

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>	341 Sonoma Valley Street, Las Vegas, NV 89144	<b>Order ID</b>	8096484	<b>Property ID</b>	32474563
<b>Inspection Date</b>	04/02/2022	<b>Date of Report</b>	04/03/2022		
<b>Loan Number</b>	48895	<b>APN</b>	13726812038		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	04.01.22 BPO	<b>Tracking ID 1</b>	04.01.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	DARLENE A CLAYTON	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,183	The subject is a two story, single family detached home 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>Assessed Value</b>	\$80,689		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Summerlin North 702-838-5500		
<b>Association Fees</b>	\$50 / Month (Other: Mgt)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 60 days.	
<b>Sales Prices in this Neighborhood</b>	Low: \$377600 High: \$797200		
<b>Market for this type of property</b>	Increased 11 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	341 Sonoma Valley Street	11015 Calder Ave	542 Poplar Leaf St	11213 Sandrone Ave
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89144	89144	89144	89138
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.60 <sup>1</sup>	0.69 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$499,000	\$450,000	\$479,500
<b>List Price \$</b>	--	\$499,000	\$450,000	\$479,500
<b>Original List Date</b>		02/11/2022	03/19/2022	12/23/2021
<b>DOM · Cumulative DOM</b>	-- · --	51 · 51	15 · 15	38 · 101
<b>Age (# of years)</b>	21	21	21	22
<b>Condition</b>	Average	Average	Average	Average
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,737	1,705	1,525	1,700
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	6	4	7	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	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>	0.10 acres	0.12 acres	0.09 acres	0.09 acres
<b>Other</b>	none	none	none	none

\* Listing 1 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** CORNER LOT home in Summerlin, centrally located and close to freeway, top rated schools, parks, jogging/walking trails, Red Rock hiking trails, Summerlin Hospital, Downtown Summerlin shopping, Red Rock Hotel and Casino, and the Golden Knights practice facility. This 1700 sf home is newly upgraded with laminate flooring throughout, kitchen has all stainless steel appliances, bathrooms have been upgraded with new vanities, master bedroom has a walk-in closet, newly remodeled bathroom with dual sinks and a sitting bench in a large walk-in shower and laundry on the second floor.
- Listing 2** Great 3 bd 2.5 ba home in Summerlin gated community\*formal dining room\*open living room\*kitchen w/breakfast nook, pantry & Island\*master w/walk in closet, sep tub & shower, double sinks\*backyard w/synthetic grass\*2 car garage
- Listing 3** GREAT WEST SUMMERLIN LOCATION IN PORTIFINO! MOSTLY ORIGINAL THRUOUT AND WELL-MAINTAINED. SPACIOUS AND ROOMY, LAMINATE FLOORING, ALL BEDROOMS UPSTAIRS. KITCHEN HAS A BREAKFAST NOOK, PANTRY, RECESSED LIGHTING, LAMINATE FLOORING, BI MICROWAVE, ALL APPLIANCES INCLUDED AS-IS. EASY CARE LANDSCAPING.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	341 Sonoma Valley Street	408 Napa Hills Dr	10921 Calistoga Springs Ct	340 Winery Ridge St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89144	89144	89144	89144
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 <sup>1</sup>	0.22 <sup>1</sup>	0.28 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$438,000	\$447,000	\$470,000
List Price \$	--	\$438,000	\$447,000	\$470,000
Sale Price \$	--	\$442,000	\$447,000	\$460,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	12/13/2021	02/11/2022	12/02/2021
DOM · Cumulative DOM	-- · --	45 · 45	34 · 34	38 · 49
Age (# of years)	21	22	23	22
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 ; Residential
Style/Design	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,737	1,718	1,737	1,700
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	9	7	7
Garage (Style/Stalls)	Attached 1 Car	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	0.08 acres	0.09 acres
Other	none	none	none	none
Net Adjustment	--	\$0	-\$5,000	\$0
Adjusted Price	--	\$442,000	\$442,000	\$460,000

