO SMALL RETREAT BACKYARD\* LOTS OF STORAGE UNDER THE STAIRS ON 1ST LEVEL\*GREAT CALMING GETAWAY\*\* CLOSE TO SHOPPING \*CENTERNNIAL CENTER \* FOOD \* HOME DEPOT \* MANY OTHER BIG STORES!\* OFF 95 GOING TO MT CHATLESTON FOR HIKING, SKIING, OFF ROAD THE ATV'S\*
- Listing 2** Come home to this amazing property in the gated Lexington Park. This home features 4 bedrooms, 2.5 baths, 2-car garage, ample guest parking, granite countertops and breakfast bar in kitchen, pantry, wood banisters, window coverings throughout, 2nd floor laundry room, separate tub and shower in primary bathroom, and all appliances included. The gated Lexington Park community features a community park and playground.
- Listing 3** This Las Vegas two-story home offers quartz countertops, and a two-car garage. This home has been virtually staged to illustrate its potential.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6488 Arbury Hall Court	4782 Mereworth Ct	6481 Arbury Hall Ct	4749 Newby Hall Ct
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89130	89130	89130	89130
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.02 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$315,000	\$300,000	\$325,000
<b>List Price \$</b>	--	\$315,000	\$300,000	\$325,000
<b>Sale Price \$</b>	--	\$300,000	\$305,000	\$330,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	08/31/2021	06/08/2021	09/09/2021
<b>DOM · Cumulative DOM</b>	-- · --	52 · 52	40 · 40	36 · 36
<b>Age (# of years)</b>	14	15	14	15
<b>Condition</b>	Average	Average	Good	Good
<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 ; Mountain	Neutral ; Residential	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	3 Stories Historical	3 Stories Other	3 Stories Other	3 Stories Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,686	1,686	1,686	1,686
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	6	8	8	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 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>	--	--	--	--
<b>Lot Size</b>	0.04 acres	0.04 acres	0.04 acres	0.04 acres
<b>Other</b>	none	none	none	none
<b>Net Adjustment</b>	--	+\$15,000	+\$10,000	-\$10,000
<b>Adjusted Price</b>	--	\$315,000	\$315,000	\$320,000

\* Sold 1 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** INVESTOR OPPORTUNITY - This is a NICE ONE! Popular flowing floor plan, open & spacious. Approx. 1686 SQ FT. THREE STORY . . . 3 BIG BEDROOMS, 3 1/2 Baths, HUGE LOFT on 3rd level. Bedroom and full bath on ground level. Kitchen features Island, granite counter tops, stainless appliances. GREAT ROOM concept. Strategic window placement for lots of natural light. Corner LOT - Very small yard = Easy upkeep. 2 vehicle garage. No on street or driveway parking, but there is additional guest parking.
- Sold 2** Stunning 3-story home w/3 bedrooms all featuring private bathrooms located in the Northwest! Home is equipped w/loft & situated on a great corner lot. Split level entry w/one bed & bath on the first level w/sliding glass door leading out to patio & yard space. Home is elevated w/hardwood flooring in the great room & tile in kitchen & dining area. Second level is a modern layout w/kitchen that opens to the spacious great room w/ceiling fan. Kitchen is enhanced w/espreso cabinets, granite countertops, designer backsplash, island & breakfast bar combo, ss appliances, microwave & window above the sink. Laundry room is also on this level. On the third level is a large loft, primary bedroom & secondary bedroom. Primary bedroom is large in size w/walk-in closet & primary bath boasts double sinks, solid-surface countertop, sit-down vanity & walk-in shower. Home is finished w/paver patio & artificial grass.
- Sold 3** Marvelous 4 bedroom 3-Story home with 4 bathrooms. This Floor plan offers one bedroom located on the 1st floor that has a full bathroom. A Sliding door leading to the exterior access out back to a quaint contained and nicely landscaped backyard. Backyard has some pavers with plants and artificial grass. 2nd floor is open and has your family room with the Delightful Kitchen, laminate Harwood flooring throughout the 2nd floor. Kitchen is bright and open which features granite countertops and an island. Great for entertaining and or family enjoyment. New carpet on the stairs. 2 A/C units. Bannisters on Stairs. Cabinetry includes Crown Molding throughout. Plenty of Linen Cabinets and storage space in hallway. All Appliances are included. Newer Garage Door with Auto Opener and remote access. Largest floor plan that is being offered in this neighborhood. Water Filtration system included. Pride of ownership. Very Fine Home.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None noted			
<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>	0						
<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>

