

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 | 6133 Azurite Drive, Las Vegas, NV 89130 | Order ID | 8039533 | Property ID | 32328234 |
| Inspection Date | 03/11/2022 | Date of Report | 03/12/2022 | | |
| Loan Number | 48777 | APN | 12535510036 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Clark | | |

| | | | | | |
|--------------------------|--------------|----------------------|--------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 03.11.22 BPO | Tracking ID 1 | 03.11.22 BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | | |
|---------------------------------------|------------------------------|--|--|
| Owner | JOHN WULF | Condition Comments | |
| R. E. Taxes | \$1,933 | Spacious 2 story, 3 bedroom plus loft home with over 2000 sqft. Master suite includes walk in closet, double vanity, separate shower and tub. Spacious yard with covered patio, RV gate and parking. Cozy gas fireplace in family room. Kitchen and nook open to family room. Formal living and di | |
| Assessed Value | \$83,671 | | |
| 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 | Copper Crest 702-515-2042 | | |
| Association Fees | \$26 / 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 residential area where the homes are reasonably compatible. Street patterns are good. Sites are adequate and the subject is typical for the neighborhood. No neighborhood factors were noted that would adversely affect the subject property. | |
| Sales Prices in this Neighborhood | Low: \$304080 High: \$509800 | | |
| Market for this type of property | Remained Stable for the past 6 months. | | |
| Normal Marketing Days | <30 | | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-------------------------|
| Street Address | 6133 Azurite Drive | 5133 Burr Oak Dr | 6333 Shady Valley | 5400 Desert Paradise Dr |
| City, State | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89130 | 89130 | 89130 | 89130 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.83 ¹ | 0.75 ¹ | 0.54 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$459,000 | \$450,000 | \$514,900 |
| List Price \$ | -- | \$450,000 | \$450,000 | \$514,900 |
| Original List Date | | 02/12/2022 | 02/12/2022 | 02/24/2022 |
| DOM · Cumulative DOM | -- · -- | 28 · 28 | 28 · 28 | 7 · 16 |
| Age (# of years) | 26 | 27 | 27 | 24 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Industrial |
| View | Neutral ; Mountain | Neutral ; Mountain | Neutral ; Mountain | Neutral ; Mountain |
| Style/Design | 2 Stories Other | 2 Stories Other | 2 Stories Other | 2 Stories Other |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,026 | 2,525 | 2,391 | 2,358 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 3 · 2 · 1 | 3 · 3 | 3 · 2 · 1 |
| Total Room # | 7 | 8 | 8 | 8 |
| 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 | 0.17 acres | 0.19 acres | 0.19 acres | 0.23 acres |
| Other | fireplace | fireplace | fireplace | fireplace |

* 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** Quality-built US Home includes a three-car garage, 10' ceilings downstairs, Wood and tile floors throughout the downstairs and bathrooms, Master bedroom downstairs, Open floor plan with cozy fireplace, Exit onto the oversized patio complimented with desert landscaping. Los Prados Community features include Country Club amenities: an 18-hole golf course, clubhouse w/full-service restaurant and lounge, pools/spas, lighted tennis, and pickleball courts, and walking trails. Only minutes away from the 215 freeway, local shops bars, and restaurants.
- Listing 2** WOW, Beautiful home, absolutely gorgeous. Very nice front yard and amazing back yard with covered patio and pavers. Entry with high ceilings in the Livingroom, oversized kitchen with breakfast area and separate dinning room, family room with cozy fireplace, optional den-office or bedroom downstairs, bathroom downstairs, 3 car garage, laundry room downstairs, primary bedroom with 2 walk in closets, separate shower and jetted tub. Huge driveway on the front and additional driveway on the side. Over all this home has an amazing floor plan very rare to find this days. "NO HOA"
- Listing 3** WOW! COME SEE THIS BEAUTIFUL HOME IN THE BOUTIQUE LOS PRADOS GOLF COMMUNITY. GUARD GATED, SECURE, WONDERFUL GOLF COURSE. THIS HOME IS LISTED ON TAX RECORDS AS A 4 BEDROOM, BUT THE OWNERS (ORIGINAL SINCE NEW) DECIDED TO DO A LARGE LOFT FOR THE 4TH BEDROOM AREA, SO NOW TECHNICALLY A 3 BEDROOM. THE OWNERS HAVE TAKEN EXCEPTIONAL CARE OF THIS LOVELY PROPERTY, AND UPGRADED AND REFRESHED AS STYLES AND TIMES CHANGE. SUPER NICE LVT PLANK TILE FLOORING THROUGHOUT. LOVELY MODERN COLOR SCHEME. STAINLESS APPLIANCES AND SOLID SURFACT COUNTERS, GORGEOUS CABINETS. HUGE CLEAN BACKYARD, WITH A CUTE SHED USED CURRENTLY FOR STORAGE, BUT ACTUALLY MADE FOR AN OUTSIDE SPA IF YOU DESIRE. SUPER NICE NEIGHBORS, AND JUST A WONDERFUL FRIENDLY ATMOSPHERE IN THIS COMMUNITY. CLOSE TO EVERYTHING, AND YET STILL SECLUDED AND QUIET. IF YOU WANT TO LIVE IN AN AMAZING GOLF COMMUNITY THAT'S AFFORDABLE AND WELL KEPT AND MANAGED, THIS IS YOUR HOME. COME SEE, COME BUY IT, BEFORE IT'S GONE.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-----------------------|-------------------------|-----------------------|-----------------------|
| Street Address | 6133 Azurite Drive | 5053 Glittering Star Ct | 5525 Tincup Dr | 5305 Rizari Ct |
| City, State | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV | Las Vegas, NV |
| Zip Code | 89130 | 89130 | 89130 | 89130 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.90 ¹ | 0.28 ¹ | 0.42 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$425,000 | \$431,500 | \$449,900 |
| List Price \$ | -- | \$425,000 | \$431,500 | \$435,000 |
| Sale Price \$ | -- | \$415,000 | \$445,000 | \$453,000 |
| Type of Financing | -- | Conv | Cash | Va |
| Date of Sale | -- | 12/13/2021 | 02/11/2022 | 10/12/2021 |
| DOM · Cumulative DOM | -- · -- | 53 · 82 | 29 · 29 | 54 · 96 |
| Age (# of years) | 26 | 19 | 31 | 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 ; Mountain | Neutral ; Mountain | Neutral ; Mountain | Neutral ; Mountain |
| Style/Design | 2 Stories Other | 2 Stories Other | 2 Stories Other | 2 Stories Other |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,026 | 2,300 | 2,069 | 2,357 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 4 · 2 · 1 | 4 · 3 | 4 · 2 · 1 |
| Total Room # | 7 | 7 | 10 | 8 |
| 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 | 0.17 acres | 0.18 acres | 0.15 acres | 0.18 acres |
| Other | fireplace | fireplace | none | fireplace |
| Net Adjustment | -- | -\$10,960 | \$0 | -\$13,240 |
| Adjusted Price | -- | \$404,040 | \$445,000 | \$439,760 |

