

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	3450 Erva Street Unit 161, Las Vegas, NEVADA 89117	Order ID	7753574	Property ID	31650923
Inspection Date	11/17/2021	Date of Report	11/17/2021		
Loan Number	47057	APN	163-17-114-025		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	1117BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	ROBERT G OVERTON	Condition Comments No damage or repair issues noted from exterior visual inspection on the date of this report. Door, windows, window coverings visible from exterior, appear to be in average condition for age and neighborhood. Tax records show that this property is owner occupied. This unit was last sold 05/25/1993 and listed for sale 04/07/2021 as short sale. and not listed for sale since purchased. Clark County Tax Assessor shows Cost Class for this unit as Fair. Subject property is a 1 level, first floor condo in the Lakeview Condo complex in the in the central northwestern area of Las Vegas. This tract is comprised of 232 condo units, which vary in living area from 882-1,072 square feet of living area. Access to schools, shopping is within 1 mile and freeway entry is within 1-2 miles. Common areas are well maintained. Most likely buyer for this property is investor/cash sale.
R. E. Taxes	\$660	
Assessed Value	\$36,080	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Lakeview Condo 702-737-8580	
Association Fees	\$258 / Month (Pool,Tennis,Other: Management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments There is a balanced of condo listings in Lakeview Condo. On the date of this report there were 5 condos listed for sale (0 REO, 1 short sale) which is subject property). In the past 12 months, there have been 20 closed MLS sales in this tract. This would indicate a balanced supply of listings, assuming 90 days on market. Average days on market time was 31 days with range 1-148 days. Average sales price was 100.2% of final list price.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$137,000 High: \$220,000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3450 Erva Street Unit 161	3450 Erva St Unit 153	9070 Spring Mountain Rd Unit 214	9070 Spring Mountain Rd Unit 119
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89117	89117	89117	89117
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.14 ¹	0.11 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$185,000	\$205,000	\$230,000
List Price \$	--	\$185,000	\$205,000	\$225,000
Original List Date		10/16/2021	10/21/2021	10/13/2021
DOM · Cumulative DOM	-- · --	3 · 32	4 · 27	6 · 35
Age (# of years)	31	31	28	28
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building
# Units	1	1	1	1
Living Sq. Feet	1,072	882	1,072	1,072
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 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.

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 \$1,175/month when listed. Identical in bedrooms, baths, condition, first floor unit, fireplace and age. It is inferior in square footage and is inferior to subject property.
- Listing 2** Under contract, will be conventional financing. Vacant property when listed. Identical in square footage, bedrooms, baths, condition, fireplace and nearly identical in age. This property is nearly equal to subject property.
- Listing 3** Not under contract. Owner occupied property when listed. Identical in square fotage, bedrooms,. baths, first floor unit, fireplace and nearly identical in age. It is superior in condition with laminate flooring. This property is superior to subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3450 Erva Street Unit 161	3455 Erva St Unit 116	9070 Spring Mountain Rd Unit 117	3450 Erva St Unit 108
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89117	89117	89117	89117
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.10 ¹	0.07 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$180,000	\$199,900	\$210,000
List Price \$	--	\$180,000	\$199,900	\$210,000
Sale Price \$	--	\$183,000	\$209,000	\$220,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	08/26/2021	06/01/2021	11/05/2021
DOM · Cumulative DOM	-- · --	37 · 71	5 · 47	1 · 15
Age (# of years)	31	30	28	31
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building	2 Stories Multi-Unit Building
# Units	1	1	1	1
Living Sq. Feet	1,072	1,072	1,072	1,072
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Net Adjustment	--	-\$1,500	-\$20,000	-\$20,000
Adjusted Price	--	\$181,500	\$189,000	\$200,000

* 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** Sold with conventional financing, \$1,500 in seller paid concessions. Identical in square footage, bedrooms. baths, condition, first floor unit and nearly identical in age. Seller paid concessions adjusted (\$1,500).
- Sold 2** Sold with conventional financing, no concessions. Vacant property when listed. Identical in square footage, bedrooms. baths, fireplace, first floor unit and nearly identical in age. It is superior in condition with new paint, laminate flooring, quartz counters, new faucet (\$20,000).
- Sold 3** Cash sale, no concessions. Vacant property when listed. Identical in square footage, bedrooms. baths, fireplace, first floor unit and identical in age. It is superior in condition with new paint, laminate flooring, cabinets, quartz counters, lighting (\$20,000).

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Simply Vegas	Under contract, will be cash sale per MLS 2284857.					
Listing Agent Name	Peter Taylor						
Listing Agent Phone	702-600-9390						
# 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
04/07/2021	\$80,000	--	--	Pending/Contract	04/27/2021	\$80,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$195,000	\$195,000
Sales Price	\$188,000	\$188,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
Subject property would be expected to sell near high range of adjusted recently closed sales with 90 days on market due to low days on market time. This property should be priced near mid high range of competing listings due to short supply of competing condos in this area. It is currently listed for sale for \$80,000 as short sale, not yet approved. Suggest interior inspection to determine what if any damages may exist.		

