

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	9484 Brewing Cloud Avenue, Las Vegas, NV 89148	Order ID	8082591	Property ID	32444005
Inspection Date	03/29/2022	Date of Report	03/30/2022		
Loan Number	49009	APN	176-06-513-083		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	03.28.22 BPO	Tracking ID 1	03.28.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Lynh Nguyen	Condition Comments
R. E. Taxes	\$2,438	The subject appears to be in average condition. No visible damage to the subject.
Assessed Value	\$94,547	
Zoning Classification	Single	
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	Sunset Pines 702-930-6802	
Association Fees	\$14 / Month (Other: Management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments
Local Economy	Stable	Residential neighborhood. No known community amenities.
Sales Prices in this Neighborhood	Low: \$375,000 High: \$527,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9484 Brewing Cloud Avenue	6141 Yucca Fields Ct.	6079 Mild Wind St.	9538 Knotweed Ave.
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89148	89148	89148	89148
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.60 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$449,888	\$477,000	\$530,000
List Price \$	--	\$449,888	\$477,000	\$530,000
Original List Date		02/17/2022	02/18/2022	03/07/2022
DOM · Cumulative DOM	-- · --	5 · 41	4 · 40	8 · 23
Age (# of years)	18	18	19	19
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,021	2,144	2,144	2,144
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 3	4 · 3	4 · 4
Total Room #	7	8	7	7
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	0.08 acres	0.08 acres	0.11 acres	0.10 acres
Other	none	none	none	fireplace

* Listing 1 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Little to no upgrades. Solid counters. Tile and carpet flooring. Large loft. Low maintenance landscaping. Similar location views as the subject.

Listing 2 Property has some upgrades. Granite counters. Wood laminate and tile flooring. Covered patio. Low maintenance landscaping.

Listing 3 Property has some upgrades. Granite counters. Upgraded sink and faucet. Tile and carpet flooring. Storage shed. Fire pit. Similar location views as the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	9484 Brewing Cloud Avenue	9535 Violet Sunset Ave.	6820 Scarlet Flax St.	10144 Fire Ridge Ct.
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89148	89148	89148	89148
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.50 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,888	\$420,000	\$455,000
List Price \$	--	\$399,888	\$420,000	\$445,000
Sale Price \$	--	\$416,500	\$425,000	\$445,000
Type of Financing	--	Cash	Cash	Conv
Date of Sale	--	10/15/2021	11/15/2021	11/12/2021
DOM · Cumulative DOM	-- · --	24 · 24	33 · 33	43 · 43
Age (# of years)	18	18	19	9
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,021	2,036	2,018	2,085
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	7	8	5	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	0.08 acres	0.08 acres	0.08 acres	0.08 acres
Other	none	none	fireplace	none
Net Adjustment	--	+\$3,000	-\$5,000	-\$20,000
Adjusted Price	--	\$419,500	\$420,000	\$425,000

* Sold 1 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** Little to no upgrades. Solid counters. Tile and carpet flooring. Backyard patio. Low maintenance landscaping. Similar location views as the subject.
- Sold 2** Property has several upgrades. Fresh exterior paint. New vinyl plank flooring. Granite counters. New carpet. Upgraded bathrooms. Low maintenance landscaping. Similar location views as the subject. Adjustments for upgrades.
- Sold 3** Property has several upgrades. Granite counters. Wood like flooring. Carpet. Large loft. Low maintenance landscaping. Similar location views as the subject. Adjustments for upgrades.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject last sold on 10/10/2005 for \$321,000.			
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$420,000	\$420,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
<p>Sale #1 shows the best support for my value conclusion. This property is the most similar in GLA and condition to the subject. Sale #3 is similar in GLA to the subject with adjustments for upgrades. Listing #1 is the best active listing comp. This property is the most similar in GLA and condition to the subject. Listing #3 is similar in GLA to the subject with adjustments for upgrades. Using Sale #1 and Listing #1 as my best comps, I can conclude the estimated subject value.</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 6141 Yucca Fields Ct.
Las Vegas, NV 89148



