

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	6112 Lonesome Cactus Street, Las Vegas, NV 89130	Order ID	8060786	Property ID	32397065
Inspection Date	03/19/2022	Date of Report	03/20/2022		
Loan Number	48080	APN	12527611003		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	03.18_BPOa	Tracking ID 1	03.18_BPOa		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments The subject is a two story, single family detached home with framed stucco exterior construction that is adequately maintained. The subject shows in average condition with no visible signs of deterioration, per exterior inspection. MLS remarks, BLANK CANVAS READY TO BE FINISHED!!! Bring your contractor! Cash only, as-is 6 bedroom 4 bath with a pool and 2 hot tubs!!!
R. E. Taxes	\$3,696	
Assessed Value	\$166,050	
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	Tropical Meadows 702-515-2042	
Association Fees	\$65 / Month (Other: Gated, CCRS)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a suburban 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 60 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$338200 High: \$668000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6112 Lonesome Cactus Street	6900 Beach Nest Ave	6828 Rose Petal Ave	6029 Rolling Meadow St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89130	89130	89130	89130
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.67 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$535,000	\$596,000	\$699,888
List Price \$	--	\$535,000	\$596,000	\$730,000
Original List Date		11/08/2021	03/01/2022	02/27/2022
DOM · Cumulative DOM	-- · --	132 · 132	19 · 19	21 · 21
Age (# of years)	26	27	27	17
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	3,504	2,494	3,244	4,043
Bdrm · Bths · ½ Bths	6 · 4	5 · 2 · 1	5 · 3	5 · 3
Total Room #	10	6	6	12
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes	Pool - Yes	--
Lot Size	0.46 acres	0.18 acres	0.16 acres	0.27 acres
Other	fireplace	fireplace	fireplace	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 Amazing Home with private pool and Spa with NO HOA!. Oversized 3 car garage, Spacious Family room with gas fireplace to keep you warm in the winter, granite countertops in the kitchen with backsplash, neutral paint and flooring throughout. You won't want to miss this one!

Listing 2 Great pool home with 3200+ Sqft. of living space 5 bedrooms with a huge master with sitting room. Newer ceramic and laminate wood floors, Gourmet kitchen with Island. Close to the Freeway and shopping malls, Schools, hospital...

Listing 3 BEAUTIFUL MOVE IN READY 5 BDRM 3 BATH 2 STORY HOME WITH LOFT* GRAND ENTRANCE WITH HIGH CEILING. LARGE FAMILY ROOM W/ CEILING FAN AND RECESSED LIGHTING * COZY FIREPLACE * KITCHEN WITH GRANITE AND CUSTOM CABINETS* MASTER BEDROOM SEPARATE W/WALK-IN CLOSET* SEPARATE JET TUB & SHOWER * DUAL SIDE FIREPLACE IN MASTER * LARGE BALCONY OFF THE MASTER BEDROOM WITH VIEWS OF THE MOUNTAINS * DEN/RETREAT THROUGH MASTER * WOOD LAMINATE THROUGHOUT * LARGE YARD W/COVERED PATIO MATURE LANDSCAPING WITH PUTTING GREEN, GREAT FOR ENTERTAINING* PRIVATE YARD *3 CAR FINISHED GARAGE *BLOCK WALLED BACKYARD *GREAT GATED NEIGHBORHOOD WITH NO RIGHT SIDE NEIGHBORS* ROOM FOR POOL

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6112 Lonesome Cactus Street	6905 Copper Kettle Ave	6100 Lonesome Cactus St	6085 Serene Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89130	89130	89130	89130
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.05 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$620,000	\$625,000	\$780,000
List Price \$	--	\$620,000	\$625,000	\$750,000
Sale Price \$	--	\$630,000	\$630,000	\$730,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/30/2021	11/30/2021	01/27/2022
DOM · Cumulative DOM	-- · --	41 · 41	49 · 49	114 · 114
Age (# of years)	26	25	26	41
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Other	2 Stories Other	2 Stories Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	3,504	2,965	2,965	3,999
Bdrm · Bths · ½ Bths	6 · 4	5 · 3	4 · 4	5 · 4
Total Room #	10	7	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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 Spa - Yes	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes
Lot Size	0.46 acres	0.30 acres	0.55 acres	0.80 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	+\$16,950	+\$16,950	-\$47,250
Adjusted Price	--	\$646,950	\$646,950	\$682,750

