

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 | 2628 Starfish Court, Las Vegas, NV 89128 | Order ID | 8024249 | Property ID | 32292429 |
| Inspection Date | 03/07/2022 | Date of Report | 03/08/2022 | | |
| Loan Number | 48653 | APN | 138-16-713-096 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Clark | | |

| | | | | | |
|--------------------------|--------------|----------------------|--------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 03.07.22 BPO | Tracking ID 1 | 03.07.22 BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | Condition Comments |
|---------------------------------------|---|---|
| Owner | Maxwell Steinberg/Valtus Real Estate LLC | Typical to the neighborhood which is average. No signs of damage, deferred maintenance or HOA violations visible. No debris or trash in backyard. |
| R. E. Taxes | \$1,829 | |
| Assessed Value | \$71,547 | |
| Zoning Classification | Multi Fam Twnhs | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes (doors and windows locked) | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | \$0 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$0 | |
| HOA | Desert Shores/Racquet Club 702-254-1020 | |
| Association Fees | \$320 / Month (Pool,Landscaping,Tennis,Greenbelt,Other: gated) | |
| Visible From Street | Visible | |
| Road Type | Private | |

| Neighborhood & Market Data | | Neighborhood Comments |
|--|--|---|
| Location Type | Suburban | Desert Shores is a master planned development built mostly by Lewis Homes and American West in the early 90's. It is a part of a large community of North Shores, Desert Shores and South Shores. Located in the northwest sector it borders Summerlin. There are 3 man-made lakes that belong to Desert Shores with beach club, outdoor recreation and clubhouse. The Lakes have a pedestrian path around the lakes which is open to the public. Near dining, outdoor recreation and public transportation. Kids walk and bus to school. Shopping is about 1-2 miles in all directions. Commute is about ... |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$380,000 High: \$425,000 | |
| Market for this type of property | Remained Stable for the past 6 months. | |
| Normal Marketing Days | <30 | |

Neighborhood Comments

Desert Shores is a master planned development built mostly by Lewis Homes and American West in the early 90's. It is a part of a large community of North Shores, Desert Shores and South Shores. Located in the northwest sector it borders Summerlin. There are 3 man-made lakes that belong to Desert Shores with beach club, outdoor recreation and clubhouse. The Lakes have a pedestrian path around the lakes which is open to the public. Near dining, outdoor recreation and public transportation. Kids walk and bus to school. Shopping is about 1-2 miles in all directions. Commute is about 25 minutes on freeway. HOA enforces compliance to exterior appearance and condition CC&R's. Typical interiors have been updated/upgraded over the years with flooring, countertops and cabinet refurbishments. Landscapes have been improved over the years. Separately gated subdivisions have an additional HOA fee. Racquet Club is a separately gated townhouse subdivision.

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2628 Starfish Court | 2636 Golden Sands Dr | 2645 Golden Sands Dr | 8612 Millsboro Dr |
| City, State | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89128 | 89128 | 89128 | 89134 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.06 ¹ | 0.04 ¹ | 0.99 ¹ |
| Property Type | SFR | Other | Other | Other |
| Original List Price \$ | \$ | \$458,000 | \$385,000 | \$390,000 |
| List Price \$ | -- | \$458,000 | \$385,000 | \$390,000 |
| Original List Date | | 03/04/2022 | 02/18/2022 | 01/30/2022 |
| DOM · Cumulative DOM | -- · -- | 3 · 4 | 3 · 18 | 26 · 37 |
| Age (# of years) | 29 | 32 | 32 | 33 |
| 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 | 2 Stories TH/RW | 2 Stories TH/RW | 2 Stories TH/RW | 1 Story TH/RW |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,735 | 1,735 | 1,374 | 1,323 |
| Bdrm · Bths · ½ Bths | 3 · 2 · 1 | 3 · 2 · 1 | 2 · 2 · 1 | 2 · 2 |
| Total Room # | 5 | 5 | 5 | 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 | 0.06 acres | 0.05 acres | 0.06 acres | 0.07 acres |
| Other | -- | -- | -- | -- |

* Listing 1 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Same complex, model match, same interior configuration. Typical interior finishes, similar to subject. Tenant occupied at \$1,550/mo. Most similar in interior finishes to subject.

Listing 2 Same complex, similar style and layout. Smaller GLA and 1 less bedroom. Some updates over the years, some laminate flooring and granite counters and refurbished kitchen cabinetry. Under contract, conventional loan offer since 2/21/22.

