

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	1031 Cosgrave St, Winnemucca, NV 89445	Order ID	8089257	Property ID	32462571
Inspection Date	04/08/2022	Date of Report	04/14/2022		
Loan Number	49066	APN	16-0234-29		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Humboldt		

Tracking IDs					
Order Tracking ID	03.30.22	Tracking ID 1	03.30.22		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	SKWARA SUSANNE & CHARLES EVANS	Condition Comments exterior paint in in poor condition and is peeling throughout the exterior of the structure, recommend full exterior re-paint. Garage roof is curling and likely needs to be replaced. The property shows an overall lack of maintenance and upkeep based on exterior inspection. Estimated exterior repair cost is based on observable defects/repair items that were visible from the street. A more detailed inspection will likely result in additional repairs.
R. E. Taxes	\$81,079	
Assessed Value	\$21,998	
Zoning Classification	R-1-6 Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$6,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$6,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Area homes vary in condition. No apparent adverse environmental conditions noted in the subject neighborhood Home is proximate to shopping and local schools.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$615,000	
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	1031 Cosgrave St	300 Circle Dr.	501 Argenta Ave	1202 Toy
City, State	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV
Zip Code	89445	89445	89445	89445
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.23 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$200,000	\$199,000
List Price \$	--	\$245,000	\$200,000	\$199,000
Original List Date		01/04/2022	04/05/2022	02/15/2022
DOM · Cumulative DOM	-- · --	90 · 100	8 · 9	57 · 58
Age (# of years)	42	50	43	42
Condition	Fair	Average	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	1 Story track home	1 Story track home	1 Story track home	1 Story track home
# Units	1	1	1	1
Living Sq. Feet	912	1,100	1,008	912
Bdrm · Bths · ½ Bths	2 · 1	3 · 1 · 1	2 · 1	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.3 acres	0.17 acres
Other	--	--	--	--

* 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.

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

Listing 1 Comp is in superior condition to subject property. Comp is larger than subject property and has more bedrooms than subject property.

Listing 2 Comp is in similar condition to subject property. Comp is slightly larger than subject property (less than 100sf). Comp has a larger lot than subject property comp is most comparable mainly due to condition.

Listing 3 Comp is in superior condition to subject property. Same size/GLA as subject property. equal room count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1031 Cosgrave St	1745 Harmony	1203 Toy	1729 Pearce St
City, State	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV	Winnemucca, NV
Zip Code	89445	89445	89445	89445
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.11 ¹	21.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$228,000	\$170,000	\$225,000
List Price \$	--	\$228,000	\$170,000	\$225,000
Sale Price \$	--	\$225,000	\$170,000	\$218,000
Type of Financing	--	Cash	Conventional	Va
Date of Sale	--	04/01/2022	10/18/2021	11/29/2021
DOM · Cumulative DOM	-- · --	56 · 56	63 · 63	56 · 56
Age (# of years)	42	46	43	42
Condition	Fair	Good	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	1 Story track home	1 Story track home	1 Story track home	1 Story track home
# Units	1	1	1	1
Living Sq. Feet	912	1,008	960	960
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.19 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	-\$25,000	+\$17,000	-\$5,450
Adjusted Price	--	\$200,000	\$187,000	\$212,550

* 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** superior condition, higher bedroom/room count. Similar GLA (within 100sf).
- Sold 2** Similar condition, similar size, equal room count, similar age. Comp sold in the fall/early winter of 2021, area market is seasonal with lower prices typical in fall/winter months. adjustment made for time since sale.
- Sold 3** superior condition, similar size, similar room count. Comp sold in the fall/early winter of 2021, area market is seasonal with lower prices typical in fall/winter months.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no history of this property being listed in the MLS. The last transfer of ownership occurred on 6/2/2010 per public record for a sales price of \$114,900.			
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	\$204,000	\$214,000
Sales Price	\$200,000	\$210,000
30 Day Price	\$193,000	--
Comments Regarding Pricing Strategy		
There are limited contractors/construction companies available to complete repairs/renovations in the subject area. As a result, holding costs while waiting for repairs to be completed may exceed any realized gain in value as a result of said repairs. Recommend pricing the property in As-is condition		

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.
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Subject Photos



Front



Address Verification



Side



Street



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 300 Circle Dr.
Winnemucca, NV 89445



