

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>	28 Fantasia Lane, Henderson, NEVADA 89074	<b>Order ID</b>	7979972	<b>Property ID</b>	32166509
<b>Inspection Date</b>	02/17/2022	<b>Date of Report</b>	02/20/2022		
<b>Loan Number</b>	48375	<b>APN</b>	177-13-816-052		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	02.17.22_BPO	<b>Tracking ID 1</b>	02.17.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	A B J Property Llc	<b>Condition Comments</b> Based on exterior observation, subject property appears to be in average condition and not in need of immediate repair
<b>R. E. Taxes</b>	\$1,654	
<b>Assessed Value</b>	\$77,340	
<b>Zoning Classification</b>	RS-6	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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>	Urban	<b>Neighborhood Comments</b> 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>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$310,000 High: \$485,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	28 Fantasia Lane	8790 Wahine Court	2850 Belleza Lane	44 Megan Drive
<b>City, State</b>	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
<b>Zip Code</b>	89074	89074	89074	89074
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.49 <sup>1</sup>	0.57 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$418,000	\$419,999	\$425,000
<b>List Price \$</b>	--	\$418,000	\$419,999	\$419,900
<b>Original List Date</b>		02/16/2022	01/28/2022	12/27/2021
<b>DOM · Cumulative DOM</b>	-- · --	3 · 4	4 · 23	30 · 55
<b>Age (# of years)</b>	32	28	38	35
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,571	1,418	1,503	1,281
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<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>	.14 acres	.12 acres	.10 acres	.12 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** WOW... One story home located in a gated community just off the 215 beltway and Eastern. This property is perfect and move-in ready. What a perfect cozy home with 3 bedrooms, 2 bathrooms and 2 car garage. Freshly painted and perfect location just minutes from everywhere like schools, shopping and parks... You will absolutely fall in love with this open floor plan. This property also includes 2 sliding glass doors to give you access to the backyard from the family room and the master bedroom. This wont last long..
- Listing 2** RARE FIND in Henderson!!!! Renovated single story home with many upgrades. Updated kitchen with granite counters & stainless steel appliances. Brand new flooring and lighting throughout, new paint. Master bath was totally redone - it boasts modern double shower with rain shower heads, frameless glass door to be installed. Sliding patio door to side patio from primary bedroom and living room with large windows create tones of natural light. You'll love the convenient location in the heart of Green Valley with many options for shopping and dining. Must see!!!
- Listing 3** Beautiful Single Story home with a pool in the Green Valley area. This home features many upgrades, Tankless hot water system, granite counter tops, Oak floors, Ceiling fans, raised panel doors, light fixtures, laminate wood, full length covered patio with ceiling fans that over look the pool. Chandelier in the dining area, motion lights in the laundry room. Leased Solar panels. Fruit trees including grapes, figs, lemons and grapefruit.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	28 Fantasia Lane	2708 Sadie Lane,	55 Reyburn Drive	155 Enloe Street
<b>City, State</b>	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
<b>Zip Code</b>	89074	89074	89074	89074
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.35 <sup>1</sup>	0.29 <sup>1</sup>	0.77 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$365,000	\$374,950	\$379,900
<b>List Price \$</b>	--	\$365,000	\$374,950	\$379,900
<b>Sale Price \$</b>	--	\$380,000	\$386,500	\$395,000
<b>Type of Financing</b>	--	Conv	Cash	Va
<b>Date of Sale</b>	--	12/05/2021	09/03/2021	08/19/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 31	6 · 16	5 · 0
<b>Age (# of years)</b>	32	34	36	31
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,571	1,374	1,723	1,554
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<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>	.14 acres	.13 acres	.17 acres	.14 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$380,000	\$386,500	\$395,000

\* 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** Hey Santa! Wrap this up for Christmas! This adorable California bungalow styled home is just waiting for your holiday tree! Located in highly desirable Green Valley and oozing with curb appeal, this single story 3bd, 2 ba home is nestled on a large corner lot with fabulous outdoor entertaining including a built-in BBQ. Invite the whole family over – there is plenty of room. Impeccably maintained. The home features vaulted ceilings, living/dining room with cozy fireplace and an eat-in kitchen overlooking the pretty back yard. Master ensuite with a separate spa tub and shower. Generously sized walk-in closet. Extra parking for all the grown-up "toys". Entire heating and A/C system replaced 2 years ago. Water heater just over 1 year old. Solar screens. So close to freeway access and great restaurants and shopping.
- Sold 2** GREAT BUY ON THIS SINGLE STORY HOME IN GREEN VALLEY ESTATES! HARDWOOD FLOORING; KITCHEN FEATURES BREAKFAST BAR; DINING NOOK & BUILT IN BUFFET CABINETS; LOTS OF CABINET STORAGE; SKY LIGHTS IN LIVING ROOM & PRIMARY BATHROOM; LARGE LIVING ROOM WITH FIREPLACE; PRIMARY BATH IS ALSO LARGE WITH TWO CLOSETS WITH MIRRORED DOORS; DOUBLE SINK VANITY; CEILING FAN AND OUTSIDE ENTRANCE TO BACKYARD; EXTRA WIDE LOT THAT FEATURES EXTRA PARKING ON SIDE OF HOME; STORAGE SHED; PLANTER AREAS; HUGE COVERED PATIO. SEE IT TODAY! IT WON'T LAST
- Sold 3** THIS IS THE ONE! INCREDIBLE CURB APPEAL, BEAUTIFUL 1 STORY ON A CUL-DE-SAC WITH \*\*\*NO HOA!\*\*\* OPEN AND INVITING FLOORPLAN WITH BEAUTIFUL NATURAL LIGHT STREAMING IN. JUST MINUTES FROM LOCAL SHOPPING, DINING, AND ACCESS TO THE 215 AND MORE. THE KITCHEN FEATURES CONVENIENT ROLLING ISLAND TO HELP ADJUST THE SPACE AS NEEDED AND THE HIGH CEILINGS MAKE THE HOME FEEL GRAND! THE BACKYARD FEATURES A WONDERFUL ENCLOSED PATIO (FLORIDA ROOM/NEVADA ROOM) WITH SEPARATE IN-WINDOW COOLING UNIT. THE A/C FOR THE REST OF THE HOME IS NEWER AND THE WATER HEATER IS BRAND-SPANKIN' NEW. ITS SUCH A CHARMING AND BELOVED HOME FOR THE HOMEOWNERS AND I'M SURE YOU'LL LOVE YOUR MEMORIES HERE TOO!