* 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** This stunning 5 bedroom, 4 bathroom home on .30 acre is located in a desirable gated community that includes RV parking on 2 sides. It features a 20 foot ceiling over the entry, living room, dining room, and curved staircase. The home has a large kitchen that opens to an expansive family room which includes an informal dining, fireplace, surround sound, and open study with floor to ceiling bookshelves. A large separate laundry room and bathroom completes the downstairs. Upstairs are 3 secondary bedrooms, and a spacious primary bedroom with attached retreat—Perfect for an office space, home gym, deluxe closet, or could be reconfigured as a fifth bedroom with Jack and Jill bathroom. The expansive backyard features a sparkling pool with a diving board and in-floor cleaning system surrounded by wrought iron security fencing. The back yard also includes a covered patio extending the full length of the house, well-manicured lawn, and garden. It is a must see! Adjusted +\$26950, -\$10000/amen
- Sold 2** Beautiful, recently upgraded 2 story home in a gated neighborhood. Spacious 1/2+ acre lot with pool/spa, sand area and ample room for outdoor entertaining. Brand new kitchen with large island, custom cabinets and designer backsplash! Formal living room with vaulted ceilings and an abundance of natural light! Den downstairs, and all other bedrooms upstairs. Recently upgraded master bathroom with 2 way fireplace and large sitting area (park your peleton here!) This one is a must see! Adjusted +\$26950, -\$1000/amen
- Sold 3** Beautiful home located on a large lot. Main home with 3 beds and two baths. Casita located in the back of the property can be used as a duplex or as one large casita. Casita can be used as two separate units each includes a separation each area includes a kitchen, a bedroom and a bath with shower. Home offers lots of privacy for back guest. Large pool and mature landscaping. This property also comes with lots of storage spaces. Adjusted -\$24750. -\$30000, +\$7500.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Rustic Properties	Active-Exclusive Right, L/Price: \$650,000, Recent: 03/17/2022 : New Listing					
Listing Agent Name	Noah Bates						
Listing Agent Phone	702-515-2042						
# 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
03/17/2022	\$650,000	--	--	--	--	--	MLS

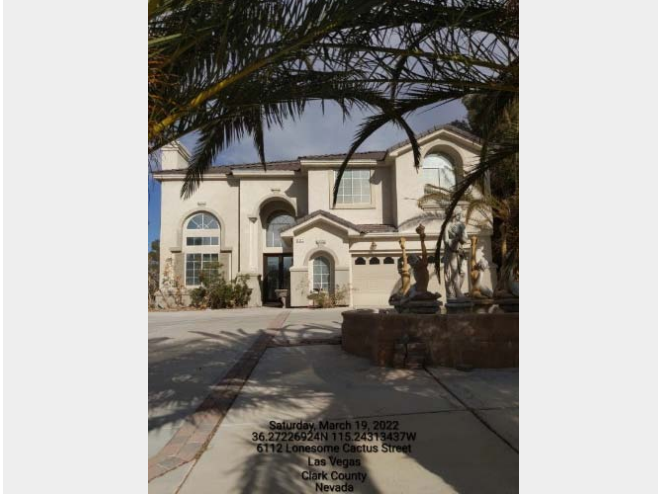
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$670,000	\$670,000
Sales Price	\$656,000	\$656,000
30 Day Price	\$647,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for comps similar to the subject's GLA and condition within the immediate neighborhood. Due to the lack of available comps, I went back 6 months, out in distance 1 mile, and even with relaxing gla search criteria I was unable to find any comps which fit the condition requirements. Within 1 miles and back 6 months I found 8 comps of which I could only use 6 due to condition factors. The comps used are the best possible currently available comps within 1 mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables.</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.

