

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	401 E Rolly Street, Henderson, NV 89011	Order ID	7915390	Property ID	32019741
Inspection Date	01/25/2022	Date of Report	01/25/2022		
Loan Number	47786	APN	178-01-812-001		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	01.24.22_BPO	Tracking ID 1	01.24.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JOHN A CAMPBELL	Condition Comments	
R. E. Taxes	\$939	<p>Some damage or repair issues noted from exterior visual inspection. Roof, landscaping, appear to be in fair condition for age and neighborhood. Needs exterior paint estimated \$4,000, 7 boarded/broken windows Estimated \$3,000, Pool equipment \$3,500, pool start up \$800, garage door, hardware and opener \$1,500, exterior entry door and hardware \$500. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a single story, single family detached home with 2 car attached garage. Roof is pitched composition shingles. It has no fireplace, but has an in-ground pool but no spa per tax records. Last sold as fair market sale 01/13/2022 for \$260,00. There are no MLS records available for this property since purchased. Subject property is located in the eastern area of Henderson in the Summerfield subdivision, Clark County Tax Assessor subdivision #4534. This tract is comprised of 640 single family detached homes which vary in living area from 813-2,460 square feet. Access to schools, shopping is within 1/2-2 miles and freeway entry is within 3 miles. Most likely buyer in this area is first time home buyer with FHA/VA financing or investor/cash sale.</p>	
Assessed Value	\$50,448		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Secured by deadbolt)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$13,300		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$13,300		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	<p>There is a short market supply of listings in Summerfield. There are 6 homes listed for sale (0 REO, 0 short sale). In the past 12 months, there have been 45 closed MLS transactions in this neighborhood. This indicates a short market supply of listings, assuming 90 days on market. Average days on market time was 18 with range 0-118 days and average sales price was 101 % of final list price.</p>	
Sales Prices in this Neighborhood	Low: \$211,000 High: \$360,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	401 E Rolly Street	525 Zuber Ave	412 E Barrett St	504 Close Ave
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89011	89011	89011	89011
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.12 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,990	\$325,000	\$339,000
List Price \$	--	\$249,990	\$325,000	\$339,000
Original List Date		01/14/2022	01/19/2022	12/24/2021
DOM · Cumulative DOM	-- · --	5 · 11	6 · 6	12 · 32
Age (# of years)	39	40	42	40
Condition	Fair	Fair	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	1,076	860	1,020	1,076
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.18 acres	0.16 acres	0.15 acres	0.15 acres
Other	No Fireplace	1 Fireplace	No Fireplace	No Fireplace

* 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** Under contract, will be cash sale. Vacant property when listed. Identical in bedrooms, condition, and nearly identical in age. It is inferior in square footage, baths, no garage (converted), no pool, lot size, but is superior in fireplace. This property is inferior to subject property.
- Listing 2** Not under contract. Owner occupied property when listed. Identical in bedrooms, baths, garage capacity, no fireplace and nearly identical in age. It is inferior in square footage, lot size, no pool, but is superior in condition. This property is inferior to subject property.
- Listing 3** Under contract, will be VA sale. Vacant property when listed. Identical in square footage, bedrooms, baths, garage capacity, no fireplace and nearly identical in age. It is inferior in lot size, no pool but is superior in condition. This property is nearly equal overall to subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	401 E Rolly Street	1337 Spague St	1624 Lorna Dr	533 E Rolly St
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89011	89011	89011	89011
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.38 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,900	\$260,000	\$335,000
List Price \$	--	\$229,900	\$260,000	\$335,000
Sale Price \$	--	\$220,000	\$260,000	\$345,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	01/06/2022	05/18/2021	11/12/2021
DOM · Cumulative DOM	-- · --	1 · 38	13 · 50	5 · 35
Age (# of years)	39	40	36	39
Condition	Fair	Fair	Average	Good
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	1,076	1,040	1,069	1,076
Bdrm · Bths · ½ Bths	3 · 2	2 · 0 · 2	2 · 2	3 · 2
Total Room #	5	4	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes Spa - Yes
Lot Size	0.18 acres	0.18 acres	0.09 acres	0.15 acres
Other	No Fireplace	No Fireplace	1 Fireplace	No Fireplace
Net Adjustment	--	+\$27,700	+\$23,600	-\$38,500
Adjusted Price	--	\$247,700	\$283,600	\$306,500