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$323,000	\$323,000
<b>Sales Price</b>	\$315,000	\$315,000
<b>30 Day Price</b>	\$305,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>All comparables are located in the subject's competitive market area. Positive and negative adjustments of the comparable sales were required in areas of dissimilarities to produce the best indicated value of the subject. Using sale #3 and Listing #1 as my best comps, I concluded my Subject nearer the upper end of sale range due to the current market condition and days on market within the immediate neighborhood. 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** 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



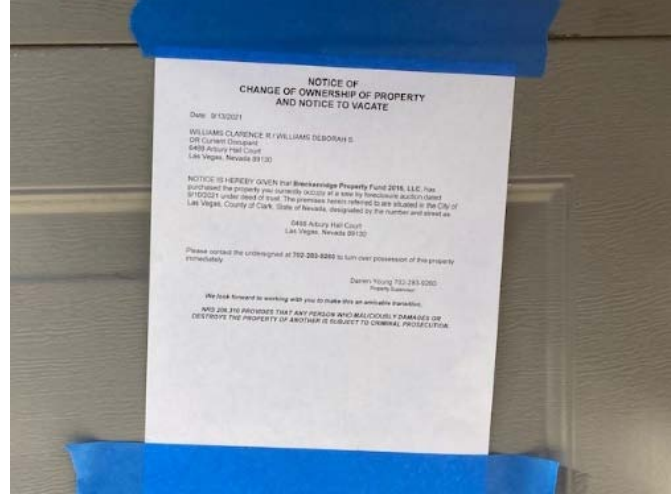
Street



### Subject Photos



Other



Other

## Listing Photos

**L1** 4761 Burgess Park Ct  
Las Vegas, NV 89130



Front

**L2** 4520 Camille Flora Ct  
Las Vegas, NV 89130



Front

**L3** 6208 Bradford Island Ct  
Las Vegas, NV 89130



Front

## Sales Photos

**S1** 4782 Mereworth Ct  
Las Vegas, NV 89130



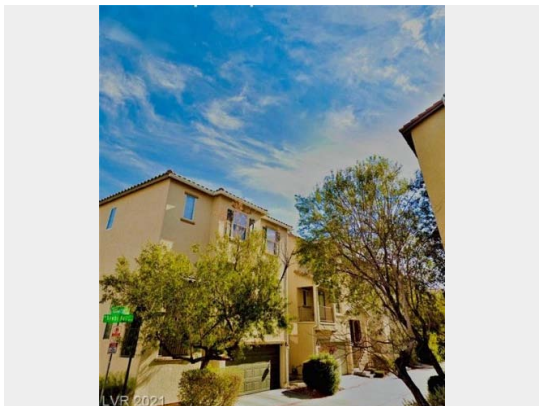
Front

**S2** 6481 Arbury Hall Ct  
Las Vegas, NV 89130



Front

**S3** 4749 Newby Hall Ct  
Las Vegas, NV 89130



Front

### ClearMaps Addendum

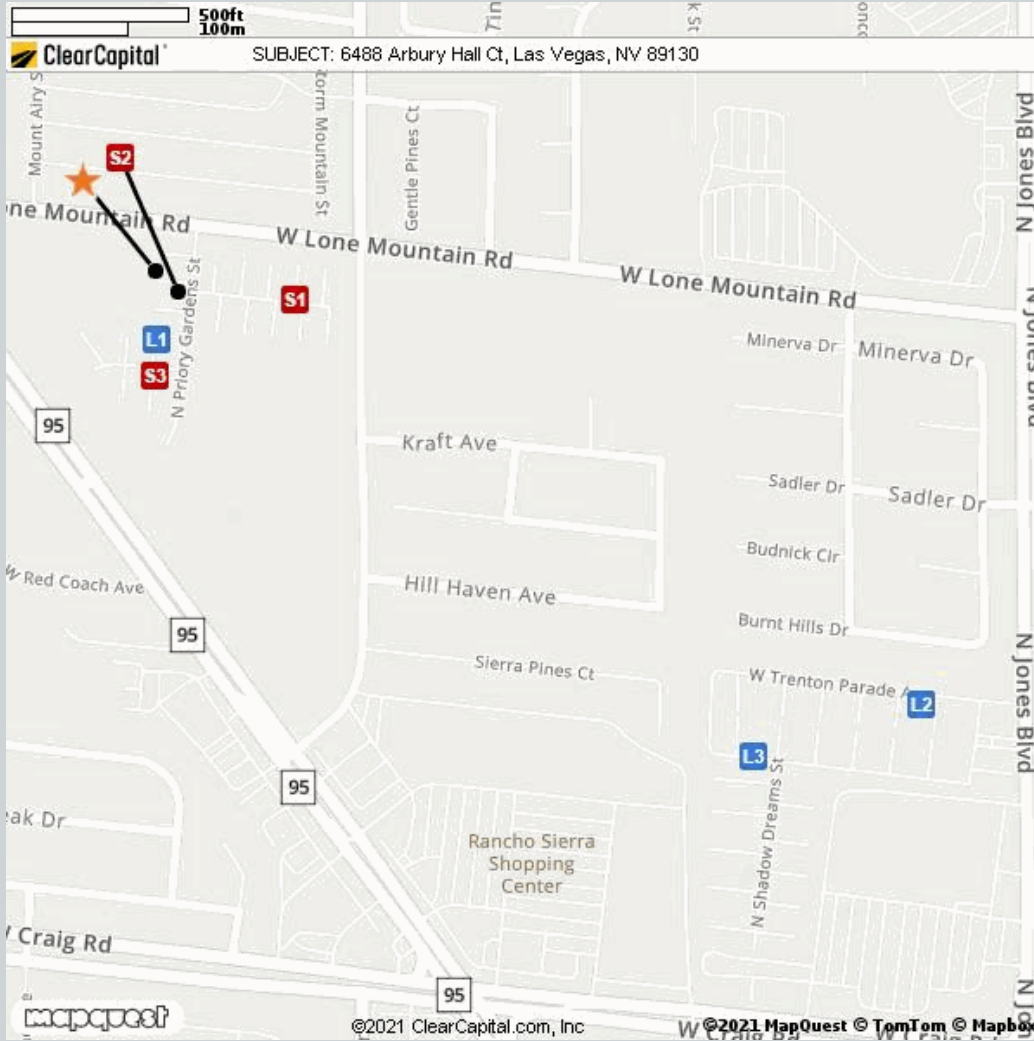
