

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>	3925 Amadeus Court, Las Vegas, NEVADA 89119	<b>Order ID</b>	8036084	<b>Property ID</b>	32320032
<b>Inspection Date</b>	03/10/2022	<b>Date of Report</b>	03/10/2022		
<b>Loan Number</b>	48063	<b>APN</b>	162-14-814-003		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	03.10.22_BPO	<b>Tracking ID 1</b>	03.10.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Young Carole L	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$3,105	Based on exterior observation, subject property appears to be in average condition and not in need of immediate repair
<b>Assessed Value</b>	\$79,885	
<b>Zoning Classification</b>	R-2	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Lockbox )	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<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: \$349,900 High: \$630,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3925 Amadeus Court	3550 Leor Court	3376 Oneida Way	3439 Spencer Street
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89119	89121	89169	89169
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.71 <sup>1</sup>	0.98 <sup>1</sup>	0.72 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$430,000	\$435,000	\$450,000
<b>List Price \$</b>	--	\$430,000	\$435,000	\$450,000
<b>Original List Date</b>		02/16/2022	01/17/2022	01/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	7 · 22	31 · 52	11 · 48
<b>Age (# of years)</b>	32	33	61	43
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<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>	2 Stories colonial	2 Stories colonial	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,278	2,022	2,074	2,022
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2
<b>Total Room #</b>	5	6	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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>	--	--	--	Pool - Yes Spa - Yes
<b>Lot Size</b>	.12 acres	.11 acres	.23 acres	.19 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** BEAUTIFUL 4 BEDROOM, 3 BATH HOME IN A CUL-DE-SAC. LARGE ENTRY LIVING ROOM WITH VAULTED CEILINGS, PLENTY OF NATURAL LIGHT, CEILING FAN, & FIREPLACE. KITCHEN WITH BREAKFAST BAR, STAINLESS STEEL APPLIANCES, TILE FLOORING, AND GENEROUS CABINET SPACE! HUGE PRIMARY BEDROOM WITH VAULTED CEILINGS, CEILING FAN & LIGHT. PRIMARY BATH WITH DOUBLE SINKS, SEPARATE TUB, SEPARATE SHOWER, & WALK-IN CLOSET. 2 CAR GARAGE. FINISHED BACKYARD WITH COVERED PATIO SPACE, DOG RUN, & TONS OF ARTIFICIAL TURF. CONVENIENTLY LOCATED NEAR MULTIPLE SHOPS, RESTAURANTS, GROCERIES, & MORE! DOWN THE STREET FROM SUNRISE HOSPITAL, GOLF, & THE LAS VEGAS STRIP! A MUST SEE!
- Listing 2** This home sits on over 2,000 sqft with a 2 car garage just 3 miles from the strip and convenient to shopping! This home has been tastefully renovated featuring a WATERFALL quartz kitchen island with shiplap on the back. Brand new cabinets throughout home with quartz countertops. Showers are redone with a very large master shower with a bench in it! Upgrade TANKLESS water heater! New appliances and lights throughout home. Brand new appliances. Come and make this house your home!
- Listing 3** Paradise Palms beauty just minutes from the Las Vegas strip. 3Br, 2 bath all electric house. Stunning pool and spa with waterfall. Wood fireplace. Plantation shutters throughout. New HVAC May 2021. New water heater September 2020. New pool pump April 2020 (also redid concrete decking). New refrigerator April 2020. Laundry has cabinets and storage. Mature landscaping with grass in front yard. Desert landscaping in back. no HOA!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3925 Amadeus Court	3979 Tudur Lane	3940 Tudur Lane	4381 Flagship Court
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89119	89119	89119	89121
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.08 <sup>1</sup>	0.03 <sup>1</sup>	0.66 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$389,900	\$440,000	\$424,999
<b>List Price \$</b>	--	\$389,900	\$440,000	\$424,999
<b>Sale Price \$</b>	--	\$405,000	\$425,000	\$410,000
<b>Type of Financing</b>	--	Va	Conv	Conv
<b>Date of Sale</b>	--	02/28/2022	02/18/2022	12/06/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 38	5 · 40	65 · 111
<b>Age (# of years)</b>	32	34	36	27
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<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>	2 Stories colonial	2 Stories colonial	2 Stories colonial	2 Stories colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,278	2,394	2,487	2,394
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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>	.12 acres	.11 acres	.11 acres	.13 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$405,000	\$425,000	\$410,000

\* Sold 1 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** Welcome to this large 2 story 3 bedroom home located in Las Vegas minutes from the 515 freeway! This home has an appealing lot with large front lawn & 2 car garage. Upon entry you're met with a spacious & open grand living room, high ceilings, & fireplace giving a cozy entrance feel. Kitchen is equipped with tile countertops, dining area, & plenty of cabinet space. Extra large master bedroom with walk-in closet gives an open & spacious feel. Downstairs bedroom has a double door entry & living room provides a large slider giving much natural light & direct backyard access. Backyard includes a large covered patio & side yard making this space perfect for families & entertaining!

