

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	8560 Blowing Pines, Las Vegas, NV 89143	Order ID	8096484	Property ID	32474462
Inspection Date	04/02/2022	Date of Report	04/03/2022		
Loan Number	48798	APN	12517520017		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	04.01.22 BPO	Tracking ID 1	04.01.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	GREGORY VOYTICEK	The subject is a single story, detached single family home that shows in average to good condition. The subject exterior is framed stucco and is adequately maintained, per drive by inspection.
R. E. Taxes	\$1,347	
Assessed Value	\$74,341	
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	Pine Meadows 702-932-6790	
Association Fees	\$19 / Month (Other: CCRS)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The neighborhood is a suburban community with similar single family homes in close proximity to schools, shopping, parks and major highways.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$325000 High: \$435000	
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	8560 Blowing Pines	8584 Shady Pines Dr	8136 Shady Glen Ave	8648 Shady Pines Dr
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89143	89143	89131	89143
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.67 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$375,000	\$425,000	\$395,000
List Price \$	--	\$375,000	\$425,000	\$395,000
Original List Date		01/19/2022	03/24/2022	03/02/2022
DOM · Cumulative DOM	-- · --	74 · 74	8 · 10	32 · 32
Age (# of years)	22	22	22	22
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Residential	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,547	1,134	1,619	1,134
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	6 · 3 · 2	3 · 2
Total Room #	6	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	0.10 acres	0.09 acres	0.09 acres	0.10 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** *Very nice single story home on the North end of the valley. *Big shade tree in front yard. *Security door entry. *Open kitchen with recessed lighting and stainless fridg. *All appliances stay! *Large slider leading to back yard. *Hall bath has a tub/shower. *All bedrooms have ceiling fans/lights! *Separate laundry room just off garage. *Washer and dryer stay! *Primary bedroom has 2 windows for lots of natural light, and a walk-in closet. *Backyard has another big shade tree and is awaiting your landscape ideas. *Low- low, monthly, management HOA.
- Listing 2** GREAT SINGLE STORY IN CENTENNIAL HILLS!! Fantastic location by Centennial Shopping area, Centennial Hospital, YMCA, Close and easy access to 215 & 95, Nellis AFB and Creech & Great Schools! Recently refreshed with new paint, this 3 BR, 2 BA boasts vaulted ceilings for a great open floorplan allowing in lots of light. Formal living room and Dining with separate Family Room that includes a beautiful stone faced fireplace for cozy nights! Kitchen has Granite Countertops, tile floors, Nook with banquette seating. Includes Washer, Dryer & Fridge. 2 Car Garage. Beautiful Backyard is your personal oasis to come home to! Hurry and get your dream home!! **Solar will be paid off by seller**
- Listing 3** Charming Single Story Home, features modern flooring through out the main areas and bedrooms. All appliances are included. The spacious Primary Bedroom is separate from the other rooms, and features a walk in closet. The garage is extra wide, allowing plenty of room to add shelves. Truly a must see property!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8560 Blowing Pines	8557 Timber Pine Ave	7921 Willow Pines Pl	8601 Hidden Pines Ave
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89143	89143	89143	89143
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.22 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$360,000	\$375,000	\$369,999
List Price \$	--	\$360,000	\$375,000	\$369,999
Sale Price \$	--	\$364,000	\$375,000	\$385,000
Type of Financing	--	Cash	Fha	Cash
Date of Sale	--	02/18/2022	03/02/2022	01/18/2022
DOM · Cumulative DOM	-- · --	23 · 23	33 · 33	33 · 33
Age (# of years)	22	24	24	22
Condition	Average	Fair	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	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,547	1,547	1,504	1,316
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	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	0.13 acres	0.09 acres	0.09 acres
Other	none	none	none	none
Net Adjustment	--	+\$10,000	\$0	+\$9,240
Adjusted Price	--	\$374,000	\$375,000	\$394,240

* 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** One Story on corner lot in the Northwest. Solar system paid in full. Newer Stainless Kitchen Appliances. Corian kitchen counter tops. HVAC completely replaced August 2021. Hot water heater replaced October 2021. House has potential, but needs love.
- Sold 2** HOME SWEET HOME*SINGLE STORY 3 BEDROOM WITH STONE FRONT PORCH ENTRANCE *LARGE GREATROOM WITH VAULTED CEILING, BUILT-INS, CEILING FAN, DINING AREA WITH PASSTHROUGH TO KITCHEN*BEAUTIFUL ISLAND KITCHEN WITH SOLID COUNTERTOPS, CUSTOM BACKSPLASH, BUILT-IN MICROWAVE & WALK-IN PANTRY*FRENCH DOOR LEADS TO BACKYARD GARDEN STONE PATIO COMPLETE WITH AWNING & ARTIFICIAL GRASS*LARGE SEPARATE PRIMARY BEDROOM WITH WALK-IN CLOSET*DUAL SINKS IN PRIMARY BATHROOM*SEPARATE LAUNDRY ROOM LEADS TO GARAGE*CEILING FANS & BLINDS THROUGHOUT*NO HOMES BEHIND*ACROSS FROM COMMUNITY PARK*GREAT LOCATION CLOSE TO FREEWAYS, SHOPPING & RESTAURANTS*LOW ASSOCIATION FEE* BE SURE TO WATCH THE VIRTUAL TOUR!
- Sold 3** You won't want to miss this one!! Beautifully remodeled 3 Bed 2 Bath home. New kitchen cabinets, Quartz Countertops, Island and SS Appliances. Cozy Fireplace in the living room. Both bathrooms have been remodeled as well with new vanities and tile shower/tub. Flooring replaced throughout with Luxury Vinyl Plank and Tile. Cute backyard with paver patio and turf, perfect for BBQ'ing or just relaxing after a long day. Great location, close to shopping, restaurants, freeways and more. This amazing home will not last long. Schedule a showing now before it's too late!!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				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
10/25/2021	\$350,000	--	--	Sold	03/31/2022	\$361,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$395,000	\$395,000
Sales Price	\$385,000	\$385,000
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for list comps similar to the subject's style and GLA 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 sold date requirements. Within 1 miles and back 6 months I found 8 comps of which I could only use 6 due to condition 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