Listing 3 Adjacent development, single story construction townhouse, similar amenities and HOA fees. Smaller GLA, 2 beds and a den configuration. Similar interior finishes. some updates over the years, granite counters and some laminate flooring. Least similar due to single story construction. Under contract, VA loan offer since 3/1/22.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2628 Starfish Court | 2624 Golden Sands Dr | 2657 Golden Sands Dr | 7829 Bluewater Dr |
| City, State | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89128 | 89128 | 89128 | 89128 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.06 ¹ | 0.05 ¹ | 0.04 ¹ |
| Property Type | SFR | Other | Other | Other |
| Original List Price \$ | -- | \$389,900 | \$369,900 | \$389,000 |
| List Price \$ | -- | \$389,900 | \$380,000 | \$385,000 |
| Sale Price \$ | -- | \$395,000 | \$380,000 | \$385,000 |
| Type of Financing | -- | Conventional | Fha | Conventional |
| Date of Sale | -- | 01/03/2022 | 01/18/2022 | 01/26/2022 |
| DOM · Cumulative DOM | -- · -- | 3 · 23 | 24 · 60 | 22 · 79 |
| Age (# of years) | 29 | 32 | 32 | 29 |
| 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 | 2 Stories TH/RW | 2 Stories TH/RW | 2 Stories TH/RW | 2 Stories TH/RW |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,735 | 1,735 | 1,557 | 1,557 |
| Bdrm · Bths · ½ Bths | 3 · 2 · 1 | 3 · 2 · 1 | 2 · 2 · 1 | 2 · 2 · 1 |
| Total Room # | 5 | 5 | 5 | 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 | 0.06 acres | 0.05 acres | 0.05 acres | 0.05 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | \$0 | +\$5,900 | +\$5,900 |
| Adjusted Price | -- | \$395,000 | \$385,900 | \$390,900 |

* 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** Same complex, model match, same interior configuration. Similar interior finishes, original tile counters and tile floors. Refurbished kitchen cabinets, original baths. Most similar in all aspects to subject. No adjustments necessary.
- Sold 2** Same complex, similar model style and layout. 2 beds and a loft configuration.. Smaller GLA no noticeable. Original flooring, some older updates, granite counters. Backyard is fully landscaped with added on patio cover. Adjust +\$3900 GLA, +\$2K beds
- Sold 3** Same complex, similar model style and layout. 2 beds and a loft configuration. Lesser GLA is not noticeable. Original tile flooring, refurbished kitchen cabinets, granite counters. Upstairs is laminate flooring, original baths. Backyard is typical with built-in grill station and sink. Adjust +\$3900 GLA, +\$2K beds

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Last recorded sale 9/11/2001 \$121,000 Last rental 11/7/19 \$1500 Last Trustee Deed (foreclosure) to Maxwell Steinberg \$117,500 12/3/2014 NOD-NOS recorded 2/20/22 \$652,784 | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # 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 |

Marketing Strategy

| | As Is Price | Repaired Price |
|---|--------------------|-----------------------|
| Suggested List Price | \$435,000 | \$435,000 |
| Sales Price | \$390,000 | \$390,000 |
| 30 Day Price | \$389,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Most weight on model match comps in same complex. Comps of smaller size considered due to same complex and neighborhood amenities. Median DOM is 25, mix of loans and typically no seller concessions. I have no existing or contemplated interest in the property. | | |

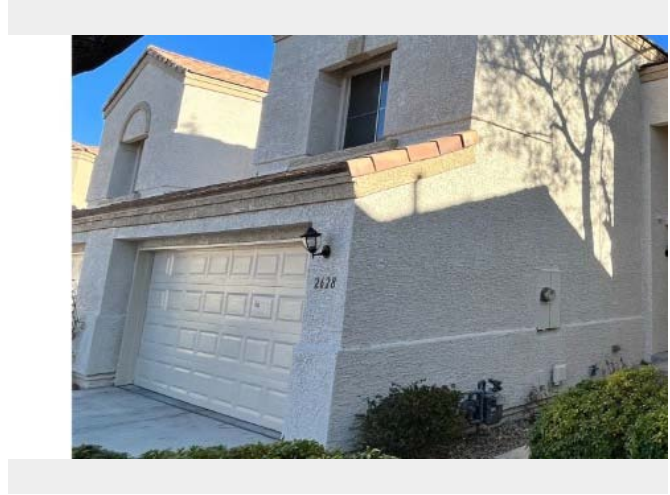
Clear Capital Quality Assurance Comments Addendum

| | |
|-------------------------|--|
| 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