**Sold 2** TRADITIONAL SALE. 2 BEDROOM SUITES + BONUS ROOM UPSTAIRS \*\*\*\*LARGE LIVING ROOM, LARGE FAMILY ROOM  
\*\*BEAUTIFUL LAMINATE FLOORING THROUGHOUT

**Sold 3** Primary bed & bath down. 3 bedrooms. 3 bathrooms. Cozy, Comfy & Roomy Great Room. Separate Formal Dining Area. Separate Formal Front Living Room with cathedral vaulted ceiling and elegant staircase with pot shelves galore as you ascend to a beautiful and open hard to find oversized Loft with electrical outlets in floor & huge walk-in storage closet. backyard with new pavers

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			subject was sold recently				
<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>	1						
<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>
08/26/2021	\$385,000	09/07/2021	\$375,000	Sold	03/09/2022	\$376,000	MLS

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$415,000	\$415,000
<b>Sales Price</b>	\$410,000	\$410,000
<b>30 Day Price</b>	\$400,000	--
<b>Comments Regarding Pricing Strategy</b>		
All comps selected are single family detached homes within 1 mile of the subject. 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

**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



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 3550 Leor Court  
Las Vegas, NV 89121



Front

**L2** 3376 Oneida Way  
Las Vegas, NV 89169



Front

**L3** 3439 Spencer Street  
Las Vegas, NV 89169



Front

## Sales Photos

**S1** 3979 Tudur Lane  
Las Vegas, NV 89119



Front

**S2** 3940 Tudur Lane  
Las Vegas, NV 89119



Front

**S3** 4381 Flagship Court  
Las Vegas, NV 89121



Front

### ClearMaps Addendum

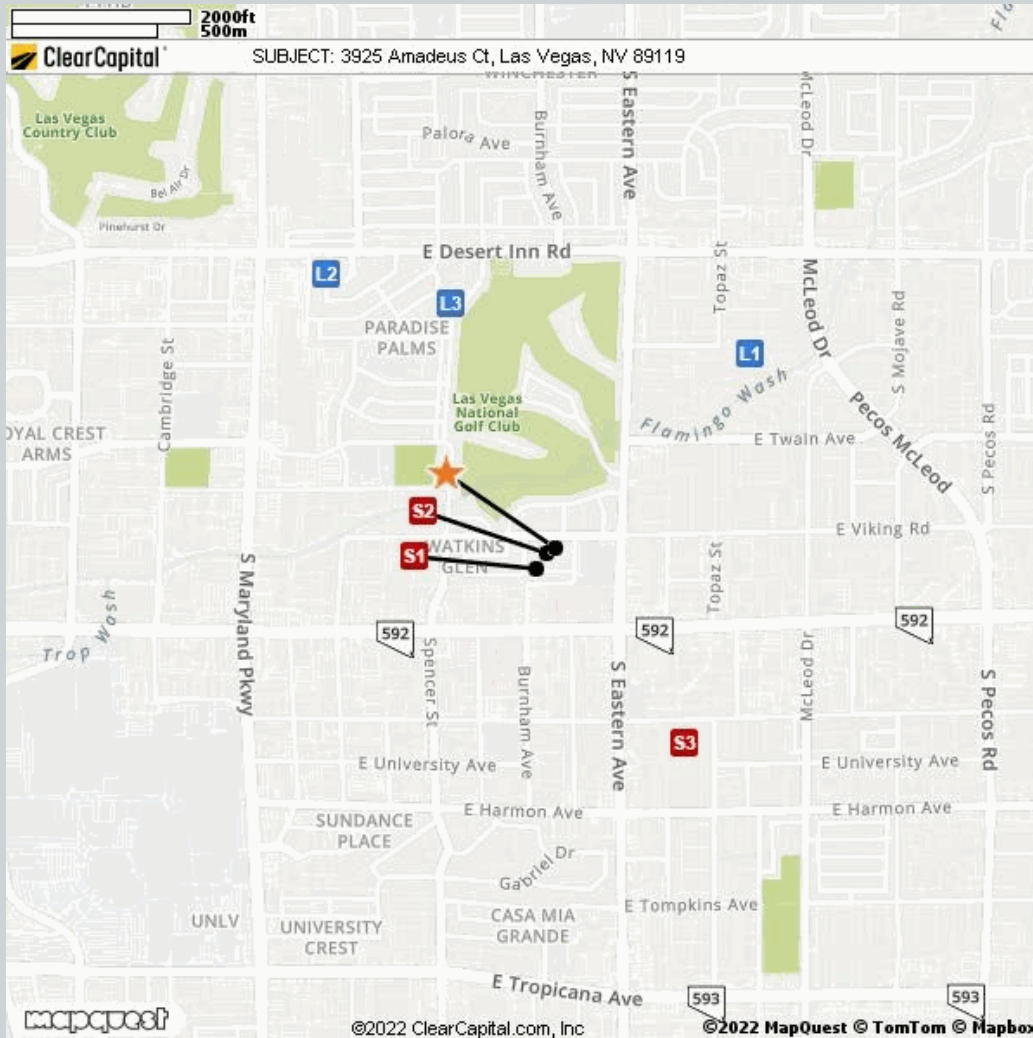
**Address** ★ 3925 Amadeus Court, Las Vegas, NEVADA 89119

**Loan Number** 48063

**Suggested List** \$415,000

**Suggested Repaired** \$415,000

**Sale** \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3925 Amadeus Court, Las Vegas, Nevada 89119	--	Parcel Match
L1 Listing 1	3550 Leor Court, Las Vegas, NV 89121	0.71 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3376 Oneida Way, Las Vegas, NV 89169	0.98 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3439 Spencer Street, Las Vegas, NV 89169	0.72 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3979 Tudur Lane, Las Vegas, NV 89119	0.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3940 Tudur Lane, Las Vegas, NV 89119	0.03 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4381 Flagship Court, Las Vegas, NV 89121	0.66 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.

\*\*\* 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

<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>	5.42 miles	<b>Date Signed</b>	03/10/2022

*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.