

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	4548 Paseo Del Ray Drive, Las Vegas, NV 89121	Order ID	7710288	Property ID	31513761
Inspection Date	11/01/2021	Date of Report	11/01/2021		
Loan Number	46740	APN	16224311022		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	1101BPO	Tracking ID 1	1101BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	GOODIN ELMER E SEPARATE PPTY TRUST	Condition Comments No damage or repair issues noted. Doors, windows, roof, paint, landscaping appear average for age and neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a single story, single family detached home with 2 car attached garage Roof is pitched composition shingles. It has 1 fireplace and in-ground pool but no spa. . Last sold as fair market sale 02/26/2010 for \$160,000, details unknown. This home is currently listed for sale, under contract, will be cash sale. Subject property is located in the Vanbuskirk subdivision in the central southeastern area of Las Vegas. This tract is comprised of 187 single family detached homes which vary in living area from 1,298- 3,128 square feet. Access to schools, shopping and freeway entry is within 1-2 miles. Most likely buyer is first time home buyer. NOTE tax records show property has 3 bedrooms, 2 1/2 baths. Current MLS shows 4 bedrooms, 2 baths. Tax records are considered to be correct for this report.
R. E. Taxes	\$1,505	
Assessed Value	\$68,921	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Secured by electronic lock box.)		
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 There is an oversupply of listings in Banbuskirk tract on the date of this report. Currently there are 6 MLS listings (0 REO, 0 short sale). In the past 12 months, there have been 12 closed MLS transactions. This indicates an oversupply of listings, assuming 90 days on market. Average days on market time was 29 days with range 2- 80 days. Average sales price was 101% of final list price.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$330,000 High: \$460,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4548 Paseo Del Ray Drive	3011 Zane Cir	3165 E Rochelle Ave	4481 Paseo El Rio Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.52 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$355,000	\$369,000	\$499,900
List Price \$	--	\$355,000	\$369,000	\$499,900
Original List Date		07/22/2021	10/11/2021	10/21/2021
DOM · Cumulative DOM	-- · --	50 · 102	4 · 21	2 · 11
Age (# of years)	43	43	44	43
Condition	Average	Average	Average	Good
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	2,477	2,262	2,020	2,477
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	7	6	8	8
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	Pool - Yes	--	--	Pool - Yes
Lot Size	0.16 acres	0.17 acres	0.16 acres	0.25 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 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** Under contract, will be conventional financing. Tenant occupied property, leased for \$1,700/month when listed. Identical in bedrooms, condition, garage capacity, fireplace and age. It is inferior in square footage, baths, no pool, but is superior in lot size. This property is inferior to subject property.
- Listing 2** Under contract, will be conventional financing. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity, lot size, fireplace and nearly identical in age. It is inferior in square footage, no pool. This property is inferior to subject property.
- Listing 3** Under contract, will be conventional financing. Vacant property when listed. Identical in square footage, garage capacity, fireplace, pool and age. It is superior in lot size, and condition with new interior and exterior paint, stainless appliances, quartz counters, custom backsplash, new flooring. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4548 Paseo Del Ray Drive	4570 Paseo El Rio Dr	3237 Lark Cir	4579 Paseo Del Ray Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89121	89121	89121	89121
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.58 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$346,900	\$470,000	\$410,000
List Price \$	--	\$346,900	\$455,000	\$410,000
Sale Price \$	--	\$344,900	\$435,000	\$460,000
Type of Financing	--	Cash	Conventional	Va
Date of Sale	--	07/08/2021	09/16/2021	05/13/2021
DOM · Cumulative DOM	-- · --	7 · 36	23 · 141	6 · 34
Age (# of years)	43	43	44	43
Condition	Average	Average	Average	Good
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	2,477	1,782	2,477	2,372
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2	3 · 2 · 1
Total Room #	7	7	7	6
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	Pool - Yes	--	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.16 acres	0.16 acres	0.24 acres	0.25 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Net Adjustment	--	+\$79,600	-\$14,900	-\$46,700
Adjusted Price	--	\$424,500	\$420,100	\$413,300

* 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. Owner occupied property when listed. Identical in bedrooms, condition, lot size, garage capacity, fireplace and age. It is inferior in square footage adjusted @ \$75/square foot \$52,100, no pool \$25,000, and baths \$2,500.
- Sold 2** Sold with conventional financing, no concessions. Vacant property when listed. Identical in square footage, condition, garage capacity, pool, fireplace and nearly identical in age. It is inferior in baths \$2,500 but is superior in lot size adjusted 2 \$5/square foot (\$17,400).
- Sold 3** Sold with VA financing, no concessions. Owner occupied property when listed. Sold over list price. Identical in baths, garage capacity, fireplace, pool, same street and age. It is inferior in square footage adjusted @ \$75/square foot \$7,900, but is superior in lot size adjusted @ \$5/square foot (\$19,600), spa (\$5,000), and condition with laminate flooring, renovated kitchen, renovated baths, refinished pool (\$30,000).

