

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	5627 Morning Song Circle, North Las Vegas, NV 89031	Order ID	7785115	Property ID	31726676
Inspection Date	12/02/2021	Date of Report	12/02/2021		
Loan Number	46914	APN	124-28-417-010		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	1201BPO	Tracking ID 1	1201BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Hegg Dennis E	Condition Comments	
R. E. Taxes	\$1,606	No Repair. There are no noticeable upgrades to the subject. It appears to be in Average condition.	
Assessed Value	\$212,074		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a suburban location that has close proximity to schools, shops and major highways. The market is currently Stable. The average marketing time for similar properties in the subject area is 120 days.	
Sales Prices in this Neighborhood	Low: \$80,000 High: \$600,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5627 Morning Song Circle	1622 Paradise Reef Ave	1838 Capilano Ln	1613 Golden Glen Ct
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89031	89031	89031	89031
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.68 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$370,000	\$375,000	\$429,900
List Price \$	--	\$370,000	\$375,000	\$429,900
Original List Date		11/25/2021	11/12/2021	11/03/2021
DOM · Cumulative DOM	-- · --	7 · 7	5 · 20	4 · 29
Age (# of years)	30	18	28	26
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	1,467	1,503	1,464	1,885
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 3 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	0.16 acres	0.14 acres	0.11 acres	0.13 acres
Other	Porch, Deck, Fireplace	Fence	Patio, Fence	Patio, Fence

* 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** Immaculate Well kept Single Story home with 3 bedrooms , 2 baths, 2 Car Garage and Over Sized Back Yard. NO HOA. Small Courtyard In the Front. Premium Flooring Throughout , Open floor Plan and Plenty Of natural lighting.
- Listing 2** Single story home with no hoa. 3 large bedrooms with lots of closet space! double sinks in primary bathroom with counter space and storage! both bathrooms have walk in showers! custom tile floors and wood laminate throughout (no carpet)! open kitchen / family room! separate living area at the front of home! kitchen features granite countertops! ceiling fans, paint! ready to move in! fully fenced backyard with covered patio and artificial grass! desert landscaping in front and back! 2 car garage with built in storage.
- Listing 3** 4 bedroom 3 bath dual primary bedrooms 1885 sq ft 2 car garage highend vinyl planks floors 2 inch blinds baseboards fixtures vaulted ceilings custom two tone paint granite in kitchen, glass tile backsplash, pantry, island and custom painted cabinets fireplace huge family room spacious bedrooms baths with granite and custom painted cabinets low maintenance yard.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5627 Morning Song Circle	1316 Grey Hunter Dr	1425 Walstone Rd	5448 Grand Rapids St
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89031	89031	89031	89031
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.11 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$351,000	\$370,000	\$405,000
List Price \$	--	\$351,000	\$370,000	\$405,000
Sale Price \$	--	\$351,000	\$370,000	\$405,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/15/2021	10/28/2021	09/16/2021
DOM · Cumulative DOM	-- · --	15 · 36	27 · 59	38 · 77
Age (# of years)	30	31	29	16
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	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,467	1,467	1,467	1,827
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 3 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	0.16 acres	0.15 acres	0.15 acres	0.11 acres
Other	Porch, Deck, Fireplace	Patio, Fence, Fireplace	Fence, Fireplace	Patio, Fence
Net Adjustment	--	+\$2,000	+\$2,500	-\$12,900
Adjusted Price	--	\$353,000	\$372,500	\$392,100

* 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** Adjustment : Garage/2000. Eldorado what a great place to live and so close to shopping....just blocks away. You really feel like you are out and away from the hustle and bustle of life when you step in the mature landscaping of this home! A large pine tree with grassy green grass greets you when you pull up to this quiet street and home! In the back, there is room between the homes and privacy! Tall ceilings and lots of natural light and a fireplace for cold winter nights are in this cozy home! Private master suite! 2 car garage! A gardener could have a great time at this home
- Sold 2** Adjustment : Garage/2000. The entry way leads you to a nice open floor plan with chef like kitchen that overlooks the entertainment room. the home feels much larger than footage. take a stroll out back and create your own mini park on premium lot with basketball court and room for baseball. the master bedroom can be your own private get away with relaxing master bathroom. good size secondary bedrooms this is a california exodus favorite don't delay click today.
- Sold 3** Adjustment : GLA/-9000, Age/-1400, Bed rooms/-3000, Half baths/-2000, Garage/2000, Amenities/500. This is the Come check out this home, nestled in a quiet neighborhood with 2 playgrounds and conveniently close to several shopping centers. You walk in to an inviting majestic living room with high ceilings, natural lighting, and 2 rustic chandeliers. A wrought-iron railed staircase leads you upstairs to 4 spacious bedrooms, and a balcony right outside the primary bedroom, or continue to the back of the house to a family room/dining room and a kitchen that features cherry cabinets, granite countertops and stainless steel appliances.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No additional sale history for 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	\$384,000	\$384,000
Sales Price	\$375,000	\$375,000
30 Day Price	\$366,000	--
Comments Regarding Pricing Strategy		
The subject appears to be in Average condition with no signs of deferred maintenance visible from exterior inspection. Subject's last known sale date is 10/30/1996 and the price is \$121,000. Few comps available, the comps chosen were the best available and closest to the GLA, lot size and Age of the subject.		