Back



Back



Street

Subject Photos



Street

Listing Photos

L1 2636 Golden Sands DR
Las Vegas, NV 89128



Front

L2 2645 Golden Sands DR
Las Vegas, NV 89128



Front

L3 8612 Millsboro DR
Las Vegas, NV 89134



Front

Sales Photos

S1 2624 Golden Sands DR
Las Vegas, NV 89128



Front

S2 2657 Golden Sands DR
Las Vegas, NV 89128



Front

S3 7829 Bluewater DR
Las Vegas, NV 89128



Front

ClearMaps Addendum

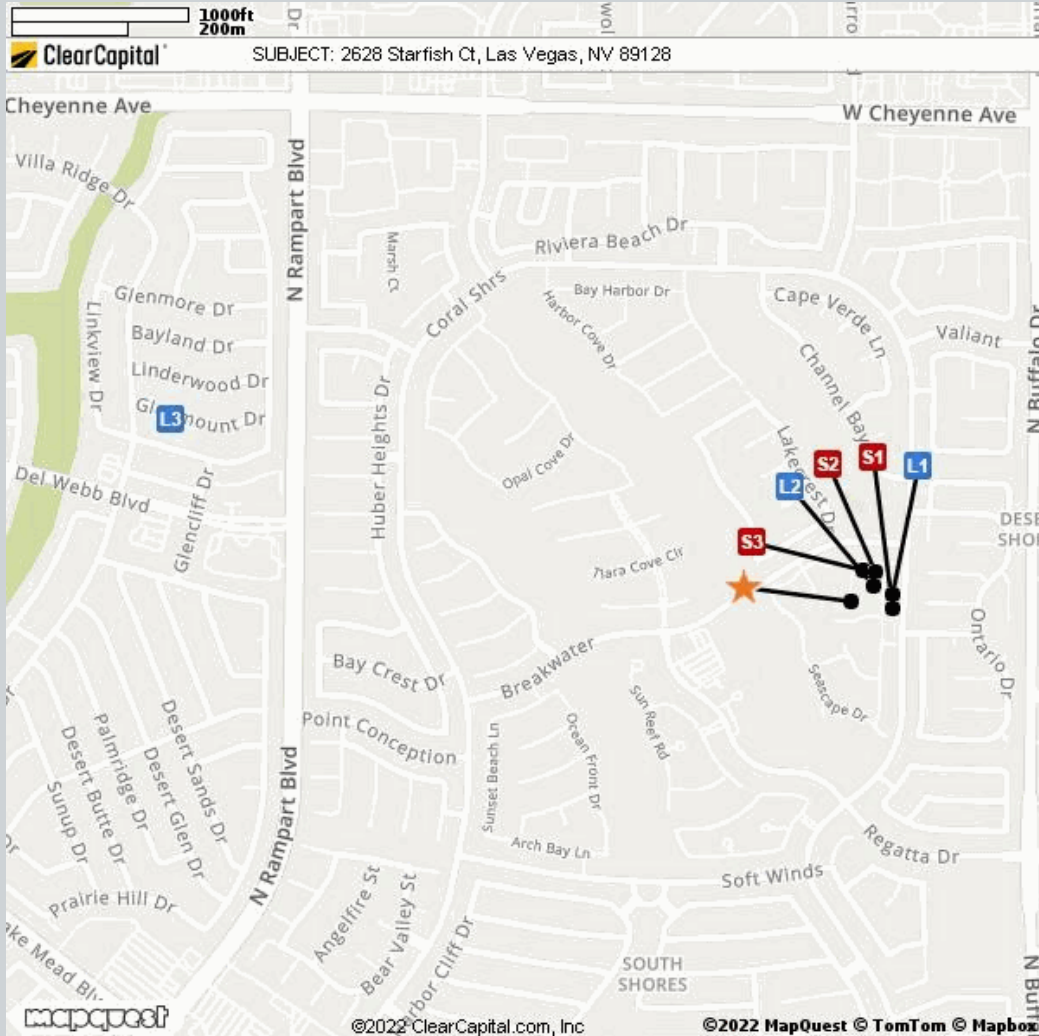
Address ★ 2628 Starfish Court, Las Vegas, NV 89128

Loan Number 48653

Suggested List \$435,000

Suggested Repaired \$435,000

Sale \$390,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 2628 Starfish Court, Las Vegas, NV 89128 | -- | Parcel Match |
| L1 Listing 1 | 2636 Golden Sands Dr, Las Vegas, NV 89128 | 0.06 Miles ¹ | Parcel Match |
| L2 Listing 2 | 2645 Golden Sands Dr, Las Vegas, NV 89128 | 0.04 Miles ¹ | Parcel Match |
| L3 Listing 3 | 8612 Millsboro Dr, Las Vegas, NV 89134 | 0.99 Miles ¹ | Parcel Match |
| S1 Sold 1 | 2624 Golden Sands Dr, Las Vegas, NV 89128 | 0.06 Miles ¹ | Parcel Match |
| S2 Sold 2 | 2657 Golden Sands Dr, Las Vegas, NV 89128 | 0.05 Miles ¹ | Parcel Match |
| S3 Sold 3 | 7829 Bluewater Dr, Las Vegas, NV 89128 | 0.04 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 | Kristina Pearson | Company/Brokerage | Signature Real Estate Group |
| License No | S.0066424.LLC | Address | 10714 Sky Meadows DR Las Vegas NV 89134 |
| License Expiration | 07/31/2022 | License State | NV |
| Phone | 7025245336 | Email | go2lvh@gmail.com |
| Broker Distance to Subject | 3.70 miles | Date Signed | 03/08/2022 |

/Kristina Pearson/

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: **Kristina Pearson** ("Licensee"), **S.0066424.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Signature Real Estate Group** (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: **2628 Starfish Court, Las Vegas, NV 89128**
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 8, 2022**

Licensee signature: ***/Kristina Pearson/***

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.