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	The Baird Group	MLS 2337367 listed for sale, under contract will be cash sale.					
Listing Agent Name	Steven Baird						
Listing Agent Phone	702-592-9927						
# 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
10/07/2021	\$414,950	--	--	Pending/Contract	10/15/2021	\$414,950	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$439,000	\$439,000
Sales Price	\$424,000	\$424,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near mid range of competing listings due to oversupply of competing properties in Vanbuskirk but low days on market time and high demand for pool properties in this area. It would be expected to sell near mid high range of adjusted recently closed competing sales with 90 days on market. This property is currently listed for sale for \$414,500 and appears to be priced for quick sale.</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



Other

Subject Photos



Other

Listing Photos

L1 3011 Zane Cir
Las Vegas, NV 89121



Front

L2 3165 E Rochelle Ave
Las Vegas, NV 89121



Front

L3 4481 Paseo El Rio Dr
Las Vegas, NV 89121



Front

Sales Photos

S1 4570 Paseo El Rio Dr
Las Vegas, NV 89121



Front

S2 3237 Lark Cir
Las Vegas, NV 89121



Front

S3 4579 Paseo Del Ray Dr
Las Vegas, NV 89121



Front

ClearMaps Addendum

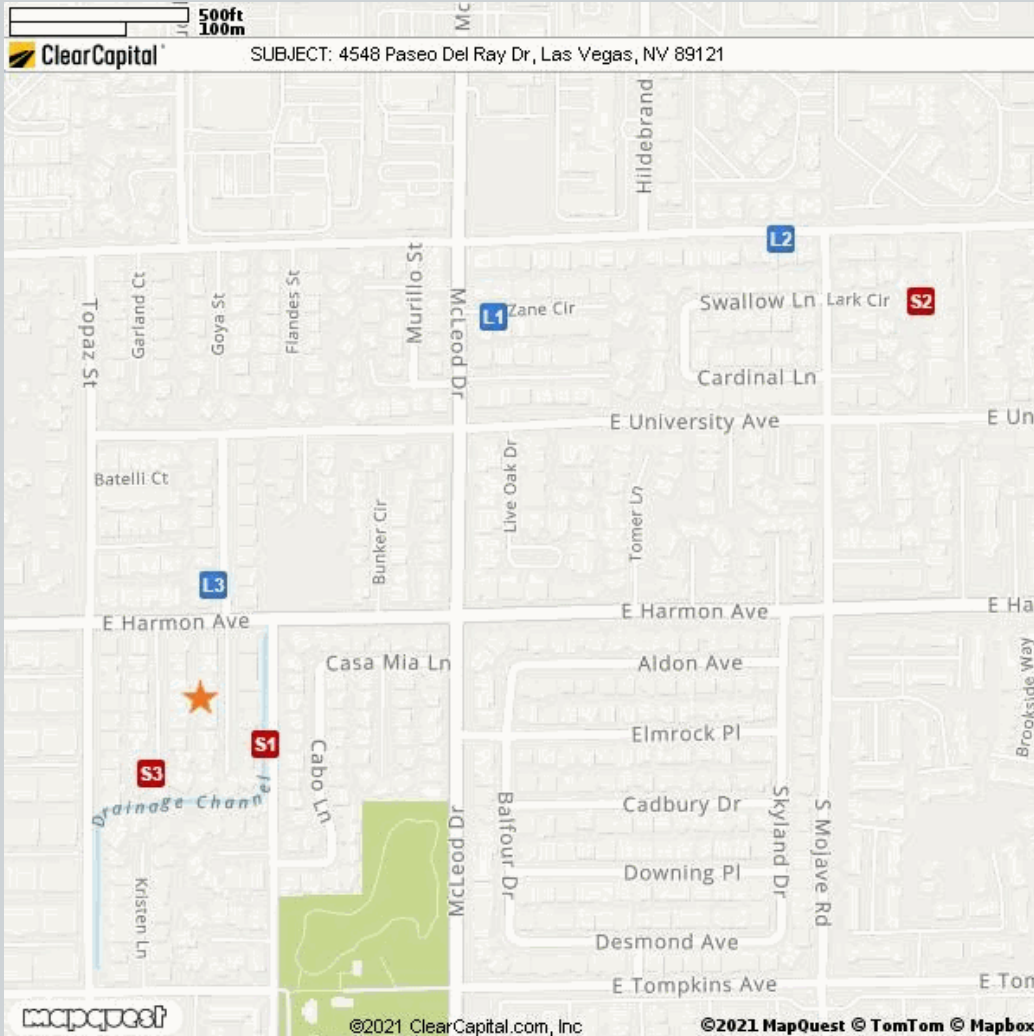
Address ★ 4548 Paseo Del Ray Drive, Las Vegas, NV 89121

Loan Number 46740

Suggested List \$439,000

Suggested Repaired \$439,000

Sale \$424,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4548 Paseo Del Ray Drive, Las Vegas, NV 89121	--	Parcel Match
L1 Listing 1	3011 Zane Cir, Las Vegas, NV 89121	0.34 Miles ¹	Parcel Match
L2 Listing 2	3165 E Rochelle Ave, Las Vegas, NV 89121	0.52 Miles ¹	Parcel Match
L3 Listing 3	4481 Paseo El Rio Dr, Las Vegas, NV 89121	0.08 Miles ¹	Parcel Match
S1 Sold 1	4570 Paseo El Rio Dr, Las Vegas, NV 89121	0.06 Miles ¹	Parcel Match
S2 Sold 2	3237 Lark Cir, Las Vegas, NV 89121	0.58 Miles ¹	Parcel Match
S3 Sold 3	4579 Paseo Del Ray Dr, Las Vegas, NV 89121	0.06 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	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	5.01 miles	Date Signed	11/01/2021

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof** (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: **4548 Paseo Del Ray Drive, Las Vegas, NV 89121**
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: **November 1, 2021**

Licensee signature: **/Linda Bothof/**

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.