

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	1808 Merze Avenue, Henderson, NEVADA 89011	Order ID	7591890	Property ID	31100823
Inspection Date	09/17/2021	Date of Report	09/19/2021		
Loan Number	46358	APN	178-01-211-001		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0916BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ODIE TRUST	Condition Comments	
R. E. Taxes	\$1,039	No damage or repair issues noted. Doors, windows, roof, paint, appear average for age and neighborhood. Some deferred landscaping maintenance noted. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a single story, single family detached home with 1 car garage. Roof is pitched concrete tiles. It has no fireplace, pool or spa. Last sold 10/24/2014 for \$153,551, details unknown. There are no MLS records for this property. Tax records show that this home is not owner occupied. This property is located in the Midway City tract in the eastern area of Henderson. This subdivision is comprised of 624 single family detached homes which vary in living area from 624-2,972 square feet. Access to schools, shopping is within 1/2-1 mile and freeway entry is within 2-3 miles. Most likely buyer is first time home buyer with FHA/VA financing or investor/cash sale.	
Assessed Value	\$71,451		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	There is an oversupply of listings in Midway City. There are 4 homes listed for sale. All listings area fair market transactions. In the past 12 months, there have been 11 closed MLS sales in this area. This indicates an oversupply of listings, assuming 90 days on market. Average days on market time was 22 with range 4-59 days. Average sales price was 99% of final list price.	
Sales Prices in this Neighborhood	Low: \$176800 High: \$320000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1808 Merze Avenue	1929 Evelyn Ave	1821 Merze Ave	1636 Chestnut St
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89011	89011	89011	89011
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.03 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$315,000	\$340,000
List Price \$	--	\$269,900	\$318,000	\$317,000
Original List Date		07/09/2018	07/18/2021	08/04/2021
DOM · Cumulative DOM	-- · --	101 · 1168	16 · 63	8 · 46
Age (# of years)	11	26	6	31
Condition	Average	Average	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	1,210	1,300	1,335	1,249
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	None	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	0.09 acres	0.09 acres	0.13 acres	0.15 acres
Other	No Fireplace	No Fireplace	No Fireplace	No 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** Not under contract. Vacant property when listed. Identical in bedrooms, baths, condition, lot size and no fireplace. It is inferior in age, no garage but is superior in square footage. This property is inferior to subject property. List price was increased after original listing.
- Listing 2** Under contract, will be conventional financing. Owner occupied property when listed. Identical in bedrooms, baths, condition, garage capacity, no fireplace and nearly identical in age. It is superior in square footage and is slightly superior to subject property.
- Listing 3** Not under contract. Vacant property when listed. Identical in baths, no fireplace and nearly identical in square footage. It is inferior in age, but is superior in lot size, garage capacity and condition with new paint and carpet. This property is superior to subject property. Open Door property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1808 Merze Avenue	1819 Haren Dr	1940 Evelyn Ave	1064 Silver Bullet Ct
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89011	89011	89011	89011
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.24 ¹	1.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$229,888	\$275,000
List Price \$	--	\$250,000	\$229,888	\$275,000
Sale Price \$	--	\$244,000	\$250,000	\$275,000
Type of Financing	--	Fha	Conventional	Cash
Date of Sale	--	11/05/2020	04/07/2021	04/12/2021
DOM · Cumulative DOM	-- · --	5 · 38	4 · 24	18 · 61
Age (# of years)	11	17	35	20
Condition	Average	Average	Good	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	1,210	1,225	1,050	1,127
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	0.09 acres	0.13 acres	0.09 acres	0.12 acres
Other	No Fireplace	No Fireplace	No Fireplace	No Fireplace
Net Adjustment	--	-\$8,700	+\$16,000	-\$4,300
Adjusted Price	--	\$235,300	\$266,000	\$270,700

* 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** FHA sale, no concessions. Owner occupied property when listed. Identical in bedrooms, bath, condition, garage capacity, and nearly identical in square footage and age. It is superior in lot size adjusted @ \$5/square foot (\$8,700). This sale is somewhat aged (10 months), selected for proximity.
- Sold 2** Sold with conventional financing, no concessions. Vacant property when listed. Identical in bedrooms, baths, garage capacity, lot size and no fireplace. It is inferior in square footage adjusted @ \$75/square foot \$12,000, age adjusted @ \$1,000/year \$24,000 but is superior in condition with new paint, laminate flooring, updated baths, new roof (\$20,000).
- Sold 3** Cash sale, no concessions. Vacant property when listed. Identical in baths, condition, no fireplace and nearly identical in age. It is inferior in square footage adjusted @ \$75/square foot \$6,200, but is superior in lot size adjusted @ \$5/square foot (\$6,500) and garage capacity (\$5,000).

