

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	5212 Wapiti Point Court, Las Vegas, NEVADA 89130	Order ID	7997501	Property ID	32234046
Inspection Date	02/24/2022	Date of Report	02/25/2022		
Loan Number	48402	APN	12525811090		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	47494	Tracking ID 1	47494		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	SANDRA LEA HANSON	The subject is a one 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.
R. E. Taxes	\$1,443	
Assessed Value	\$68,888	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	MLS 2341333 comment: CUTE -N- COZY, 2Bd/2ba/2car on cul-de-sac lot. Open floor plan featuring lots of living area and dramatic architecture featuring vaulted ceilings and pot shelves. Formal Lvgrm and Dining Area. Country kitchen w/garden window, breakfast bar, dining nook and huge pantry. Big family room area connected to kitchen and nook. Spacious primary suite with big windows, vaulted ceilings and pot shelves. All this nestled on a cul-de-sac lot in a quiet NW valley neighborhood; convenient to schools, shopping, dining, entertainment and roadways.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350000 High: \$515000	
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	5212 Wapiti Point Court	5344 Reardon Ct	5404 Fountain Palm St	5320 Sly Fox Ct
City, State	Las Vegas, NEVADA	North Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89130	89031	89130	89130
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.49 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,999	\$365,000	\$399,900
List Price \$	--	\$390,000	\$365,000	\$399,900
Original List Date		02/05/2022	02/18/2022	01/22/2022
DOM · Cumulative DOM	-- · --	19 · 20	6 · 7	33 · 34
Age (# of years)	24	21	23	23
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 ; Mountain
Style/Design	1 Story Other	2 Stories Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,426	1,596	1,592	1,960
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	0.08 acres	0.14 acres	0.15 acres
Other	none	none	none	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** You can find this AMAZING two-story gem in the Northwest part of town. It boasts 3 bedrooms and 3 bathrooms, a gourmet kitchen, designed to be the heart of the home, equipped with new upgraded cabinetry along with new quartz countertops. Every inch of this 1,596 SqFt home has been meticulously upgraded and planned with attention to details and interior design aesthetics. Great lot, within proximity to community park, dog park, schools, shopping, and restaurants. It won't last long!
- Listing 2** 3 bedroom and 2 bath single story home with a covered patio on a corner lot. Located in a nice guarded gated community in Los Prados Golf Community. The community has golf course, restaurant, tennis courts and 2 swimming pools and more!
- Listing 3** NO HOA'S !!! WELCOME TO THIS SINGLE STORY 3 CAR GARAGE HOME, LOCATED ON A CUL-DE-SAC STREET. THIS BEAUTIFUL 3 BEDROOM 2 BATH HOME, WITH COVER PATIO AND OPEN FLOOR PLAN.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5212 Wapiti Point Court	5216 Ruffled Grouse Ct	5109 Backwoodsman Ave	5412 Fountain Palm St
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89130	89130	89130	89130
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.09 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$330,000	\$375,000	\$389,999
List Price \$	--	\$330,000	\$375,000	\$389,999
Sale Price \$	--	\$330,000	\$367,000	\$365,000
Type of Financing	--	Va	Cash	Conv
Date of Sale	--	01/21/2022	12/15/2021	01/21/2022
DOM · Cumulative DOM	-- · --	135 · 135	23 · 23	36 · 77
Age (# of years)	24	24	23	22
Condition	Average	Average	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 Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,426	1,426	1,608	1,583
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	5	5	7	5
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	0.11 acres	0.11 acres	0.14 acres
Other	none	none	none	none
Net Adjustment	--	+\$6,000	-\$9,100	-\$7,850
Adjusted Price	--	\$336,000	\$357,900	\$357,150

* 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** Stop your search, and welcome this single story gem to market! This house features 2 bedrooms/2 bathrooms, a 2 car garage, and at the end of a cul-de-sac! Enter your new home to hardwood flooring throughout, natural lighting, and vaulted ceilings! A cozy living area with fireplace, opens into a spacious kitchen and dining rooms! The kitchen has plenty of counter space, a pantry, and a breakfast bar! The primary bedroom/bathroom is spacious enough for a king and/or queen! Complete with bay window, walk-in closet, and a shower/tub combo. Your own private, low maintenance yard out back. Conveniently located to all highway, shopping, and dining needs! Come on by, while this one lasts! Seller contributed \$6000 toward the buyer's closing cost.
- Sold 2** NICE SINGLE STORY HOME WITH NO HOA! GREAT FLOW TO ITS FLOOR PLAN INCLUDING SEPARATED LIVING ROOM AND FAMILY ROOM, SIZABLE PRIMARY BEDROOM AND BATHROOM INCLUDES SEPARATE SHOWER AND TUB * SECONDARY ROOMS OFFER WOOD FLOORS WITH TILE THROUGHOUT THE HOUSE *CHARMING BACKYARD WITH FULLY COVERED PATIO, ROCK STREAM AND LOW MAINTENANCE LANDSCAPE * COME AND SEE TODAY *
- Sold 3** Look no further! This charming 3 bed, 2 bath home in the gated Los Prados Community is now on the market! Lush green landscape, RV gate, and a 2 car garage. Discover an inviting open floor plan with vaulted ceilings, neutral palette, plantation shutters, ceiling fans, and tile floors set on the diagonal. The chef's kitchen features ample wood cabinets, plenty of tile counter space, pantry, recessed lighting, and a peninsula with a breakfast bar. The main bedroom boasts a walk-in closet, private bath with dual sinks, warm palette, and abundant natural light. Entertain guests in the backyard offering a cozy patio with an attached pergola & decorative stone. Call now!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject recently sold			
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
10/13/2021	\$330,000	--	--	Sold	02/22/2022	\$345,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$365,000	\$365,000
Sales Price	\$357,000	\$357,000
30 Day Price	\$347,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for comps similar to the subject's GLA and sold date within the immediate neighborhood. Due to the lack of available comps, I went out 5 blocks and relaxed the GLA guidelines to find the most comparable. 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



