

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	917 Lord Crewe Street, Las Vegas, NV 89138	Order ID	7750030	Property ID	31641272
Inspection Date	11/17/2021	Date of Report	11/17/2021		
Loan Number	46953	APN	137-35-413-029		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	1116BPO	Tracking ID 1	1116BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Leila R Pascual & Don P Garcia	Condition Comments	
R. E. Taxes	\$2,385	Vacant, recent move out, trash at curb. Typical to the neighborhood which is average. No signs of damage, structural deferred maintenance or HOA violations visible. Large front tree needs seasonal trimming, unkept landscaping will attract HOA violations and fines. HOA enforces compliance; neighborhood is in compliance.	
Assessed Value	\$87,194		
Zoning Classification	Single Family Res		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (doors locked)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Summerlin West Master 702-791-4600		
Association Fees	\$50 / Month (Other: Parks & Recreation)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Summerlin West is one of 3 sections of the Summerlin Master Planned development. It is comprised of many subdivisions within "villages". 150 trails and pathways, parks, playgrounds, community centers, pools and tennis are available. Properties older than 10 years have been updated with flooring and counter tops. Properties newer than 10 years are typically original builder finishes with some flooring updates. Some subdivisions have an additional HOA and may be gated or community pool. Commute to town is about 20 minutes on the freeway. Shopping, dining, recreation, public transpo...	
Sales Prices in this Neighborhood	Low: \$425,000 High: \$535,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Summerlin West is one of 3 sections of the Summerlin Master Planned development. It is comprised of many subdivisions within "villages". 150 trails and pathways, parks, playgrounds, community centers, pools and tennis are available. Properties older than 10 years have been updated with flooring and counter tops. Properties newer than 10 years are typically original builder finishes with some flooring updates. Some subdivisions have an additional HOA and may be gated or community pool. Commute to town is about 20 minutes on the freeway. Shopping, dining, recreation, public transportation and schools are nearby. Kids walk or bus to school. Typical inventory and turnover.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	917 Lord Crewe Street	11745 Marina Grande Ct	1048 Calvia St	920 Purdy Lodge St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89138	89138	89138	89138
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.18 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$497,000	\$480,000	\$455,000
List Price \$	--	\$197,000	\$480,000	\$455,000
Original List Date		10/31/2021	10/29/2021	11/11/2021
DOM · Cumulative DOM	-- · --	2 · 17	2 · 19	2 · 6
Age (# of years)	17	17	16	17
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	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	1,723	1,871	1,719	1,723
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	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	--	--	--	--
Lot Size	0.10 acres	0.09 acres	0.09 acres	0.08 acres
Other	--	--	--	--

* Listing 3 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** Same development, same village. Similar size and style. Additional den in configuration. Typical interior finishes, updated laminate flooring main level, painted kitchen cabinets, original appliances, carpet upstairs. Backyard is fully landscaped, no patio cover. Under contract, cash offer since 11/2/21.
- Listing 2** Same development, Paseo village. Similar size and model style. Updated laminate floors, original kitchen with some builder upgraded cabinet features, original appliances, updated primary bath, original secondary baths.. Covered balcony in rear, fully landscaped backyard. Multiple offers, under contract, cash offer since 10/31/21.
- Listing 3** Same development, same subdivision/builder. Model match. Typical interior finishes, updated laminate flooring on main level, original kitchen and appliances, carpet upstairs, original baths. Fully landscaped backyard. Most similar based on model match. Under contract, cash offer since 11/13/21.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	917 Lord Crewe Street	921 Percy Arms St	12020 Hathaway Pines Ln	11833 Arenoso Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89138	89138	89138	89138
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.32 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$498,000	\$425,000	\$455,000
List Price \$	--	\$465,000	\$425,000	\$455,000
Sale Price \$	--	\$465,000	\$425,000	\$470,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	07/22/2021	10/28/2021	09/24/2021
DOM · Cumulative DOM	-- · --	16 · 42	14 · 49	11 · 46
Age (# of years)	17	16	14	15
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	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	1,723	1,723	1,740	1,882
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	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	--	Spa - Yes	--	--
Lot Size	0.10 acres	0.14 acres	0.06 acres	0.09 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,000	\$0	-\$10,000
Adjusted Price	--	\$460,000	\$425,000	\$460,000