* 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** Cash sale, no concessions. Vacant property when listed. Identical in condition, lot size, garage capacity and nearly identical in age. It is inferior in square footage adjusted @ \$75/square foot \$2,700, baths \$5,000, no pool \$20,000.
- Sold 2** Cash sale, no concessions. Vacant property when listed. Identical in baths, and nearly identical in age and square footage. It is inferior in lot size adjusted @ \$5/square foot \$19,600, no pool \$20,000, garage capacity \$4,000 but is superior in condition (\$20,000).
- Sold 3** Cash sale, no concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, garage capacity, pool, same street and age. It is inferior in lot size adjusted @ \$5/square foot \$6,500, but is superior in condition with new paint, flooring, baseboards, renovated kitchen, new pool plaster, updated baths (\$40,000), and spa (\$5,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Cash sale, no concessions per MLS 2343689. Sold over list price, sale subject to guardianship court confirmation.			
Listing Agent Name							
Listing Agent Phone							
# 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
10/21/2021	\$235,000	--	--	Sold	01/13/2022	\$260,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,000	\$300,000
Sales Price	\$265,000	\$290,000
30 Day Price	\$262,000	--
Comments Regarding Pricing Strategy		
<p>Subject property should be priced near mid high range of competing listings due to high demand for properties in this area, few pool properties, and very low days on market. Subject property is most like Sale #1 which sold for adjusted sales price of \$247,700. It was under contract in 1 day on market. Subject property would be expected to sell above this price point with 90 days on market. Repair/renovation would be expected to improve marketability and have a positive return on investment. This property sold for \$260,000 01/13/2022 which appears to be somewhat below fair market value in as-is condition.</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