Side



Street

Listing Photos

L1 5344 Reardon Ct
North Las Vegas, NV 89031



Front

L2 5404 Fountain Palm St
Las Vegas, NV 89130



Front

L3 5320 Sly Fox Ct
Las Vegas, NV 89130



Front

Sales Photos

S1 5216 Ruffled Grouse Ct
Las Vegas, NV 89130



Front

S2 5109 Backwoodsman Ave
Las Vegas, NV 89130



Front

S3 5412 Fountain Palm ST
Las Vegas, NV 89130



Front

ClearMaps Addendum

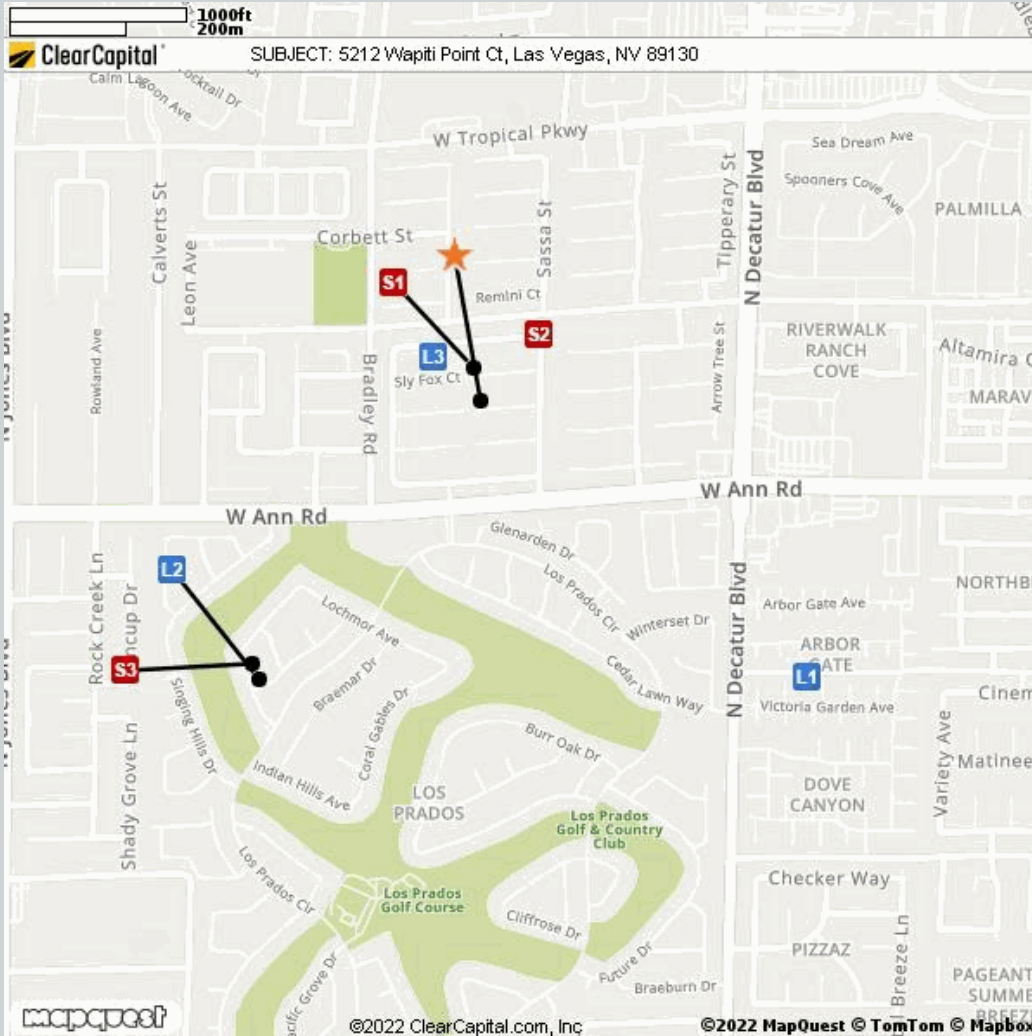
Address ★ 5212 Wapiti Point Court, Las Vegas, NEVADA 89130

Loan Number 48402

Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$357,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5212 Wapiti Point Court, Las Vegas, Nevada 89130	--	Parcel Match
L1 Listing 1	5344 Reardon Ct, North Las Vegas, NV 89031	0.59 Miles ¹	Parcel Match
L2 Listing 2	5404 Fountain Palm St, Las Vegas, NV 89130	0.49 Miles ¹	Parcel Match
L3 Listing 3	5320 Sly Fox Ct, Las Vegas, NV 89130	0.09 Miles ¹	Parcel Match
S1 Sold 1	5216 Ruffled Grouse Ct, Las Vegas, NV 89130	0.05 Miles ¹	Parcel Match
S2 Sold 2	5109 Backwoodsman Ave, Las Vegas, NV 89130	0.09 Miles ¹	Parcel Match
S3 Sold 3	5412 Fountain Palm St, Las Vegas, NV 89130	0.48 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.
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

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	2.25 miles	Date Signed	02/24/2022

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.