* Sold 1 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** Same development, same subdivision/builder. Model match to subject. Corner lot is larger, same tax value as subject, same backyard space. Typical interior finishes. Original builder upgraded tile floors on main level, original kitchen, updated appliances. Updated laminate flooring upstairs, original baths. Backyard is fully landscaped, no patio cover. Above ground spa is plumbed in. Solar system is leased. Most similar to subject due to same builder/model match. Adjust -\$5K Spa
- Sold 2** Same development, Paseo village. Similar size and layout. Front is fenced along sidewalk, garage entry is via garage alley in rear. Typical interior finishes. Original builder upgraded tile floors on main level, kitchen has painted cabinets, typical appliances, carpet upstairs and original baths. Covered balcony in rear, fully landscaped side yard with artificial grass and low deck. No adjustments necessary.
- Sold 3** Same development, Paseo Village. Similar size and layout. Split level entry. Extra den in configuration. Typical interior finishes. Original builder upgraded tile floors on main level, original builder upgraded cabinets in kitchen, updated laminate flooring rest of house, balcony in rear, original baths. Fully landscaped backyard. MLS notes freshly painted exterior. Adjust -\$3K freshly painted exterior, -\$5K new flooring on lower level, -\$2K GLA.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	eXp Realty	Last recorded sale 11/16/21 \$435,000					
Listing Agent Name	Michael J Mairf						
Listing Agent Phone	702-242-0117						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
10/26/2021	\$445,000	--	--	Sold	11/16/2021	\$435,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$460,000	\$460,000
Sales Price	\$455,000	\$455,000
30 Day Price	\$450,000	--
Comments Regarding Pricing Strategy		
Preferred comps from same development, no pools or newly renovated interiors. Median DOM is 16, mix of loans and some seller concessions. I have no existing or contemplated interest in the property.		