Front



Address Verification



Side



Side



Street

Subject Photos



Other

Listing Photos

L1 8584 Shady Pines Dr
Las Vegas, NV 89143



Front

L2 8136 Shady Glen AVE
Las Vegas, NV 89131



Front

L3 8648 Shady Pines Dr
Las Vegas, NV 89143



Front

Sales Photos

S1 8557 Timber Pine Ave
Las Vegas, NV 89143



Front

S2 7921 Willow Pines Pl
Las Vegas, NV 89143



Front

S3 8601 Hidden Pines Ave
Las Vegas, NV 89143



Front

ClearMaps Addendum

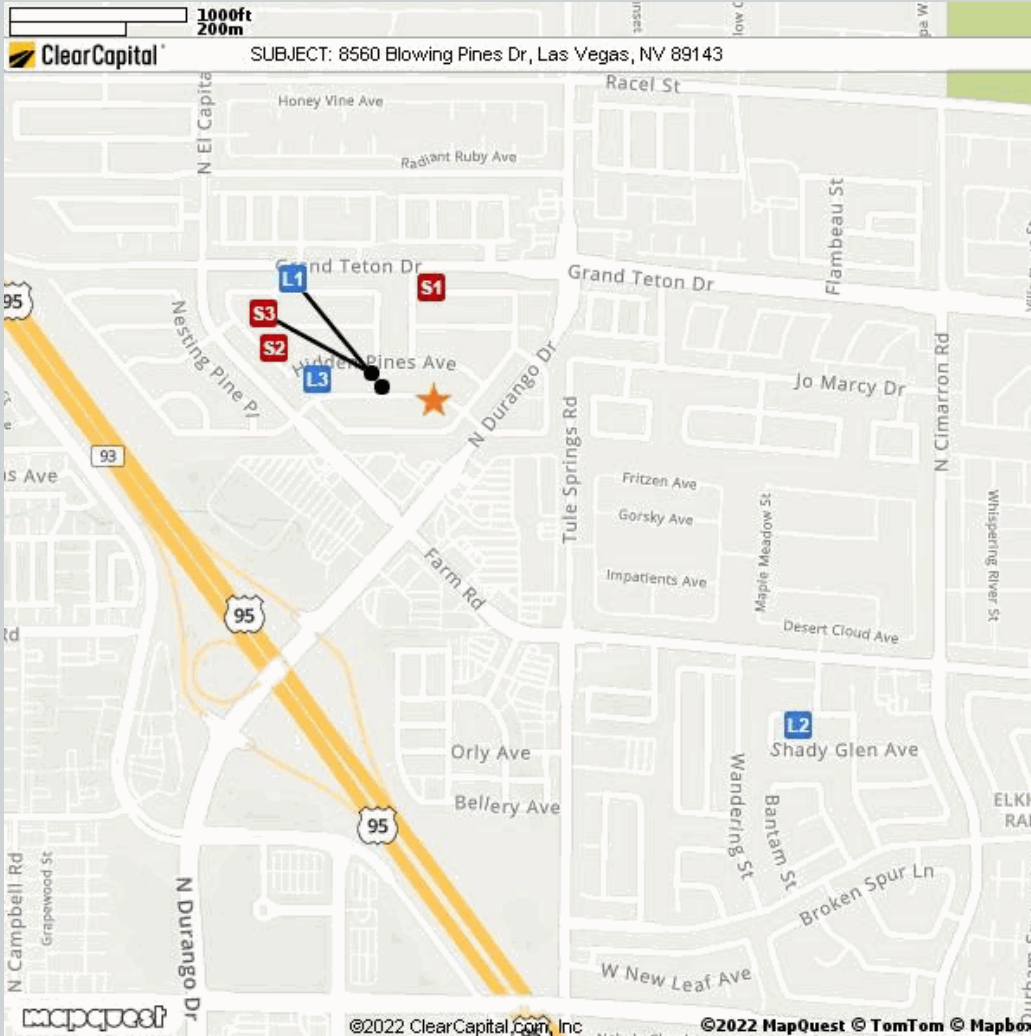
Address ★ 8560 Blowing Pines, Las Vegas, NV 89143

Loan Number 48798

Suggested List \$395,000

Suggested Repaired \$395,000

Sale \$385,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8560 Blowing Pines, Las Vegas, NV 89143	--	Parcel Match
L1 Listing 1	8584 Shady Pines Dr, Las Vegas, NV 89143	0.07 Miles ¹	Parcel Match
L2 Listing 2	8136 Shady Glen Ave, Las Vegas, NV 89143	0.67 Miles ¹	Parcel Match
L3 Listing 3	8648 Shady Pines Dr, Las Vegas, NV 89143	0.16 Miles ¹	Parcel Match
S1 Sold 1	8557 Timber Pine Ave, Las Vegas, NV 89143	0.16 Miles ¹	Parcel Match
S2 Sold 2	7921 Willow Pines Pl, Las Vegas, NV 89143	0.22 Miles ¹	Parcel Match
S3 Sold 3	8601 Hidden Pines Ave, Las Vegas, NV 89143	0.09 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	6.36 miles	Date Signed	04/03/2022

/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: **8560 Blowing Pines, Las Vegas, NV 89143**
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: **April 3, 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.