## 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>	\$390,000	\$390,000
<b>Sales Price</b>	\$385,000	\$385,000
<b>30 Day Price</b>	\$375,000	--
<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

<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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## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 8790 Wahine Court  
Henderson, NV 89074



Front

**L2** 2850 Belleza Lane  
Henderson, NV 89074



Front

**L3** 44 Megan Drive  
Henderson, NV 89074



Front



## Sales Photos

**S1** 2708 Sadie Lane,  
Henderson, NV 89074



Front

**S2** 55 Reyburn Drive  
Henderson, NV 89074



Front

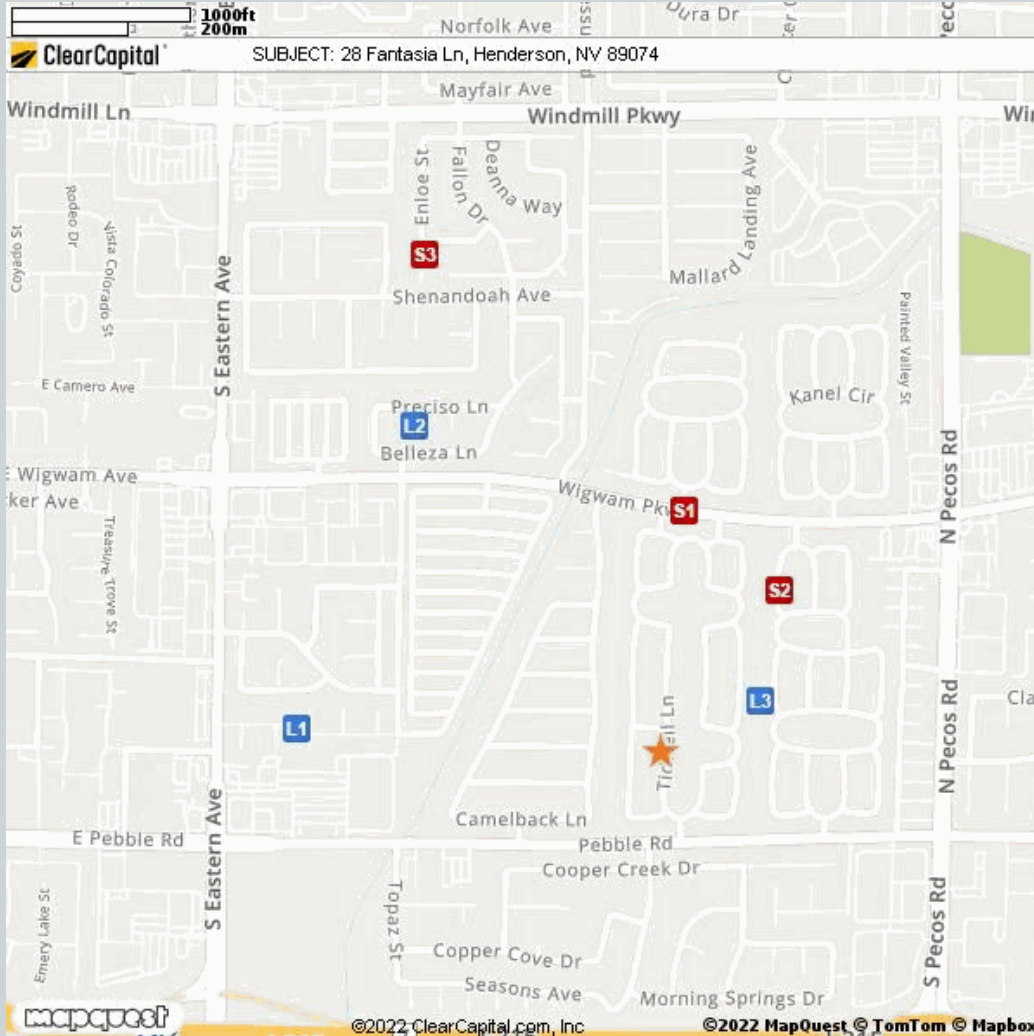
**S3** 155 Enloe Street  
Henderson, NV 89074



Front

## ClearMaps Addendum

**Address** ★ 28 Fantasia Lane, Henderson, NEVADA 89074  
**Loan Number** 48375      **Suggested List** \$390,000      **Suggested Repaired** \$390,000      **Sale** \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	28 Fantasia Lane, Henderson, Nevada 89074	--	Parcel Match
L1 Listing 1	8790 Wahine Court, Henderson, NV 89074	0.49 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2850 Belleza Lane, Henderson, NV 89074	0.57 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	44 Megan Drive, Henderson, NV 89074	0.17 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2708 Sadie Lane,, Henderson, NV 89074	0.35 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	55 Reyburn Drive, Henderson, NV 89074	0.29 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	155 Enloe Street, Henderson, NV 89074	0.77 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>	0.95 miles	<b>Date Signed</b>	02/19/2022

*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.