

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>	8508 Hearst Court, Las Vegas, NEVADA 89117	<b>Order ID</b>	8055785	<b>Property ID</b>	32384532
<b>Inspection Date</b>	03/17/2022	<b>Date of Report</b>	03/17/2022		
<b>Loan Number</b>	48679	<b>APN</b>	163-04-110-021		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	03.17.22 BPO	<b>Tracking ID 1</b>	03.17.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Breckenridge Property	<b>Condition Comments</b> No damage or repair issues noted from exterior visual inspection. Doors, windows, roof, paint, landscaping, appear to be in average condition for age an neighborhood. Clark County Tax Assessor data shows Cost Class for this property as Fair. Subject property is a single story, single family detached home with 3 car attached garage with entry into house. Roof is pitched concrete tile. It has 1 fireplace but no pool or spa. Last sold 03/16/2022 for \$400,000 as non MLS transaction. There are no MLS records available for this property.
<b>R. E. Taxes</b>	\$1,910	
<b>Assessed Value</b>	\$75,038	
<b>Zoning Classification</b>	Residential	
<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>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> There is shortage of listings in Valley West. There are 10 homes listed for sale. (0 REO, 1 short sale). In the past 12 months, there have been 101 closed MLS sales. This indicates a shortage of listings assuming 90 days on market. Average days on market time was 16 with range 0-249 days and average sales price was 102% of final list price.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$255,000 High: \$630,000	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	8508 Hearst Court	8320 Hatteras Ct	1512 Kirby Dr	8505 Highland View Ave
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89117	89145	89117	89145
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.77 <sup>1</sup>	0.11 <sup>1</sup>	0.75 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$415,000	\$449,998	\$550,000
<b>List Price \$</b>	--	\$415,000	\$449,998	\$528,000
<b>Original List Date</b>		03/11/2022	03/02/2022	08/20/2021
<b>DOM · Cumulative DOM</b>	-- · --	3 · 6	6 · 15	4 · 209
<b>Age (# of years)</b>	33	31	33	26
<b>Condition</b>	Average	Average	Average	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>	1,640	1,706	1,888	2,102
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	3 · 2	4 · 2
<b>Total Room #</b>	7	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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>	0.38 acres	0.15 acres	0.18 acres	0.17 acres
<b>Other</b>	1 Fireplace	1 Fireplace, Other	1 Fireplace, Other	1 Fireplace

\* Listing 2 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** Under contract, will be cash sale. Vacant property when listed. Identical in bedrooms, condition, garage capacity and nearly identical in age. It is inferior in lot size, but is superior in square footage, baths and above ground spa conveyed with property. This property is inferior to subject property.
- Listing 2** Under contract, will be conventional financing. Vacant property when listed. Identical in bedrooms, baths, condition, garage capacity, fireplace and age. It is inferior in lot size, but is superior in square footage and above ground spa conveyed with property. This hope is nearly equal to subject property overall.
- Listing 3** Under contract, will be conventional financing. Vacant property when listed. Identical in baths, garage capacity, fireplace and nearly identical in age. It is inferior in lot size, but is superior in square footage and condition with granite counters, laminate flooring. This property is superior to subject property.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	8508 Hearst Court	8725 Cremona Dr	8904 Silvagni Dr	8620 Surtidor Dr
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89117	89117	89117	89117
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.47 <sup>1</sup>	0.67 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$419,900	\$400,000	\$475,000
<b>List Price \$</b>	--	\$419,900	\$400,000	\$475,000
<b>Sale Price \$</b>	--	\$410,000	\$410,000	\$485,000
<b>Type of Financing</b>	--	Va	Va	Conventional
<b>Date of Sale</b>	--	12/13/2021	10/13/2021	02/17/2021
<b>DOM · Cumulative DOM</b>	-- · --	3 · 42	4 · 33	32 · --
<b>Age (# of years)</b>	33	38	37	33
<b>Condition</b>	Average	Average	Average	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>	1,640	1,640	1,640	1,869
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 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>	0.38 acres	0.17 acres	0.19 acres	0.18 acres
<b>Other</b>	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
<b>Net Adjustment</b>	--	+\$49,700	+\$41,400	-\$3,600
<b>Adjusted Price</b>	--	\$459,700	\$451,400	\$481,400

\* 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** Sold with VA financing, no concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, condition, fireplace and nearly identical in age. It is inferior in lot size adjusted @ \$5/square foot \$45,700 and garage capacity \$4,000.
- Sold 2** Sold with VA financing, no concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, condition, fireplace, garage capacity, and nearly identical in age. It is inferior in lot size adjusted @ \$5/square foot \$41,400.
- Sold 3** Sold with conventional financing, no concessions. Owner occupied property when listed. Identical in baths, garage capacity, fireplace and age. It is inferior in lot size adjusted @\$5/square foot \$43,600, but is superior in square footage adjusted @\$75/square foot (\$17,200) and condition with new interior paint, updated bath, hardwood flooring, (\$30,000).

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There are no MLS listings for subject property within the past 12 months. Sold as non MLS sale.			
<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>	1						
<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>
--	--	--	--	Sold	03/16/2022	\$400,000	Tax Records

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$472,000	\$472,000
<b>Sales Price</b>	\$465,000	\$465,000
<b>30 Day Price</b>	\$455,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property should be priced near mid high range of competing listings due to shortage of listings in this area. It is most like Sale #2 which sold for adjusted sales price of \$451,400. This sale is somewhat aged, and would be expected to sell near high range of adjusted closed comps with 90 days on market.		

