

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	7818 W Gilmore Avenue, Las Vegas, NV 89129	Order ID	8009147	Property ID	32258339
Inspection Date	03/01/2022	Date of Report	03/02/2022		
Loan Number	48353	APN	13809511021		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	03.01.22 BPO	Tracking ID 1	03.01.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BASHIR RUSSA	Condition Comments	
R. E. Taxes	\$1,856	MLS Comments: Location, Location, Location. great home near schools, 3 level home, spacious kitchen, formal dining room, huge master bedroom. also huge second bedroom has access to full bathroom. (4th bedroom was converted to a master bedroom). check out the nice wood floors, patio cover, nice back yard, house need a little TLC. with new paint and new carpet will be your new fore ever home.	
Assessed Value	\$81,920		
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	Presidio 702-942-2500		
Association Fees	\$10 / Month (Other: CCRS)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	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 90 days.	
Sales Prices in this Neighborhood	Low: \$305700 High: \$520800		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7818 W Gilmore Avenue	7937 Embarcadero Ave	3694 Julius Ct	3971 Rio Ridge Ct
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89129	89129	89129
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.19 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$515,000	\$499,000	\$420,000
List Price \$	--	\$498,000	\$499,000	\$420,000
Original List Date		02/01/2022	03/01/2022	02/10/2022
DOM · Cumulative DOM	-- · --	28 · 29	0 · 1	19 · 20
Age (# of years)	27	27	26	20
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,264	2,264	2,274	2,038
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	--	--	--	--
Lot Size	0.10 acres	0.10 acres	0.12 acres	0.08 acres
Other	fireplace	fireplace	none	none

* 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** This home shows Great!! Spacious layout!! Well maintained!! 4bd /3bath/ 2car garage/ 2 story!! With the perfect floorplan for entertaining!
- Listing 2** Fantastic home located in the Northwest. with 4 bedrooms, 2.5 bath. Formal dining room, living room and separate family room, over sized master bedroom, Walk in closet & Separate shower/ bath. Park like back yard. Well Kept from owner, laminate wood flooring. Move in Condition.
- Listing 3** HECK OUT THIS LARGE ~ 3 BEDROOM CUL-DE-SAC HOME - NEED MORE BEDROOMS? JUST TURN THE HUGE LOFT INTO 2 MORE BEDROOMS!! CALL AND ASK US ABOUT THE PRICE TO ADD THAT! BRAND NEW CARPET - NOT EVEN WALKED ON YET! ON THE FIRST FLOOR IS KITCHEN, FAMILY ROOM, DINING ROOM, & LIVING ROOM - LOTS OF SPACE! LARGE LARGE PRIMARY BEDROOM WITH A LARGE WALK-IN CLOSET AND VERY SPACIOUS BATHROOM UPSTAIRS AND AN UPSTAIRS LAUNDRY ROOM FOR EASY LAUNDRY DAYS. OH!!! SOLAR OWNED SINCE 2014 - GUESS HOW MUCH LAST MONTH? ~ \$14 ~ SAVE SOME MONEY ON ELECTRIC FOR SURE! THE HIGHEST BILL IN THE LAST YEAR WAS \$77 ~ SO NICE TO GET A BREAK ON SOMETHING!!!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7818 W Gilmore Avenue	7834 W Gilmore Ave	7929 Aviano Pines Ave	3864 Battery St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89129	89129	89129	89129
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.21 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$455,000	\$475,000	\$470,000
List Price \$	--	\$460,000	\$475,000	\$470,000
Sale Price \$	--	\$460,000	\$475,000	\$475,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/30/2021	02/14/2022	12/14/2021
DOM · Cumulative DOM	-- · --	57 · 57	66 · 66	41 · 41
Age (# of years)	27	27	26	27
Condition	Average	Good	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	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,264	2,264	2,702	2,264
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	9	8	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	Pool - Yes	Pool - Yes
Lot Size	0.10 acres	0.10 acres	0.10 acres	0.18 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	-\$10,000	-\$23,140	-\$20,000
Adjusted Price	--	\$450,000	\$451,860	\$455,000

* 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** Beautiful home with vaulted ceilings and fresh neutral paint. Formal living and dining room, kitchen island, stainless steel appliances and plenty of cabinet space. Out back, you'll find a beautiful pool and a low maintenance yard.
- Sold 2** Beautiful pool property in NW. Private courtyard with open floor plan. Oversized master bedroom and good size secondary bedrooms. Chef's kitchen with large pantry. Pool/spa during those hot summer days!
- Sold 3** NW 2-STORY HOME SITUATED ON OVERSIZED LOT WITH POOL! * SIDE GATE W/POSSIBLE RV PARKING! * FEATURES 3 BDRMS + LOFT/DEN (POSSIBLE 4TH BDRM)! FRONT FORMAL LIVING ROOM W/VAULTED CEILINGS, WOOD FLOORS & FIREPLACE * FORMAL DINING * KITCHEN HAS CUSTOM CABINETS, GRANITE COUNTERS, EAT-IN NOOK, TILE FLOORING * SEPARATE FAMILY ROOM * SPACIOUS OWNER SUITE W/WALKIN CLOSET, ENSUITE W/DUAL SINKS, SEP TUB & SHOWER * CHECK OUT THE HUGE BACKYARD W/SPARKLING POOL, COVERED PATIO & TONS OF SPACE TO ENTERTAIN/PLAY! LOW HOA!! GREAT LOCATION NEAR PARKS, SCHOOLS, GOLF & MORE!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject recently sold, fair market.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
10/01/2021	\$418,000	--	--	Expired	12/29/2021	\$418,000	MLS
01/31/2022	\$425,000	02/09/2022	\$450,000	Sold	03/01/2022	\$435,500	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$460,000	\$460,000
Sales Price	\$455,000	\$455,000
30 Day Price	\$445,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for comps similar to the subject's style and condition within the immediate neighborhood. Due to the lack of available comps, I went back 6 months, out in distance 5 blocks, and even with relaxing gla search criteria I was unable to find any comps which fit the condition requirements. Within 5 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 5 blocks 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 The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 7937 EMBARCADERO AVE
Las Vegas, NV 89129