Front

L2 501 Argenta ave
Winnemucca, NV 89445



Front

L3 1202 Toy
Winnemucca, NV 89445



Front

Sales Photos

S1 1745 Harmony
Winnemucca, NV 89445



Front

S2 1203 Toy
Winnemucca, NV 89445



Front

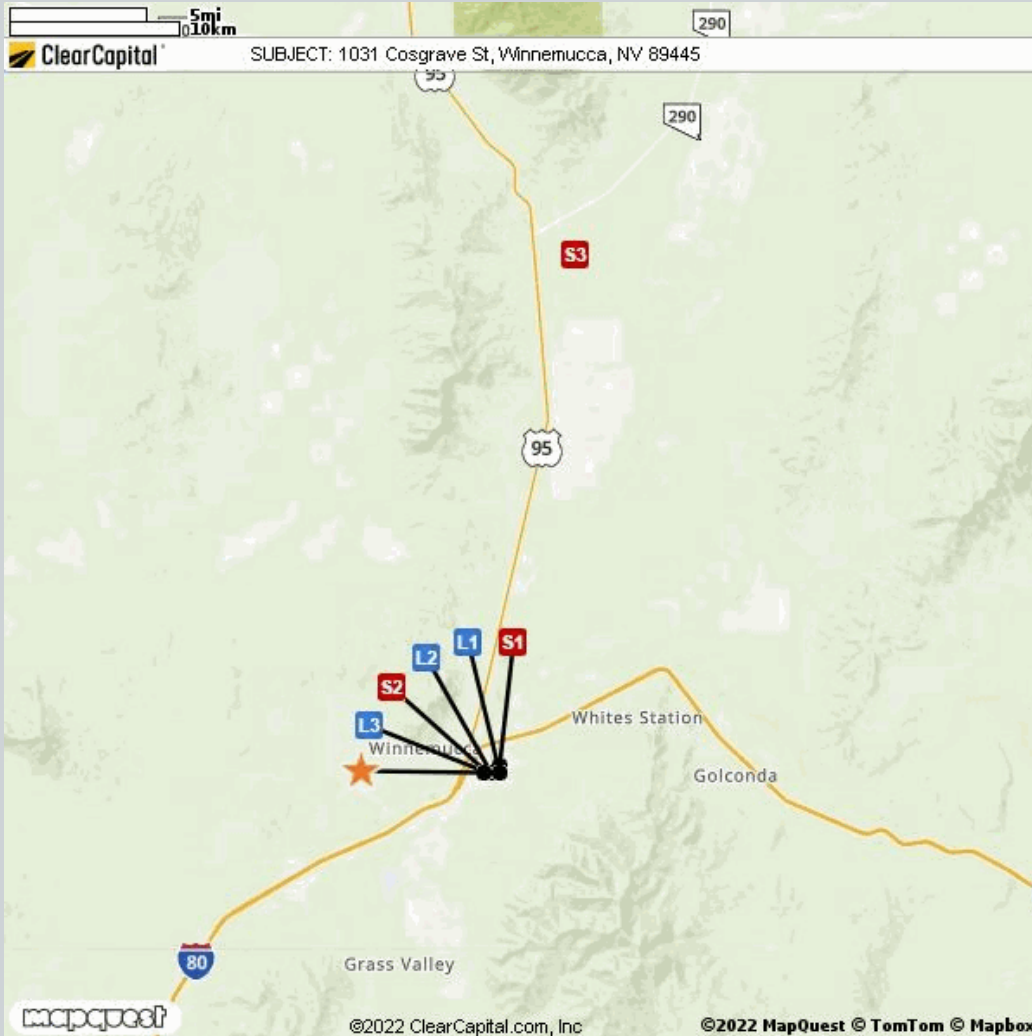
S3 1729 Pearce St
Winnemucca, NV 89445



Front

ClearMaps Addendum

Address ★ 1031 Cosgrave St, Winnemucca, NV 89445
Loan Number 49066 **Suggested List** \$204,000 **Suggested Repaired** \$214,000 **Sale** \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1031 Cosgrave St, Winnemucca, NV 89445	--	Parcel Match
L1 Listing 1	300 Circle Dr., Winnemucca, NV 89445	0.59 Miles ¹	Street Centerline Match
L2 Listing 2	501 Argenta Ave, Winnemucca, NV 89445	0.23 Miles ¹	Parcel Match
L3 Listing 3	1202 Toy, Winnemucca, NV 89445	0.10 Miles ¹	Parcel Match
S1 Sold 1	1745 Harmony, Winnemucca, NV 89445	0.66 Miles ¹	Parcel Match
S2 Sold 2	1203 Toy, Winnemucca, NV 89445	0.11 Miles ¹	Parcel Match
S3 Sold 3	1729 Pearce St, Winnemucca, NV 89445	21.04 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Joshua Talayka	Company/Brokerage	RE/MAX Gold
License No	BS.0145194	Address	22909 Carriage Dr Reno NV 89521
License Expiration	06/30/2022	License State	NV
Phone	7752201630	Email	josh@myrealestateinsider.com
Broker Distance to Subject	156.30 miles	Date Signed	04/13/2022

/Joshua Talayka/

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: **Joshua Talayka** ("Licensee"), **BS.0145194** (License #) who is an active licensee in good standing.

Licensee is affiliated with **RE/MAX Gold** (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: **1031 Cosgrave St, Winnemucca, NV 89445**
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 14, 2022**

Licensee signature: **/Joshua Talayka/**

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.