### 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



## Listing Photos

**L1** 8320 Hatteras Ct  
Las Vegas, NV 89145



Front

**L2** 1512 Kirby Dr  
Las Vegas, NV 89117



Front

**L3** 8505 Highland View Ave  
Las Vegas, NV 89145



Front

## Sales Photos

**S1** 8725 Cremona Dr  
Las Vegas, NV 89117



Front

**S2** 8904 Silvagni Dr  
Las Vegas, NV 89117



Front

**S3** 8620 Surtidor Dr  
Las Vegas, NV 89117



Front

### ClearMaps Addendum

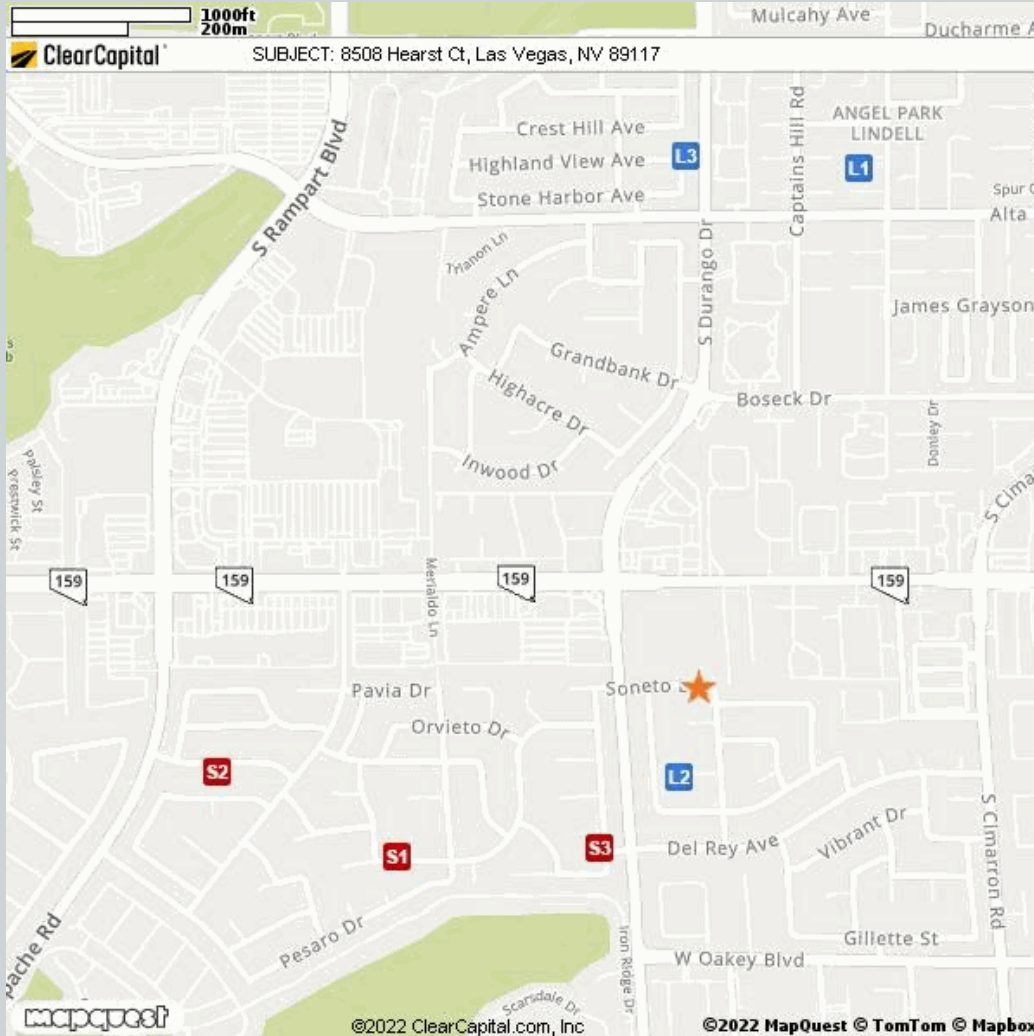
**Address** ★ 8508 Hearst Court, Las Vegas, NEVADA 89117

**Loan Number** 48679

**Suggested List** \$472,000

**Suggested Repaired** \$472,000

**Sale** \$465,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8508 Hearst Court, Las Vegas, Nevada 89117	--	Parcel Match
L1 Listing 1	8320 Hatteras Ct, Las Vegas, NV 89145	0.77 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1512 Kirby Dr, Las Vegas, NV 89117	0.11 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8505 Highland View Ave, Las Vegas, NV 89145	0.75 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8725 Cremona Dr, Las Vegas, NV 89117	0.47 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	8904 Silvagni Dr, Las Vegas, NV 89117	0.67 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8620 Surtidor Dr, Las Vegas, NV 89117	0.25 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.

\*\*\* 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

<b>Broker Name</b>	Linda Bothof	<b>Company/Brokerage</b>	Linda Bothof
<b>License No</b>	B.0056344.INDV	<b>Address</b>	8565 S Eastern Ave Las Vegas NV 89123
<b>License Expiration</b>	05/31/2022	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	12.25 miles	<b>Date Signed</b>	03/17/2022

*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.