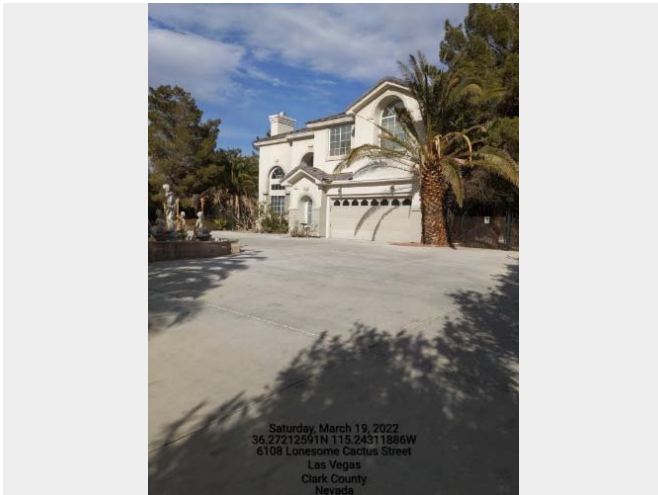
Subject Photos



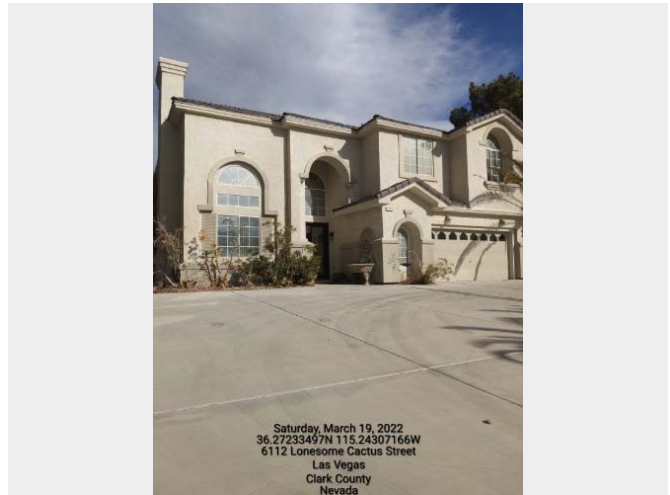
Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 6900 Beach Nest Ave
Las Vegas, NV 89130