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



Address Verification



Street

Listing Photos

L1 3450 Erva St Unit 153
Las Vegas, NV 89117



Front

L2 9070 Spring Mountain Rd Unit 214
Las Vegas, NV 89117



Front

L3 9070 Spring Mountain Rd Unit 119
Las Vegas, NV 89117



Front

Sales Photos

S1 3455 Erva St Unit 116
Las Vegas, NV 89117



Front

S2 9070 Spring Mountain Rd Unit 117
Las Vegas, NV 89117



Front

S3 3450 Erva St Unit 108
Las Vegas, NV 89117



Front

ClearMaps Addendum

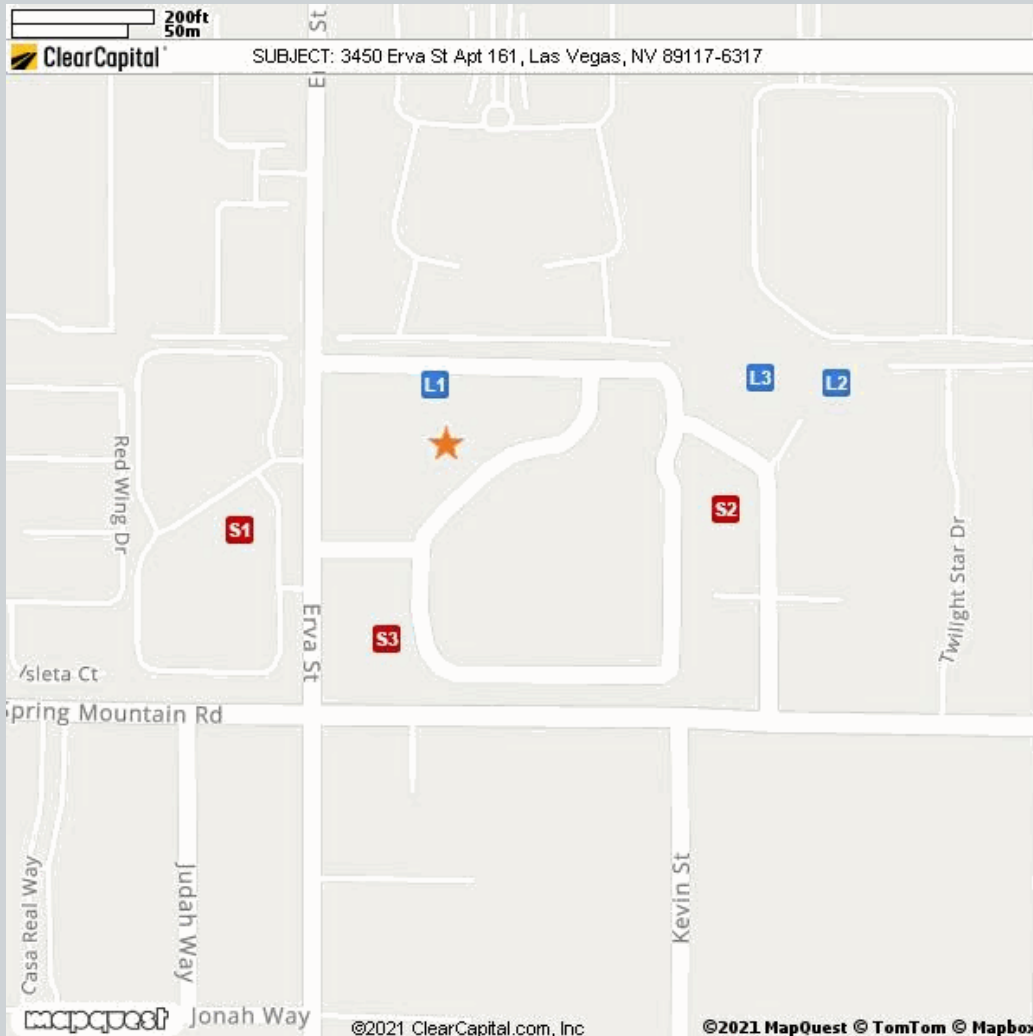
Address ★ 3450 Erva Street Unit 161, Las Vegas, NEVADA 89117

Loan Number 47057

Suggested List \$195,000

Suggested Repaired \$195,000

Sale \$188,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3450 Erva Street Unit 161, Las Vegas, Nevada 89117	--	Parcel Match
L1 Listing 1	3450 Erva St Unit 153, Las Vegas, NV 89117	0.02 Miles ¹	Parcel Match
L2 Listing 2	9070 Spring Mountain Rd Unit 214, Las Vegas, NV 89117	0.14 Miles ¹	Parcel Match
L3 Listing 3	9070 Spring Mountain Rd Unit 119, Las Vegas, NV 89117	0.11 Miles ¹	Parcel Match
S1 Sold 1	3455 Erva St Unit 116, Las Vegas, NV 89117	0.07 Miles ¹	Parcel Match
S2 Sold 2	9070 Spring Mountain Rd Unit 117, Las Vegas, NV 89117	0.10 Miles ¹	Parcel Match
S3 Sold 3	3450 Erva St Unit 108, Las Vegas, NV 89117	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.

*** 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 personally inspect the property, select comparables, and determine a price for the subject, please do not accept

Report Instructions - cont.

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	11.56 miles	Date Signed	11/17/2021

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.