

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	8921 Rendon Street, Las Vegas, NEVADA 89143	Order ID	7741047	Property ID	31594018
Inspection Date	11/12/2021	Date of Report	11/13/2021		
Loan Number	47009	APN	125-08-124-020		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	1112BPO	Tracking ID 1	1112BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Magden Harley	Condition Comments Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
R. E. Taxes	\$2,152	
Assessed Value	\$103,580	
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	Urban	Neighborhood Comments The subject is located in a urban 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 120 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$280,000 High: \$580,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8921 Rendon Street	8396 Winterchase Place	9109 Picket Fence Avenue	9137 Little Horse Avenue
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89143	89143	89143	89143
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.34 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$405,000	\$475,000	\$475,000
List Price \$	--	\$404,000	\$469,500	\$475,000
Original List Date		10/09/2021	09/08/2021	10/05/2021
DOM · Cumulative DOM	-- · --	34 · 35	65 · 66	38 · 39
Age (# of years)	17	15	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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,490	1,821	2,816	2,067
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 3 · 1	3 · 2 · 1
Total Room #	9	8	10	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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
Lot Size	0.12 acres	0.09 acres	0.13 acres	0.11 acres
Other	None	None	None	None

* 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** Spring Mountain Ranch home in the popular Northwest. Kitchen gran. A very large master bedroom w/large walk-in closet. Lovely peaceful & serene backyard. Very easy access to Fwy & shopping. Close to walking trails, large park w/tennis/basketball courts.
- Listing 2** Two-story home with a 3 car garage located in Spring Mountain way fireplace separates the living room and family room*Kitchen has great tile flooring that looks like travertine, granite counter tops, built in microwave, and an island*3 full bathrooms*4 bedrooms all with ceiling fans*Oversized master with a balcony facing the backyard.
- Listing 3** 3 Bedroom, two story gem in the highly desirable neighborhood of Spring Mountain Ranch. paint with stainless steel appliances and granite counter tops. Nice open kitchen that over looks the family room w/fireplace. Primary bedroom has a balcony that over looks the private pool/spa backyard.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8921 Rendon Street	8929 Little Horse Avenue	8921 Cerniglia Street	9004 Ochoa Street
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89143	89143	89143	89143
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.09 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$395,000	\$450,000
List Price \$	--	\$385,000	\$395,000	\$450,000
Sale Price \$	--	\$395,000	\$405,000	\$456,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/07/2021	05/26/2021	09/08/2021
DOM · Cumulative DOM	-- · --	47 · 47	35 · 35	41 · 41
Age (# of years)	17	21	17	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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,490	2,155	2,490	2,490
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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
Lot Size	0.12 acres	0.11 acres	0.12 acres	0.10 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,975	\$0	-\$4,900
Adjusted Price	--	\$398,975	\$405,000	\$451,100

* 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** 4 BEDROOM, 2.5 BATH GEM WITH 3 CAR GARAGE LOCATED IN THE HIGHLY DESIRABLE SPRING MOUNTAIN COMMUNITY. KITCHEN STAINLESS STEEL APPLIANCES AND GRANITE COUNTERS. SPACIOUS FLOOR PLAN WITH GRAND ENTRANCE AND IRON STAIRCASE. COVERED BACK PATIO PROVIDES EXTRA SHADE FOR ENTERTAINING ON HOT SUMMER DAYS. 5025/gla, 50/lot, 400/age,-1500/garage.
- Sold 2** Stunning tow story gem located in Centennial Hills. This home four bedrooms, 2.5 baths, flooring and paint throughout, formal living and dining areas, large downstairs family room, oversized upstairs loft/ media game room, stainless steel appliances, and is located within a few miles from shopping, entertainment.
- Sold 3** Pool Home in Centennial Hills! Upstairs Boast a Giant Loft plus 4 bedrooms. The downstairs has separate and formal dining, living, & family rooms and tons of storage space. Pride of ownership shows in this resort style pool area in the backyard. This home is situated near the neighborhood park which is full of amenities and activities all year. 100/lot, -5000/Pool.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent Listing/Sold history available for this subject from the MLS.			
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	\$462,000	\$462,000
Sales Price	\$440,000	\$440,000
30 Day Price	\$418,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. Value best supported by sold comp 2 and list comp 2, being the most comparable to the subject. Due to the lack of more suitable comparisons, it was necessary to guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. All the necessary adjustments are made. Proximity to the highway and commercial would not affect subject's marketability and both sides of the highway and commercial are similar market areas. Subject appears to be currently occupied verified from the dustbin in front of the house. The comps chosen were the best available and closest to the subject's value.</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



Street



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 8396 Winterchase Place
Las Vegas, NV 89143