Front

L2 6079 Mild Wind St.
Las Vegas, NV 89148



Front

L3 9538 Knotweed Ave.
Las Vegas, NV 89148



Front

Sales Photos

S1 9535 Violet Sunset Ave.
Las Vegas, NV 89148



Front

S2 6820 Scarlet Flax St.
Las Vegas, NV 89148



Front

S3 10144 Fire Ridge Ct.
Las Vegas, NV 89148



Front

ClearMaps Addendum

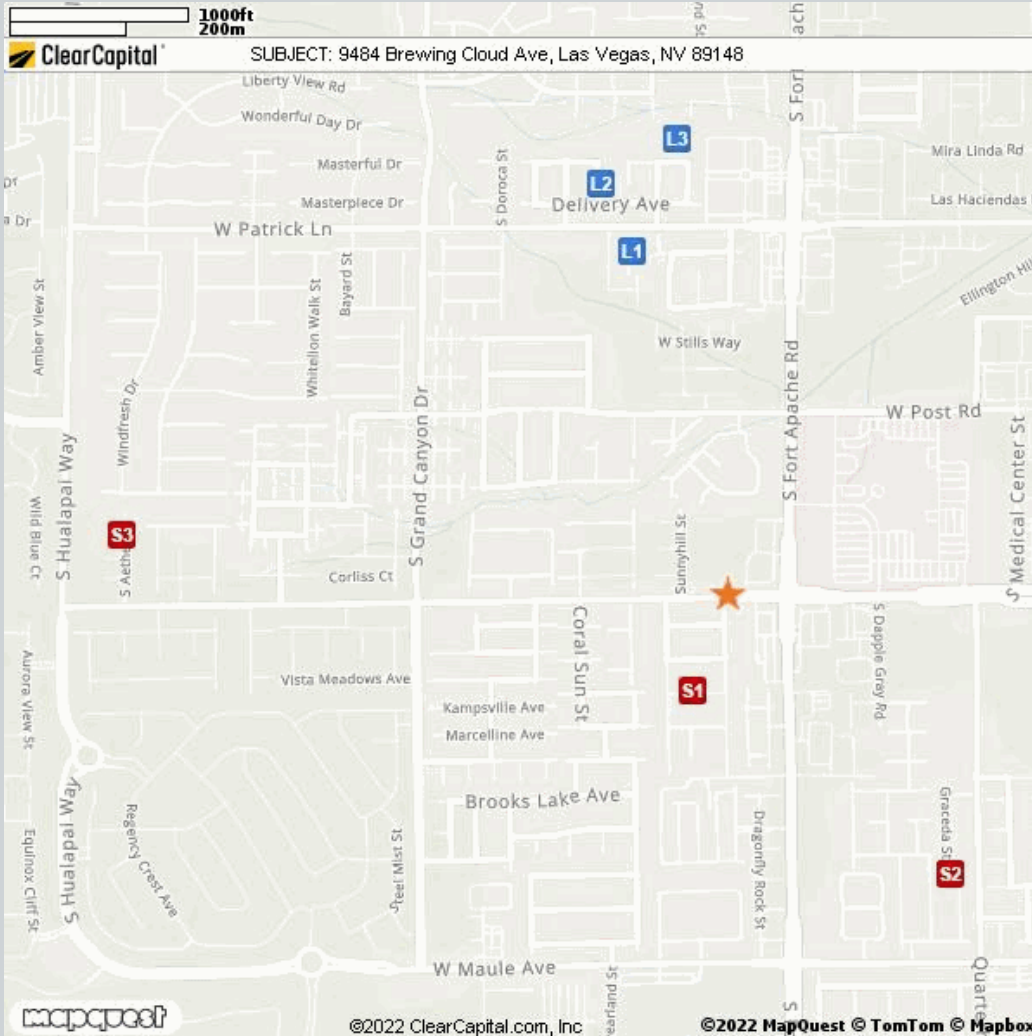
Address ★ 9484 Brewing Cloud Avenue, Las Vegas, NV 89148

Loan Number 49009

Suggested List \$420,000

Suggested Repaired \$420,000

Sale \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9484 Brewing Cloud Avenue, Las Vegas, NV 89148	--	Parcel Match
L1 Listing 1	6141 Yucca Fields Ct., Las Vegas, NV 89148	0.50 Miles ¹	Parcel Match
L2 Listing 2	6079 Mild Wind St., Las Vegas, NV 89148	0.60 Miles ¹	Parcel Match
L3 Listing 3	9538 Knotweed Ave., Las Vegas, NV 89148	0.64 Miles ¹	Parcel Match
S1 Sold 1	9535 Violet Sunset Ave., Las Vegas, NV 89148	0.13 Miles ¹	Parcel Match
S2 Sold 2	6820 Scarlet Flax St., Las Vegas, NV 89148	0.50 Miles ¹	Parcel Match
S3 Sold 3	10144 Fire Ridge Ct., Las Vegas, NV 89148	0.84 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.

*** 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

Broker Name	Anthony Carey	Company/Brokerage	HomeSmart Encore
License No	S.0174589.LLC	Address	3233 S. Torrey Pines Dr. Las Vegas NV 89146
License Expiration	04/30/2022	License State	NV
Phone	7022453750	Email	tonycareyre@gmail.com
Broker Distance to Subject	5.52 miles	Date Signed	03/29/2022

/Anthony Carey/

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: **Anthony Carey** ("Licensee"), **S.0174589.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **HomeSmart Encore** (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: **9484 Brewing Cloud Avenue, Las Vegas, NV 89148**
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 30, 2022**

Licensee signature: **/Anthony Carey/**

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.