* 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** Seller will offer up to \$3,500 toward buyer's closing costs with an acceptable offer. Lovely 2 story home with approximately 2300 s.f. of living space. 4 bedrooms all with ceiling fans and lights. This home has been painted inside and out, new front door, new blinds throughout. New window screens. The kitchen has new cabinet fronts, solid surface countertops, new sink, faucet and garbage disposal. New stainless stove with 5 burners, dishwasher and refrigerator. New carpeting and baseboards upstairs. New vanities and toilets. A/C units have been serviced and vent ducts have been cleaned.
- Sold 2** Incredible two-story home with four bedrooms, and three bathrooms with no HOA in the Northwest! One bedroom and a full bathroom down. A grand double door entry into the home with a vaulted ceiling in a combined formal living and formal dining area with tall windows naturally illuminating the space. The home is enhanced with wood-look flooring running throughout the main level. There is a separate spacious family room that has a charming fireplace and sliding glass door leading out to the patio. The beautiful kitchen is enhanced with lovely granite countertops, a stylish checkerboard look backsplash, breakfast bar, stainless steel sink, and all stainless steel appliances. The primary suite and two secondary bedrooms are upstairs with plush carpet. The primary suite offers a walk-in closet and ensuite boasting dual sinks, a granite countertop, and a tub and shower combination. The home is finished with a patio in the backyard.
- Sold 3** Wondrous 2 story home with 3 car garage and RV parking tucked away in cul de sac with large lot! 4 bedroom 3 baths with huge upstairs loft! Chefs kitchen with built in appliances! Two spacious living areas downstairs and Loft upstairs. Primary bedroom upstairs with balcony and en suite bathroom with dual sinks and separate tub and shower! Covered patio in back yard with EZ to maintain landscaping and extra space with RV gate to park all the toys. Super clean and ready for move in!

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|----------------------------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | The subject is currently listed. | | | |
| 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 |
| 05/18/2020 | \$274,900 | -- | -- | Pending/Contract | 05/19/2020 | \$274,900 | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$445,000 | \$445,000 |
| Sales Price | \$440,000 | \$440,000 |
| 30 Day Price | \$430,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>The market was slow for list comps similar to the subject within the immediate neighborhood. Due to the lack of available comps, I went back 6 months, out in distance 1 mile, and even with relaxing GLA search criteria I was unable to find any comps which fit the condition requirements. Within 1 miles and back 6 months I found 8 comps of which I could only use 6 due to style factors. 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