Front

L2 9109 Picket Fence Avenue
Las Vegas, NV 89143



Front

L3 9137 Little Horse Avenue
Las Vegas, NV 89143



Front

Sales Photos

S1 8929 Little Horse Avenue
Las Vegas, NV 89143



Front

S2 8921 Cerniglia Street
Las Vegas, NV 89143



Front

S3 9004 Ochoa Street
Las Vegas, NV 89143



Front

ClearMaps Addendum

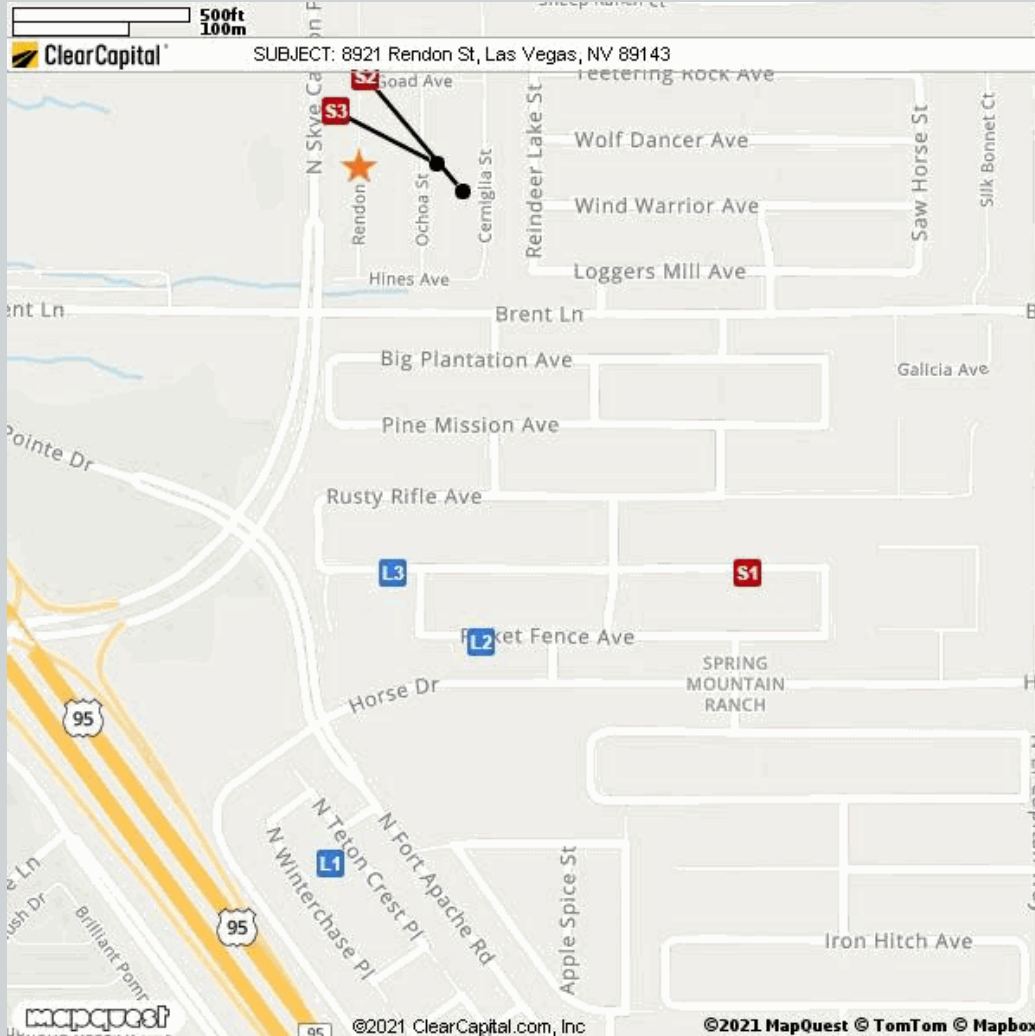
Address ★ 8921 Rendon Street, Las Vegas, NEVADA 89143

Loan Number 47009

Suggested List \$462,000

Suggested Repaired \$462,000

Sale \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8921 Rendon Street, Las Vegas, Nevada 89143	--	Parcel Match
L1 Listing 1	8396 Winterchase Place, Las Vegas, NV 89143	0.48 Miles ¹	Parcel Match
L2 Listing 2	9109 Picket Fence Avenue, Las Vegas, NV 89143	0.34 Miles ¹	Parcel Match
L3 Listing 3	9137 Little Horse Avenue, Las Vegas, NV 89143	0.28 Miles ¹	Parcel Match
S1 Sold 1	8929 Little Horse Avenue, Las Vegas, NV 89143	0.39 Miles ¹	Parcel Match
S2 Sold 2	8921 Cerniglia Street, Las Vegas, NV 89143	0.09 Miles ¹	Parcel Match
S3 Sold 3	9004 Ochoa Street, Las Vegas, NV 89143	0.07 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	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	7.49 miles	Date Signed	11/12/2021

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.