

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>	3508 Hazelnut Pine Place Unit 3, North Las Vegas, NV 89084	<b>Order ID</b>	8044073	<b>Property ID</b>	32337357
<b>Inspection Date</b>	03/14/2022	<b>Date of Report</b>	03/15/2022		
<b>Loan Number</b>	48807	<b>APN</b>	12420311153		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	03.14.22 BPO	<b>Tracking ID 1</b>	03.14.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	ALLIANT COMMERCIAL L L C	The subject is a two story, single family attached townhome with framed stucco exterior construction that is adequately maintained. The subject shows in average condition with no visible signs of deterioration, per exterior inspection.
<b>R. E. Taxes</b>	\$1,080	
<b>Assessed Value</b>	\$65,009	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(The no trespassing sign on the door)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Courts at Aliante 702-737-8580	
<b>Association Fees</b>	\$60 / Month (Greenbelt,Other: Gated)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject is located in a suburban location that has close proximity to schools, parks, shops, and major highways. The market is currently a stable neighborhood. The subject property is located in a neighborhood of similar homes of similar condition, style, and materials.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$290000 High: \$646500	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	3508 Hazelnut Pine Place Unit 3	3408 Robust Robin Pl Unit 2	3417 Robust Robin Pl Unit 3	6721 Lookout Lodge Ln Unit 3
<b>City, State</b>	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
<b>Zip Code</b>	89084	89084	89084	89084
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.07 <sup>1</sup>	0.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$295,000	\$325,000	\$335,000
<b>List Price \$</b>	--	\$295,000	\$325,000	\$335,000
<b>Original List Date</b>		03/01/2022	02/15/2022	02/17/2022
<b>DOM · Cumulative DOM</b>	-- · --	6 · 14	27 · 28	25 · 26
<b>Age (# of years)</b>	18	18	18	18
<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>	2 Stories Townhouse	2 Stories Other	2 Stories Other	2 Stories Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,588	1,332	1,588	1,588
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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>	0.02 acres	0.03 acres	0.02 acres	0.02 acres
<b>Other</b>	none	none	none	none

\* 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** Welcome Home! Charming 2 bedroom 2.5 bathroom townhouse in the wonderful Aliante Community. This townhome features Large Bedroom Suites, a spacious Great Room downstairs with wood laminate flooring, an Open Concept Kitchen with a breakfast bar and plenty of counter space. The Primary Suite features vaulted ceilings, and a Garden Tub! Great location on the corner with an attached two car garage and its own private backyard! The community showcases beautiful recreation areas such as a Pool, BBQ Area and a Green Park. Across the street from the community is Deer Springs Park.
- Listing 2** Beautiful 2 story townhome! 3 Bedrooms, 2.5 baths, right in the heart of Aliante Community. Open floor plan, nice sized yard, clean. Conveniently located near Aliante Nature Discovery Park, shopping, restaurants, and more! Easy freeway access!
- Listing 3** Welcome home! You will love the open and spacious floor-plan in this stunning and beautifully modernized 3-bedroom townhome. Immaculate plank tile flooring, upgraded cabinets, quartz countertops, stainless steel appliances, a gorgeous backsplash, a large breakfast bar offering plenty of counter-space and to top it off a large walk-in pantry. The primary bedroom is more than ample in size and has a stunning mountain view with a large walk-in closet. The primary bathroom has dual sinks, a large shower and tub, as well as a private water closet. This home shows with pride of ownership and has a large two car garage attached. Conveniently located in the beautiful Aliante area close to freeway access, shopping, dining and outdoor activities. It is a must see!