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



Front



Front



Address Verification



Side



Side

Subject Photos



Side



Side



Back



Back



Street



Street

Subject Photos



Street

Listing Photos

L1 11745 Marina Grande CT
Las Vegas, NV 89138



Front

L2 1048 Calvia ST
Las Vegas, NV 89138



Front

L3 920 Purdy Lodge ST
Las Vegas, NV 89138



Front

Sales Photos

S1 921 Percy Arms ST
Las Vegas, NV 89138



Front

S2 12020 Hathaway Pines LN
Las Vegas, NV 89138



Front

S3 11833 Arenoso DR
Las Vegas, NV 89138



Front

ClearMaps Addendum

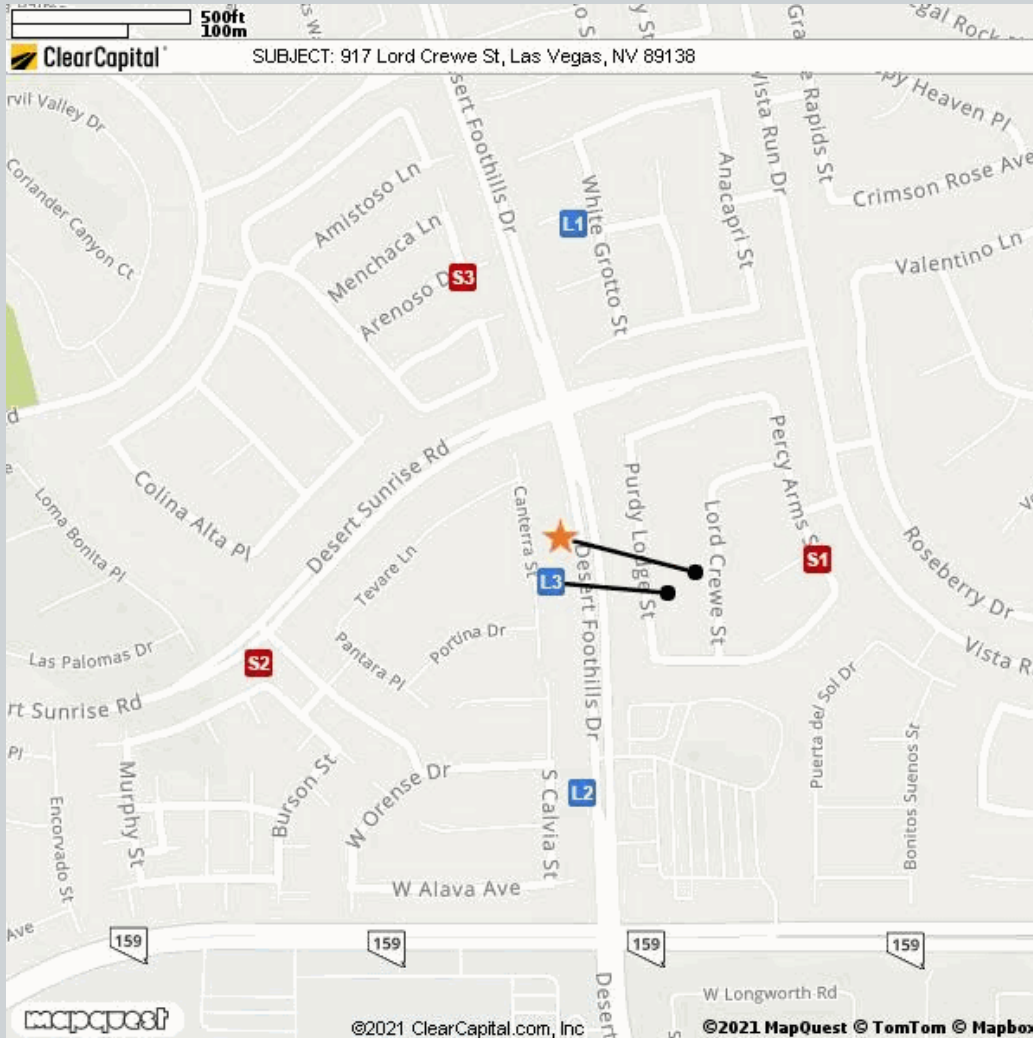
Address ★ 917 Lord Crewe Street, Las Vegas, NV 89138

Loan Number 46953

Suggested List \$460,000

Suggested Repaired \$460,000

Sale \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	917 Lord Crewe Street, Las Vegas, NV 89138	--	Parcel Match
L1	11745 Marina Grande Ct, Las Vegas, NV 89138	0.25 Miles ¹	Parcel Match
L2	1048 Calvia St, Las Vegas, NV 89138	0.18 Miles ¹	Parcel Match
L3	920 Purdy Lodge St, Las Vegas, NV 89138	0.02 Miles ¹	Parcel Match
S1	921 Percy Arms St, Las Vegas, NV 89138	0.07 Miles ¹	Parcel Match
S2	12020 Hathaway Pines Ln, Las Vegas, NV 89138	0.32 Miles ¹	Parcel Match
S3	11833 Arenoso Dr, Las Vegas, NV 89138	0.26 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.

*** 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	Kristina Pearson	Company/Brokerage	Signature Real Estate Group
License No	S.0066424.LLC	Address	10714 Sky Meadows DR Las Vegas NV 89134
License Expiration	07/31/2022	License State	NV
Phone	7025245336	Email	go2lvh@gmail.com
Broker Distance to Subject	3.02 miles	Date Signed	11/17/2021

/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: **917 Lord Crewe Street, Las Vegas, NV 89138**
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 17, 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.