Front

L2 6828 Rose Petal Ave
Las Vegas, NV 89130



Front

L3 6029 Rolling Meadow St
Las Vegas, NV 89130



Front

Sales Photos

S1 6905 Copper Kettle Ave
Las Vegas, NV 89130



Front

S2 6100 Lonesome Cactus St
Las Vegas, NV 89130



Front

S3 6085 Serene Dr
Las Vegas, NV 89130



Front

ClearMaps Addendum

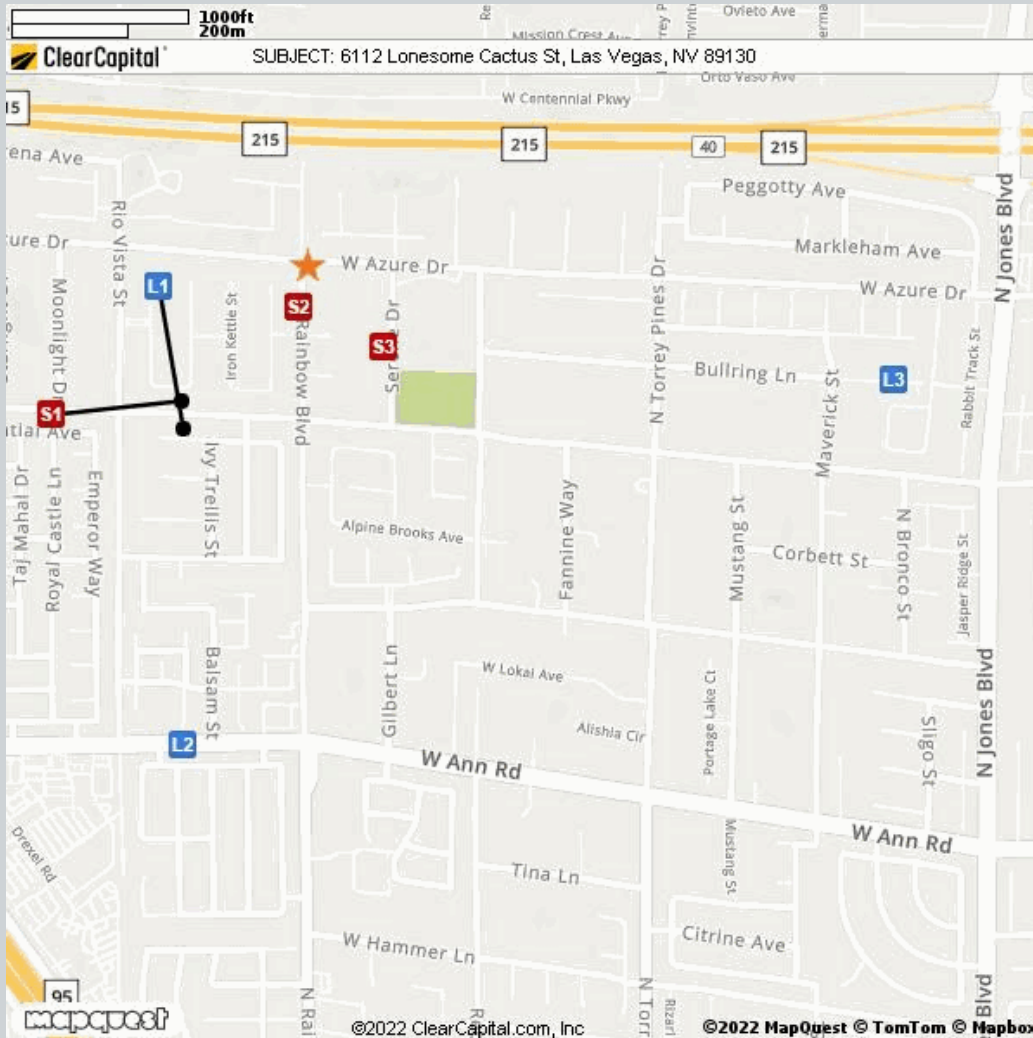
Address ★ 6112 Lonesome Cactus Street, Las Vegas, NV 89130

Loan Number 48080

Suggested List \$670,000

Suggested Repaired \$670,000

Sale \$656,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6112 Lonesome Cactus Street, Las Vegas, NV 89130	--	Parcel Match
L1	6900 Beach Nest Ave, Las Vegas, NV 89130	0.24 Miles ¹	Parcel Match
L2	6828 Rose Petal Ave, Las Vegas, NV 89130	0.67 Miles ¹	Parcel Match
L3	6029 Rolling Meadow St, Las Vegas, NV 89130	0.83 Miles ¹	Parcel Match
S1	6905 Copper Kettle Ave, Las Vegas, NV 89130	0.22 Miles ¹	Parcel Match
S2	6100 Lonesome Cactus St, Las Vegas, NV 89130	0.05 Miles ¹	Parcel Match
S3	6085 Serene Dr, Las Vegas, NV 89130	0.15 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	01/31/2024	License State	NV
Phone	7022184665	Email	westcoastrealty1@gmail.com
Broker Distance to Subject	3.79 miles	Date Signed	03/20/2022

/Reginald Broaden/

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: **Reginald Broaden** ("Licensee"), **B.0043579.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **WEST COAST REALTY LLC** (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: **6112 Lonesome Cactus Street, Las Vegas, NV 89130**
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: **March 20, 2022**

Licensee signature: **/Reginald Broaden/**

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.