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



Street

Listing Photos

L1 1622 Paradise Reef AVE
North Las Vegas, NV 89031



Front

L2 1838 CAPILANO LN
North Las Vegas, NV 89031



Front

L3 1613 Golden Glen CT
North Las Vegas, NV 89031



Front

Sales Photos

S1 1316 Grey Hunter DR
North Las Vegas, NV 89031



Front

S2 1425 Walstone RD
North Las Vegas, NV 89031



Front

S3 5448 Grand Rapids ST
North Las Vegas, NV 89031



Front

ClearMaps Addendum

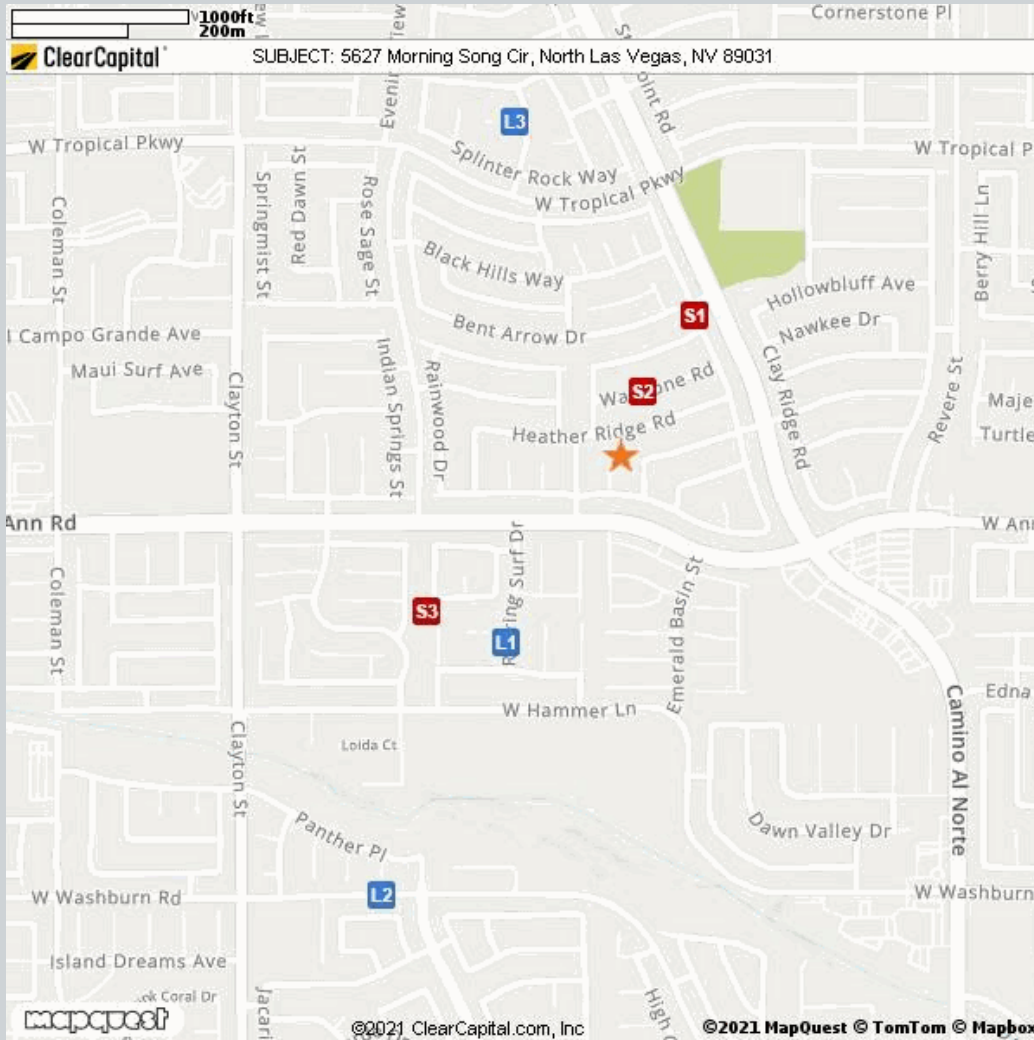
Address ★ 5627 Morning Song Circle, North Las Vegas, NV 89031

Loan Number 46914

Suggested List \$384,000

Suggested Repaired \$384,000

Sale \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5627 Morning Song Circle, North Las Vegas, NV 89031	--	Parcel Match
L1 Listing 1	1622 Paradise Reef Ave, North Las Vegas, NV 89031	0.29 Miles ¹	Parcel Match
L2 Listing 2	1838 Capilano Ln, North Las Vegas, NV 89031	0.68 Miles ¹	Parcel Match
L3 Listing 3	1613 Golden Glen Ct, North Las Vegas, NV 89031	0.49 Miles ¹	Parcel Match
S1 Sold 1	1316 Grey Hunter Dr, North Las Vegas, NV 89031	0.23 Miles ¹	Parcel Match
S2 Sold 2	1425 Walstone Rd, North Las Vegas, NV 89031	0.11 Miles ¹	Parcel Match
S3 Sold 3	5448 Grand Rapids St, North Las Vegas, NV 89031	0.33 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	0.99 miles	Date Signed	12/02/2021

/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: **5627 Morning Song Circle, North Las Vegas, NV 89031**
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: **December 2, 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.