

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.

<b>Address</b>	5375 Shake Court Unit 202, Las Vegas, NEVADA 89122	<b>Order ID</b>	7788898	<b>Property ID</b>	31735512
<b>Inspection Date</b>	12/04/2021	<b>Date of Report</b>	12/04/2021		
<b>Loan Number</b>	47176	<b>APN</b>	161-27-310-029		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	1202BPO	<b>Tracking ID 1</b>	1202BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Burke Patricia A	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$241	Based on exterior observation, subject property appears to be in average condition and not in need of immediate repair	
<b>Assessed Value</b>	\$24,402		
<b>Zoning Classification</b>	Condominium		
<b>Property Type</b>	Condo		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (unknown)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Duck Creek Village 7027679993		
<b>Association Fees</b>	\$177 / Month (Pool)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Currently a better market with increasing property values. Supply is in shortage with rising demand. This is a fair market with no REO activity. Proximity and convenience to employment, schools, parks, shopping and transportation are average.	
<b>Sales Prices in this Neighborhood</b>	Low: \$115,000 High: \$186,000		
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5375 Shake Court Unit 202	5795 Medallion Drive Unit#102	5795 Medallion Drive Unit#203	5330 Rod Court Unit#104
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89122	89122	89122	89122
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.02 <sup>1</sup>	0.02 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$140,000	\$149,999	\$155,000
<b>List Price \$</b>	--	\$140,000	\$158,000	\$155,000
<b>Original List Date</b>		11/23/2021	09/12/2021	06/21/2021
<b>DOM · Cumulative DOM</b>	-- · --	8 · 11	9 · 83	60 · 166
<b>Age (# of years)</b>	33	33	33	33
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	1	2	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story garden	1 Story garden	1 Story garden	1 Story garden
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	806	724	806	960
<b>Bdrm · Bths · ½ Bths</b>	1 · 1	1 · 1	2 · 1	2 · 2
<b>Total Room #</b>	3	3	4	4
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This is a lovely and well cared for 1 bedroom condominium. It boasts new flooring and a wood burning fireplace. The community is welcoming and HOA is low. The community is majority owner occupied. Small garden out front!
- Listing 2** Back on the market. Beautiful spacious 2 bedroom Condo on 2nd floor. Cozy fireplace. Condo is nestled in a beautiful Condo Community with gated entry, a clubhouse, 2 pools to relax in, or just sit in a quiet clubhouse to read a good book. If you are a Tennis player, or you just want to have some fun playing the game. Tennis court is also on Property. Come home to a fun community and a beautiful home from your long day.
- Listing 3** Great for the first time buyer. Rare owner occupied only allowed. Rental Restrictions. Well maintained complex. Owner always home, easy to show. It features, pool, gated community. Priced to sell quickly.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5375 Shake Court Unit 202	5870 Medallion Drive Unit#202	5350 Silvermist Court Unit#202	5751 East Hacienda Avenue Unit#292
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89122	89122	89122	89122
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.04 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$159,000	\$150,000	\$120,000
<b>List Price \$</b>	--	\$159,000	\$144,999	\$125,000
<b>Sale Price \$</b>	--	\$154,777	\$143,000	\$130,000
<b>Type of Financing</b>	--	Conv	Conv	Fha
<b>Date of Sale</b>	--	11/05/2021	09/21/2021	10/13/2021
<b>DOM · Cumulative DOM</b>	-- · --	18 · 49	62 · 107	17 · 93
<b>Age (# of years)</b>	33	34	31	23
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	2	2	2
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story garden	1 Story garden	1 Story garden	1 Story garden
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	806	806	806	750
<b>Bdrm · Bths · ½ Bths</b>	1 · 1	2 · 1	2 · 1	1 · 1
<b>Total Room #</b>	3	4	4	3
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$154,777	\$143,000	\$130,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** 2nd Level Condominium with 2 Beds and 1 Bath. Located in East Las Vegas, close to 95 Fwy which provides good access to downtown Las Vegas and other central locations. Kitchen featured breakfast bar; Unit features blinds, recessed lighting and tile floors throughout. Brick fireplace in Living Area. Buyer to verify schools, HOA, measurements and utilities.
- Sold 2** Open floor plan in gated community. Rent restricted community, owner occupants only.
- Sold 3** OPPORTUNITY AWAITS!! MOVE-IN READY 1 STORY, 1 BEDROOM CONDO IN GATED INFINITY PALMS \* KITCHEN WITH BREAKFAST BAR \* SPACIOUS LIVING ROOM \* MASTER BEDROOM WITH WALK IN CLOSET \* MASTER BATHROOM WITH SEPARATE SHOWER/GARDEN TUB, MAKE UP TABLE \* EXTERIOR COVERED PATIO \* WATER IS INCLUDED IN HOA MONTHLY DUES \* COMMUNITY AMENITIES INCLUDE POOL, SPA, EXERCISE/REC ROOM, GATED ENTRY & PARK \* SEE THIS CONDO TODAY!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				na			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$145,000	\$145,000
<b>Sales Price</b>	\$140,000	\$140,000
<b>30 Day Price</b>	\$130,000	--
<b>Comments Regarding Pricing Strategy</b>		
All comps selected are condo homes within the subject community. These comps are within 20% GLA of the subject and are in similar condition as the subject and sold in the past 180 days.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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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# DRIVE-BY BPO