Side



Street



Garage



Other

Subject Photos



Other



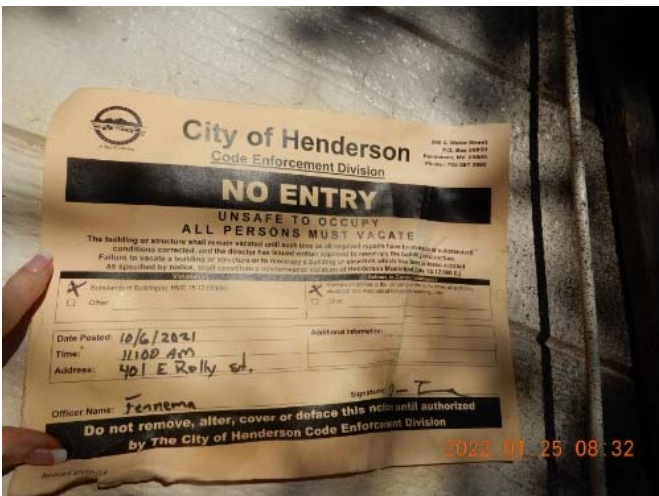
Other



Other



Other



Other

Listing Photos

L1 525 Zuber Ave
Henderson, NV 89011



Front

L2 412 E Barrett St
Henderson, NV 89011



Front

L3 504 Close Ave
Henderson, NV 89011



Front

Sales Photos

S1 1337 Spague St
Henderson, NV 89011



Front

S2 1624 Lorna Dr
Henderson, NV 89011



Front

S3 533 E Rolly St
Henderson, NV 89011



Front

ClearMaps Addendum

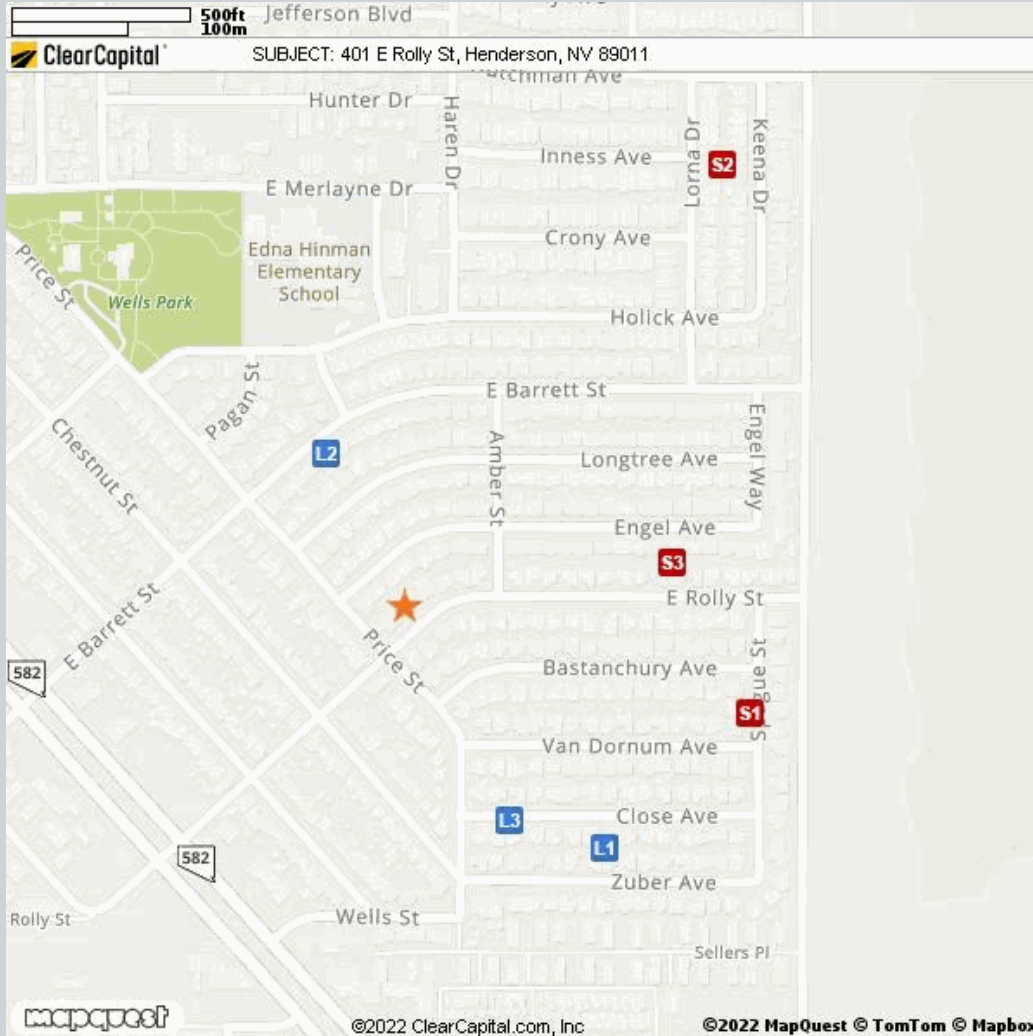
Address ★ 401 E Rolly Street, Henderson, NV 89011

Loan Number 47786

Suggested List \$275,000

Suggested Repaired \$300,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	401 E Rolly Street, Henderson, NV 89011	--	Parcel Match
L1 Listing 1	525 Zuber Ave, Henderson, NV 89011	0.22 Miles ¹	Parcel Match
L2 Listing 2	412 E Barrett St, Henderson, NV 89011	0.12 Miles ¹	Parcel Match
L3 Listing 3	504 Close Ave, Henderson, NV 89011	0.16 Miles ¹	Parcel Match
S1 Sold 1	1337 Spague St, Henderson, NV 89011	0.25 Miles ¹	Parcel Match
S2 Sold 2	1624 Lorna Dr, Henderson, NV 89011	0.38 Miles ¹	Parcel Match
S3 Sold 3	533 E Rolly St, Henderson, NV 89011	0.19 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	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	6.97 miles	Date Signed	01/25/2022

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof** (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: **401 E Rolly Street, Henderson, NV 89011**
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: **January 25, 2022**

Licensee signature: **/Linda Bothof/**

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.