**Address** ★ 6488 Arbury Hall Court, Las Vegas, NV 89130

**Loan Number** 46304

**Suggested List** \$323,000

**Suggested Repaired** \$323,000

**Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6488 Arbury Hall Court, Las Vegas, NV 89130	--	Parcel Match
L1 Listing 1	4761 Burgess Park Ct, Las Vegas, NV 89130	0.06 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4520 Camille Flora Ct, Las Vegas, NV 89130	0.60 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6208 Bradford Island Ct, Las Vegas, NV 89130	0.53 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4782 Mereworth Ct, Las Vegas, NV 89130	0.09 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6481 Arbury Hall Ct, Las Vegas, NV 89130	0.02 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4749 Newby Hall Ct, Las Vegas, NV 89130	0.08 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.

\*\*\* 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

<b>Broker Name</b>	Reginald Broaden	<b>Company/Brokerage</b>	WEST COAST REALTY LLC
<b>License No</b>	B.0043579.LLC	<b>Address</b>	6135 THEATRICAL RD LAS VEGAS NV 89031
<b>License Expiration</b>	01/31/2022	<b>License State</b>	NV
<b>Phone</b>	7022184665	<b>Email</b>	westcoastrealty1@gmail.com
<b>Broker Distance to Subject</b>	3.86 miles	<b>Date Signed</b>	09/14/2021

/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: **6488 Arbury Hall Court, Las Vegas, NV 89130**
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 14, 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.