by ClearCapital

5375 SHAKE COURT UNIT 202  
LAS VEGAS, NEVADA 89122

47176  
Loan Number

\$140,000  
As-Is Value

## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

# DRIVE-BY BPO

by ClearCapital

5375 SHAKE COURT UNIT 202  
LAS VEGAS, NEVADA 89122

47176  
Loan Number

\$140,000  
As-Is Value

## Subject Photos



Street



Other



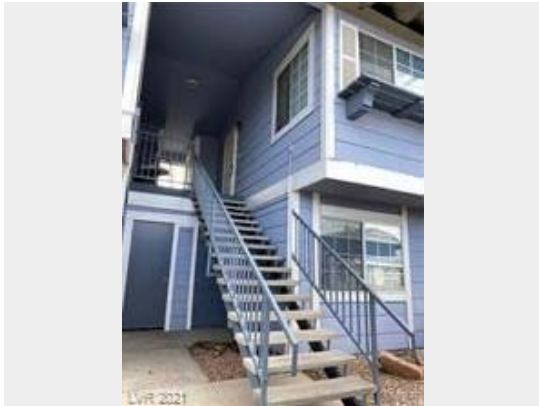
## Listing Photos

**L1** 5795 Medallion Drive Unit#102  
Las Vegas, NV 89122



Front

**L2** 5795 Medallion Drive Unit#203  
Las Vegas, NV 89122



Front

**L3** 5330 Rod Court Unit#104  
Las Vegas, NV 89122



Front

## Sales Photos

**S1** 5870 Medallion Drive Unit#202  
Las Vegas, NV 89122



Front

**S2** 5350 Silvermist Court Unit#202  
Las Vegas, NV 89122



Front

**S3** 5751 East Hacienda Avenue Unit#292  
Las Vegas, NV 89122



Front

## ClearMaps Addendum

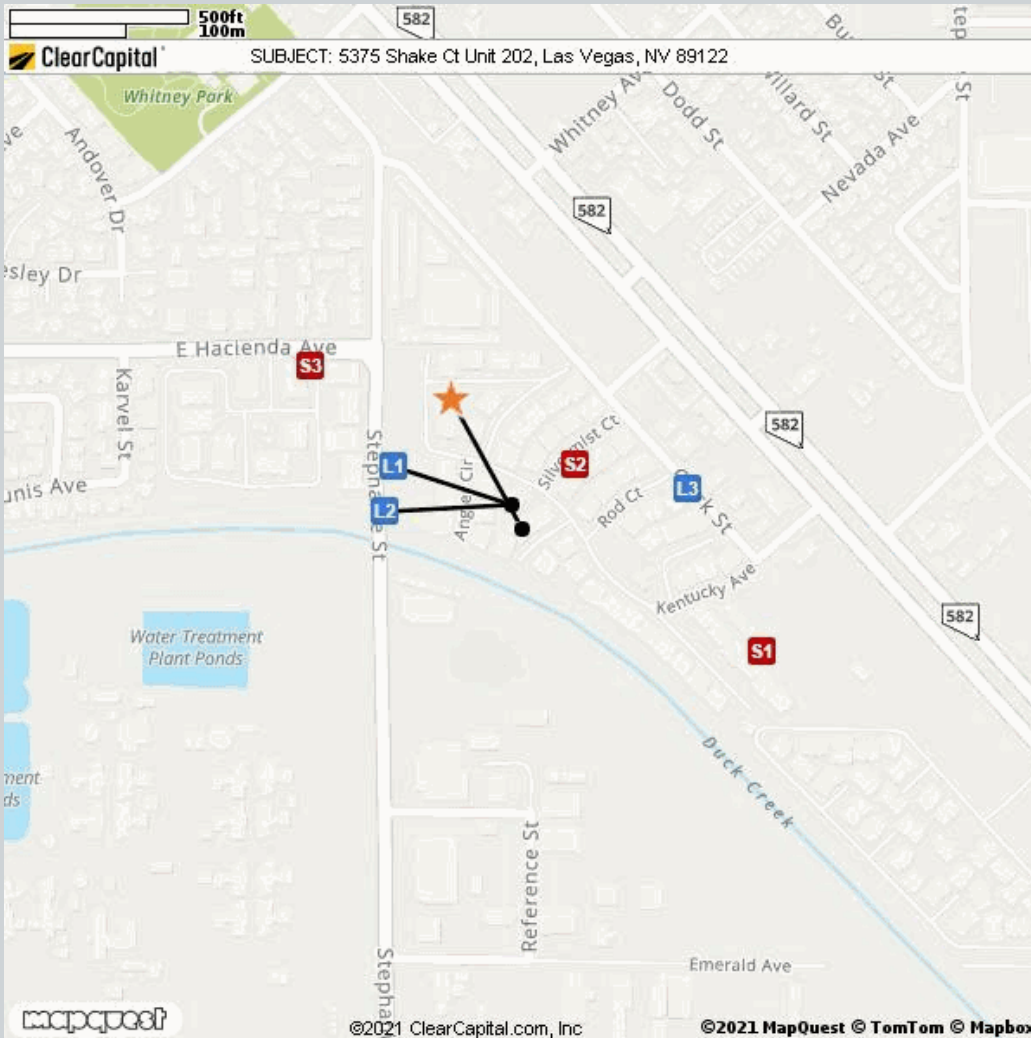
**Address** ★ 5375 Shake Court Unit 202, Las Vegas, NEVADA 89122

**Loan Number** 47176

**Suggested List** \$145,000

**Suggested Repaired** \$145,000

**Sale** \$140,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5375 Shake Court Unit 202, Las Vegas, Nevada 89122	--	Parcel Match
L1 Listing 1	5795 Medallion Drive Unit#102, Las Vegas, NV 89122	0.02 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5795 Medallion Drive Unit#203, Las Vegas, NV 89122	0.02 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5330 Rod Court Unit#104, Las Vegas, NV 89122	0.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5870 Medallion Drive Unit#202, Las Vegas, NV 89122	0.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5350 Silvermist Court Unit#202, Las Vegas, NV 89122	0.04 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5751 East Hacienda Avenue Unit#292, Las Vegas, NV 89122	0.19 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Clint Whiting	<b>Company/Brokerage</b>	Innovation Realty
<b>License No</b>	b.1002077	<b>Address</b>	8215 S. Eastern Ave #285 Las Vegas NV 89123
<b>License Expiration</b>	12/31/2022	<b>License State</b>	NV
<b>Phone</b>	7023792512	<b>Email</b>	CLINT@INNOVATIONVEGAS.COM
<b>Broker Distance to Subject</b>	5.49 miles	<b>Date Signed</b>	12/04/2021

*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.