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	3508 Hazelnut Pine Place Unit 3	6644 Lavender Lilly Ln Ste 3	6640 Lavender Lilly Ln Ste 3	3617 Indigo Flower St Unit 3
<b>City, State</b>	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
<b>Zip Code</b>	89084	89084	89084	89084
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.06 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$305,000	\$309,999	\$305,000
<b>List Price \$</b>	--	\$305,000	\$319,999	\$305,000
<b>Sale Price \$</b>	--	\$315,000	\$319,000	\$328,000
<b>Type of Financing</b>	--	Cash	Conv	Cash
<b>Date of Sale</b>	--	03/09/2022	03/10/2022	02/09/2022
<b>DOM · Cumulative DOM</b>	-- · --	59 · 59	39 · 39	44 · 44
<b>Age (# of years)</b>	18	18	18	18
<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>	2 Stories Townhouse	2 Stories Other	2 Stories Other	2 Stories Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,588	1,588	1,588	1,588
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	5	7	3	4
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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>	0.02 acres	0.02 acres	0.02 acres	0.02 acres
<b>Other</b>	none	none	none	none
<b>Net Adjustment</b>	--	\$0	\$0	-\$8,000
<b>Adjusted Price</b>	--	\$315,000	\$319,000	\$320,000

\* 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** \*\* WONDERFUL COMMUNITY! \*\* GATED! \*\* COMMUNITY POOL, PARKS, VOLLEYBALL, BBQ AREAS, AND MORE! \*\* A SPACIOUS HOME WITH A LOFT, A PRIVATE YARD AND A PRIVATE GARAGE! \*\* OPEN LIVING SPACE WITH KITCHEN ISLAND WITH BREAKFAST BAR AND SEPARATE DINING AREA. \*\* YOUR MASTER BEDROOM SHOWCASES HIGH CEILINGS WITH A LARGE WALK IN CLOSET! \*\* GREAT LOCATION CLOSE BY THE 215 FREEWAY, PARKS, PLAYGROUNDS, SCHOOLS, RESTAURANTS AND MORE! \*\* SO MUCH VALUE HERE! \*\* COME SEE IT TODAY!
- Sold 2** 3 Bedroom 3 Bath with 2 Car Garage in a Beautiful Parklike setting. Home has the best view both of interior Park and Volleyball/Pool area, and the Park across the street. Walking Paths next door walk under the streets in Aliante area, Biking paths, Playground next door! Great interior space with large kitchen Island with large family room that opens to a private back yard. Large Primary Bedroom and Bath, large 2nd Bedroom and 3rd bedroom. The 2 car attached garage is incredibly spacious and ceilings are about 10 to 11 feet. Incredible home positioned directly beside Huge Shopping Mall on the same side of the street with banks, restaurants, grocery and more!
- Sold 3** FABULOUS 3 BEDROOM 2.5 BATH TOWNHOME IN ALIANTE! FEATURING OVER 1,500 SF WITH AN ATTACHED 2 CAR GARAGE IN A GATED COMMUNITY! BEAUTIFUL GOURMET KITCHEN WITH A LARGE ISLAND, STAINLESS STEEL APPLIANCES, NEW CABINETS WITH SOFT CLOSE DOORS AND PULL OUT DRAWERS! NEWLY INSTALLED WOOD LAMINATE FLOORING AND CARPET UPSTAIRS! MASTER SUITE INCLUDES A SIZABLE DOUBLE SINK VANITY, SHOWER/TUB & LARGE WALK-IN CLOSET WITH CUSTOM BUILT IN ORGANIZERS! FULL SIZE LAUNDRY WITH NEWER WASHER/DRYER. EXTRA FEATURES INCLUDE NEW PAINT, LIGHT FIXTURES AND CEILING FANS PLUS EVERY BEDROOM CLOSET HAS CUSTOM ORGANIZERS! VERY CLEAN & MOVE-IN READY! LARGE FENCED IN BACKYARD. LOTS OF GUEST PARKING, COMMUNITY POOL, SPA & PARK. DESIRABLE LOCATION! CONVENIENT TO SHOPPING, DINING, SCHOOLS, PARKS & EASY FREEWAY ACCESS!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None noted			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$326,000	\$326,000
<b>Sales Price</b>	\$320,000	\$320,000
<b>30 Day Price</b>	\$310,000	--
<b>Comments Regarding Pricing Strategy</b>		
All comps provided are located in the actual subdivision of the subject property. There were many comps provided that are similar to the subject. The comps provided are the most similar, nearest and most recent sold. Sold comp #3 is in superior condition and sold for more than list price, due to the current market conditions. Homes in Las Vegas receive 5 offers on average and sell in around 20 days		