\* Sold 1 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** Beautiful 4 bedroom, 2 and a half bath home in Summerlin! Gorgeous landscaping and curb appeal. Large front Formal Living Room and separate Family Room. Open Kitchen with island. Granite Countertops and tile floors in kitchen. Fireplace in Family Room. Low maintenance backyard with covered patio. Master Bedroom has large walk in closet with double sinks. Mountain Views.
- Sold 2** Gorgeous Napa Hills Community In Fabulous Summerlin! Just off I-215 & Far Hills! Primary Bedroom/Bath Down Stairs! 3 Beds, 3 Baths, Roomy Loft & Much More! All appliances including washer/dryer stay! New gas oven/stove top & garbage disposal! Open kitchen! Light and Bright! 3 minutes from Summerlin Mall & Red Rock Casino/Hotel! Nice community park! Schools! Shopping! Entertainment! Please contact listing agent for more information!
- Sold 3** Modern Day Elegance! Superbly styled and oh so chic! You are going to love this gently lived in home in gorgeous Summerlin ! Open floor plan with plenty of room for entertaining. Gorgeous finishes everywhere in flooring. new lighting, new mirrors, kitchen counters , cabinets. Living area is open and spacious. Kitchen boasts stainless steel appliances, kitchen island, Black quartz kitchen counters with silver flecks and pantry. \*\*\*Huge Price reduction\*\*\* Patio slider is in the kitchen area and adds the convenience of enjoying the outdoors. 3 bedroom's are upstairs . Laundry room is spacious and upstairs . Primary suite is spacious has en suite bath, large garden tub / shower and a walk in closet. Easy to maintain landscape , outdoor pergola patio area. Landscaped easement to the side of the means no side neighbor on 1 side. Low HOA! Close to entertainment, restaurants and parks. Location! Location! Location! This will not last cause it is super pretty!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Recently sold			
<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>
02/24/2022	\$430,000	03/16/2022	\$430,000	Sold	03/31/2022	\$440,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$458,000	\$458,000
<b>Sales Price</b>	\$448,000	\$448,000
<b>30 Day Price</b>	\$438,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The market was slow for comps similar to the subject's style and condition 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 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