Front

L2 3694 Julius CT
Las Vegas, NV 89129



Front

L3 3971 Rio Ridge Ct
Las Vegas, NV 89129



Front

Sales Photos

S1 7834 W Gilmore Ave
Las Vegas, NV 89129



Front

S2 7929 Aviano Pines Ave
Las Vegas, NV 89129



Front

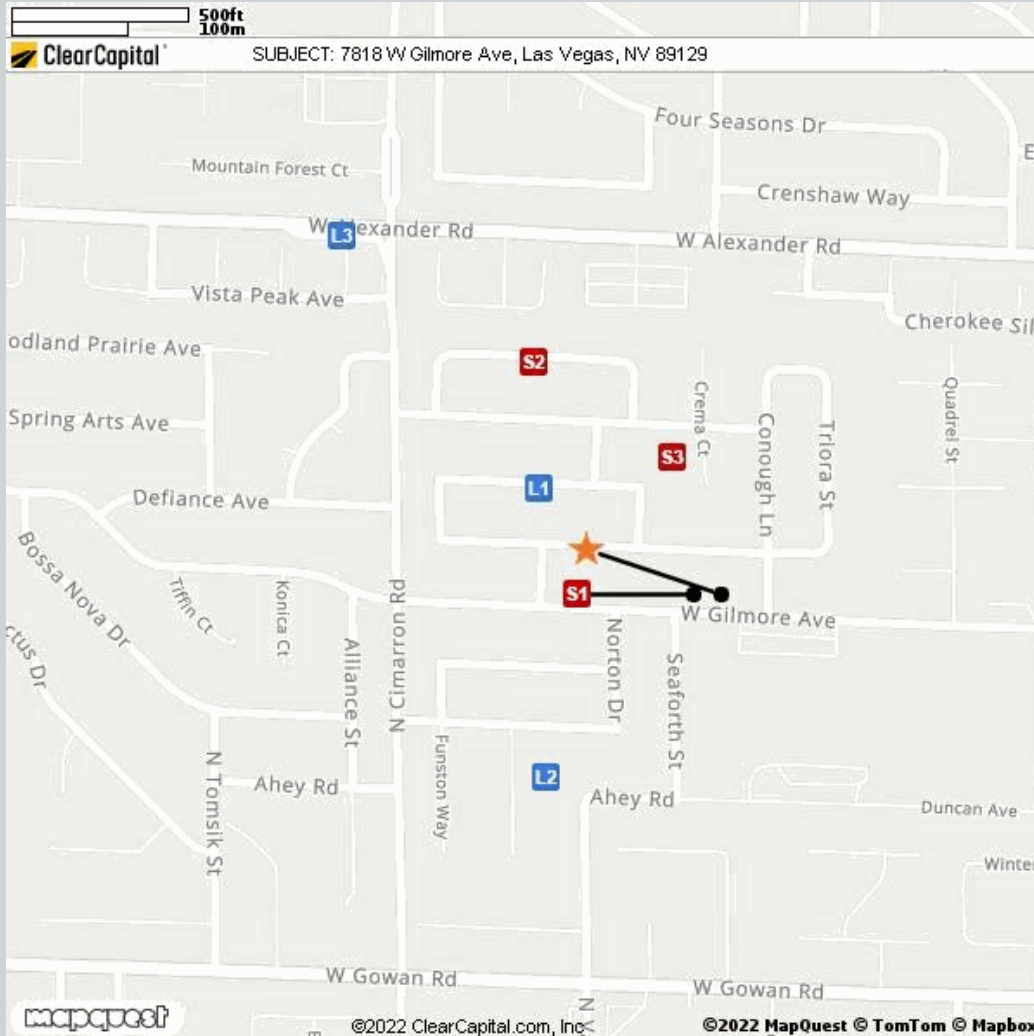
S3 3864 Battery St
Las Vegas, NV 89129



Front

ClearMaps Addendum

Address ★ 7818 W Gilmore Avenue, Las Vegas, NV 89129
Loan Number 48353 **Suggested List** \$460,000 **Suggested Repaired** \$460,000 **Sale** \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7818 W Gilmore Avenue, Las Vegas, NV 89129	--	Parcel Match
L1 Listing 1	7937 Embarcadero Ave, Las Vegas, NV 89129	0.15 Miles ¹	Parcel Match
L2 Listing 2	3694 Julius Ct, Las Vegas, NV 89129	0.19 Miles ¹	Parcel Match
L3 Listing 3	3971 Rio Ridge Ct, Las Vegas, NV 89129	0.36 Miles ¹	Parcel Match
S1 Sold 1	7834 W Gilmore Ave, Las Vegas, NV 89129	0.02 Miles ¹	Parcel Match
S2 Sold 2	7929 Aviano Pines Ave, Las Vegas, NV 89129	0.21 Miles ¹	Parcel Match
S3 Sold 3	3864 Battery St, Las Vegas, NV 89129	0.10 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.

Report Instructions - cont.

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.

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	5.87 miles	Date Signed	03/01/2022

/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: **7818 W Gilmore Avenue, Las Vegas, NV 89129**
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 2, 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.