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	\$279,000	\$279,000
Sales Price	\$269,000	\$269,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
Subject property should be priced near mid range of competing listings due to oversupply of directly competing listings. This property would be expected to sell near high range of adjusted recently closed sales with 90 days on market.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 1929 Evelyn Ave
Henderson, NV 89011



Front

L2 1821 Merze Ave
Henderson, NV 89011



Front

L3 1636 Chestnut St
Henderson, NV 89011



Front

Sales Photos

S1 1819 Haren Dr
Henderson, NV 89011



Front

S2 1940 Evelyn Ave
Henderson, NV 89011



Front

S3 1064 Silver Bullet Ct
Henderson, NV 89011



Front

ClearMaps Addendum

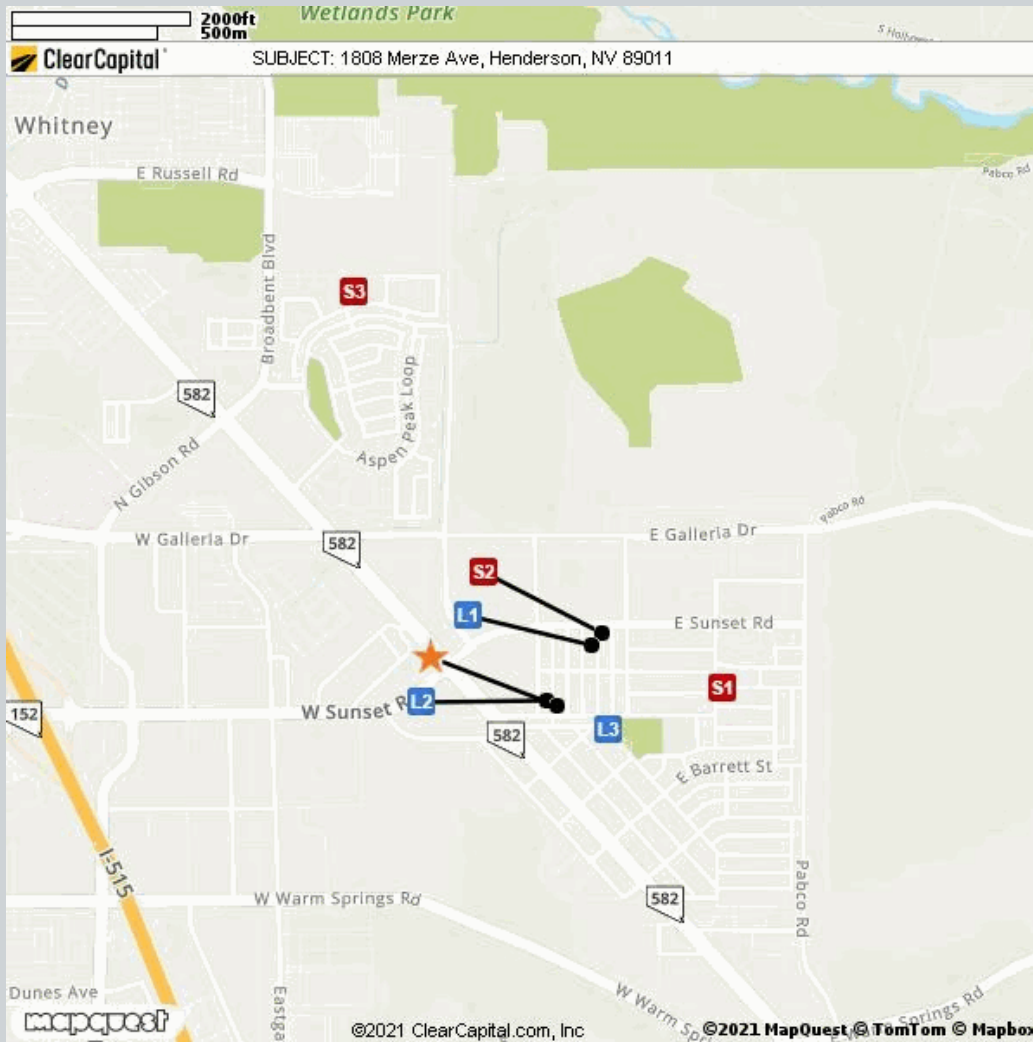
Address ★ 1808 Merze Avenue, Henderson, NEVADA 89011

Loan Number 46358

Suggested List \$279,000

Suggested Repaired \$279,000

Sale \$269,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1808 Merze Avenue, Henderson, Nevada 89011	--	Parcel Match
L1 Listing 1	1929 Evelyn Ave, Henderson, NV 89011	0.20 Miles ¹	Parcel Match
L2 Listing 2	1821 Merze Ave, Henderson, NV 89011	0.03 Miles ¹	Parcel Match
L3 Listing 3	1636 Chestnut St, Henderson, NV 89011	0.15 Miles ¹	Parcel Match
S1 Sold 1	1819 Haren Dr, Henderson, NV 89011	0.42 Miles ¹	Parcel Match
S2 Sold 2	1940 Evelyn Ave, Henderson, NV 89011	0.24 Miles ¹	Parcel Match
S3 Sold 3	1064 Silver Bullet Ct, Henderson, NV 89011	1.26 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	6.68 miles	Date Signed	09/17/2021

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.