Address Verification



Side



Side



Street



Street



## Subject Photos



Street

## Listing Photos

**L1** 11015 Calder Ave  
Las Vegas, NV 89144



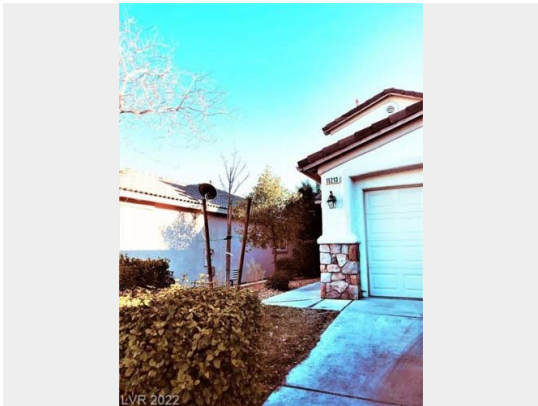
Front

**L2** 542 Poplar Leaf St  
Las Vegas, NV 89144



Front

**L3** 11213 Sandrone AVE  
Las Vegas, NV 89138



Front

## Sales Photos

**S1** 408 Napa Hills Dr  
Las Vegas, NV 89144



Front

**S2** 10921 Calistoga Springs Ct  
Las Vegas, NV 89144



Front

**S3** 340 Winery Ridge ST  
Las Vegas, NV 89144



Front

## ClearMaps Addendum

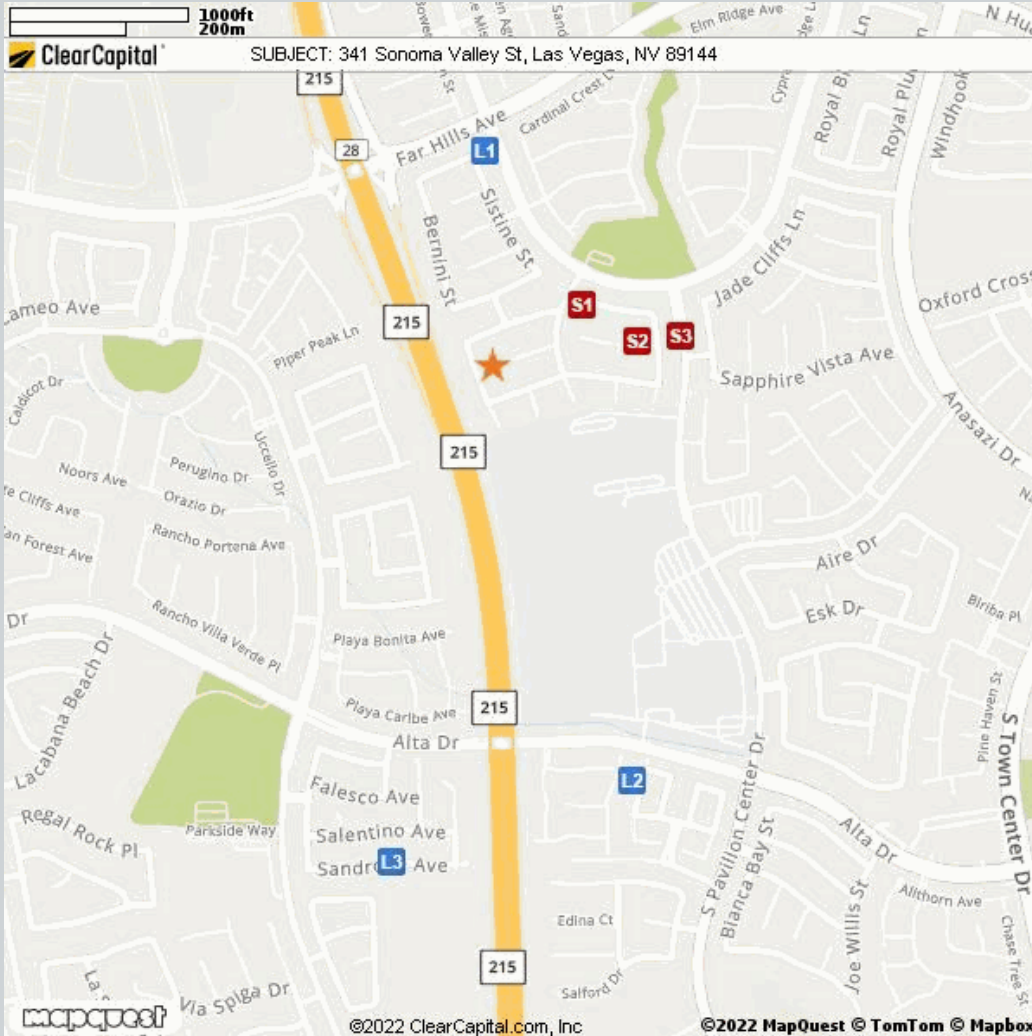
**Address** ★ 341 Sonoma Valley Street, Las Vegas, NV 89144

**Loan Number** 48895

**Suggested List** \$458,000

**Suggested Repaired** \$458,000

**Sale** \$448,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	341 Sonoma Valley Street, Las Vegas, NV 89144	--	Parcel Match
L1 Listing 1	11015 Calder Ave, Las Vegas, NV 89144	0.31 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	542 Poplar Leaf St, Las Vegas, NV 89144	0.60 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11213 Sandrone Ave, Las Vegas, NV 89144	0.69 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	408 Napa Hills Dr, Las Vegas, NV 89144	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10921 Calistoga Springs Ct, Las Vegas, NV 89144	0.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	340 Winery Ridge St, Las Vegas, NV 89144	0.28 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.

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

<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>	11.25 miles	<b>Date Signed</b>	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: **341 Sonoma Valley Street, Las Vegas, NV 89144**
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.