Street



Street

Subject Photos



Other

Listing Photos

L1 5133 Burr Oak DR
Las Vegas, NV 89130



Front

L2 6333 Shady Valley
Las Vegas, NV 89130



Front

L3 5400 Desert Paradise DR
Las Vegas, NV 89130



Front

Sales Photos

S1 5053 Glittering Star CT
Las Vegas, NV 89130



Front

S2 5525 Tincup Dr
Las Vegas, NV 89130



Front

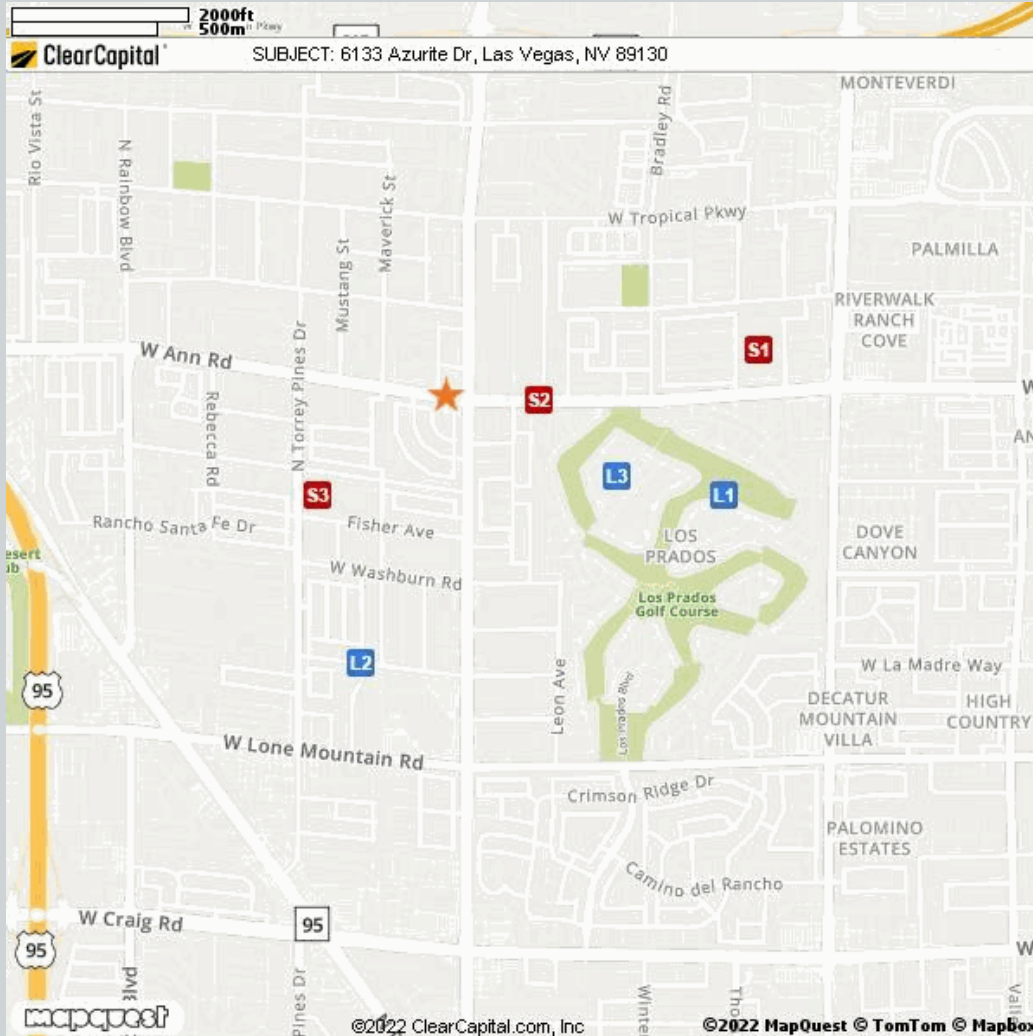
S3 5305 Rizari CT
Las Vegas, NV 89130



Front

ClearMaps Addendum

Address ★ 6133 Azurite Drive, Las Vegas, NV 89130
Loan Number 48777 **Suggested List** \$445,000 **Suggested Repaired** \$445,000 **Sale** \$440,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 6133 Azurite Drive, Las Vegas, NV 89130 | -- | Parcel Match |
| L1 Listing 1 | 5133 Burr Oak Dr, Las Vegas, NV 89130 | 0.83 Miles ¹ | Parcel Match |
| L2 Listing 2 | 6333 Shady Valley, Las Vegas, NV 89130 | 0.75 Miles ¹ | Parcel Match |
| L3 Listing 3 | 5400 Desert Paradise Dr, Las Vegas, NV 89130 | 0.54 Miles ¹ | Parcel Match |
| S1 Sold 1 | 5053 Glittering Star Ct, Las Vegas, NV 89130 | 0.90 Miles ¹ | Parcel Match |
| S2 Sold 2 | 5525 Tincup Dr, Las Vegas, NV 89130 | 0.28 Miles ¹ | Parcel Match |
| S3 Sold 3 | 5305 Rizari Ct, Las Vegas, NV 89130 | 0.42 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.

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

| | | | |
|-----------------------------------|------------------|--------------------------|--|
| 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 | 3.05 miles | Date Signed | 03/12/2022 |

/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: **6133 Azurite Drive, Las Vegas, NV 89130**
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 12, 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.