## 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



Other



Other

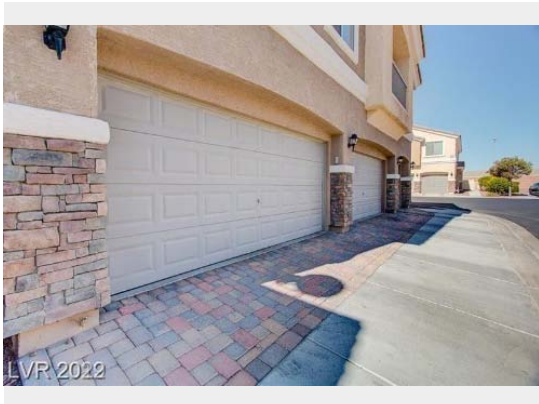
## Listing Photos

**L1** 3408 Robust Robin Pl Unit 2  
North Las Vegas, NV 89084



Front

**L2** 3417 Robust Robin Pl Unit 3  
North Las Vegas, NV 89084



Front

**L3** 6721 Lookout Lodge Ln Unit 3  
North Las Vegas, NV 89084



Front

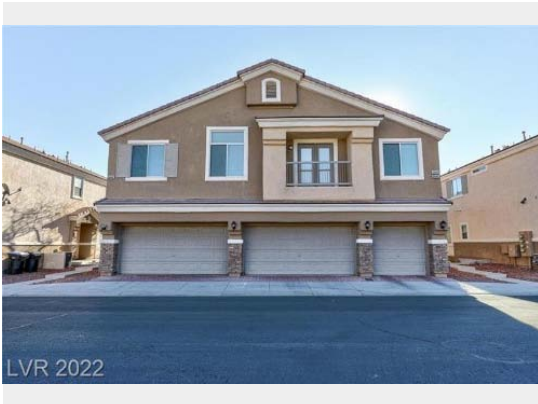
## Sales Photos

**S1** 6644 Lavender Lilly Ln Ste 3  
North Las Vegas, NV 89084



Front

**S2** 6640 Lavender Lilly Ln Ste 3  
North Las Vegas, NV 89084



Front

**S3** 3617 Indigo Flower St Unit 3  
North Las Vegas, NV 89084



Front

## ClearMaps Addendum

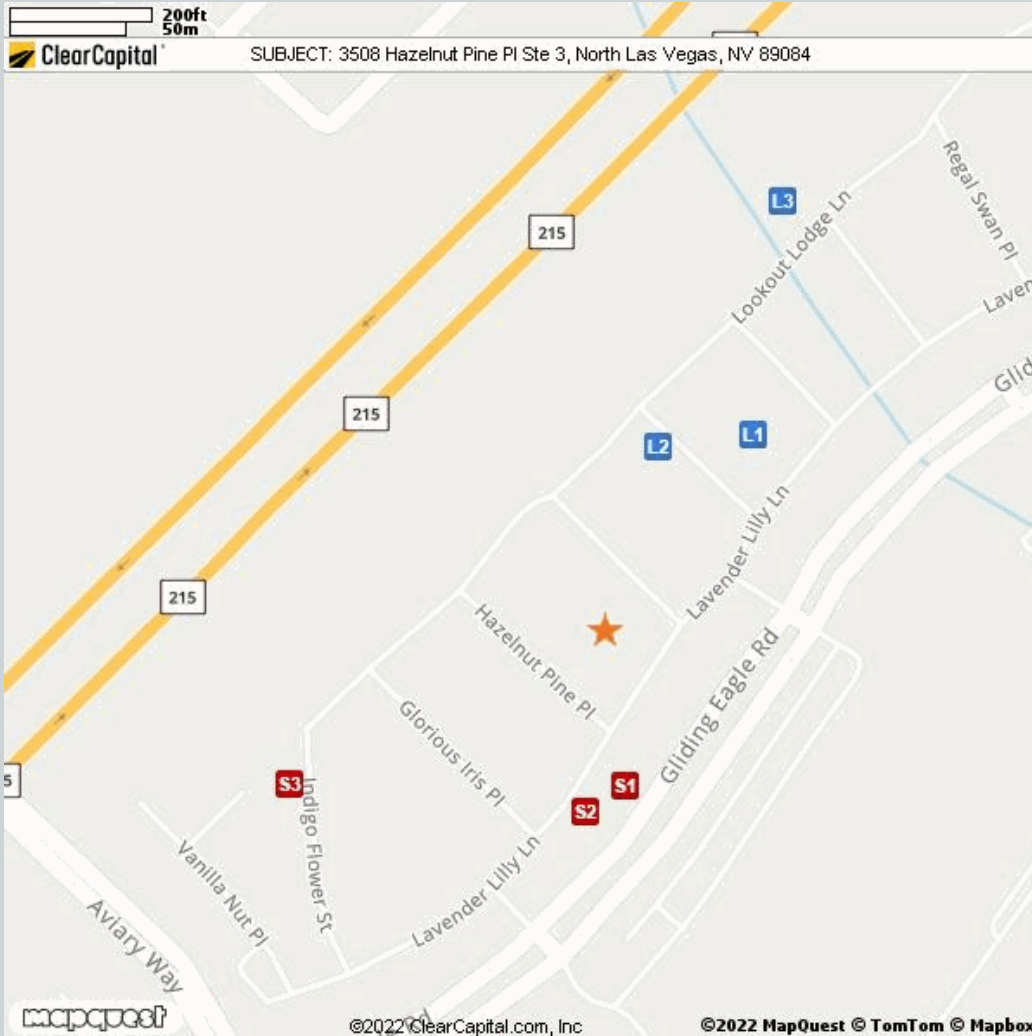
**Address** ★ 3508 Hazelnut Pine Place Unit 3, North Las Vegas, NV 89084

**Loan Number** 48807

**Suggested List** \$326,000

**Suggested Repaired** \$326,000

**Sale** \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3508 Hazelnut Pine Place Unit 3, North Las Vegas, NV 89084	--	Parcel Match
L1 Listing 1	3408 Robust Robin Pl Unit 2, North Las Vegas, NV 89084	0.09 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3417 Robust Robin Pl Unit 3, North Las Vegas, NV 89084	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6721 Lookout Lodge Ln Unit 3, North Las Vegas, NV 89084	0.16 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6644 Lavender Lilly Ln Ste 3, North Las Vegas, NV 89084	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6640 Lavender Lilly Ln Ste 3, North Las Vegas, NV 89084	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3617 Indigo Flower St Unit 3, North Las Vegas, NV 89084	0.12 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.

## Report Instructions - cont.

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.

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>	Reginald Broaden	<b>Company/Brokerage</b>	WEST COAST REALTY LLC
<b>License No</b>	B.0043579.LLC	<b>Address</b>	6135 THEATRICAL RD LAS VEGAS NV 89031
<b>License Expiration</b>	01/31/2024	<b>License State</b>	NV
<b>Phone</b>	7022184665	<b>Email</b>	westcoastrealty1@gmail.com
<b>Broker Distance to Subject</b>	0.93 miles	<b>Date Signed</b>	03/14/2022

/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: **3508 Hazelnut Pine Place Unit 3, North Las Vegas, NV 89084**
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 15, 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.