

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	138 Vista Del Lago Street, Henderson, NV 89015	Order ID	8248962	Property ID	32855726
Inspection Date	06/03/2022	Date of Report	06/04/2022		
Loan Number	49304	APN	17916210001		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	20220603_BPOb	Tracking ID 1	20220603_BPOb		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	GENE CIARAMITARO	Condition Comments	
R. E. Taxes	\$1,246	No damage or repair issues from visual exterior inspection. Doors, windows, and landscaping appear to be in good condition for age and area.	
Assessed Value	\$70,727		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	In the subject's subdivision there are 0 homes for sale, 1 under contract, 8 homes sold in the last 90 days. Average days on Market 7 days. No REO or short sale properties in subdivision.	
Sales Prices in this Neighborhood	Low: \$367000 High: \$637400		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	138 Vista Del Lago Street	914 Clubview Dr	802 Airy Hill St	560 Grape Dr
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89015	89015	89015	89015
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.38 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$461,000	\$430,000
List Price \$	--	\$450,000	\$461,000	\$430,000
Original List Date		05/18/2022	05/27/2022	05/02/2022
DOM · Cumulative DOM	-- · --	16 · 17	7 · 8	32 · 33
Age (# of years)	28	26	25	26
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,131	1,334	1,319	1,355
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	3	6
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	--	Pool - Yes	Pool - Yes	--
Lot Size	0.15 acres	0.14 acres	0.15 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.

Current Listings - Cont.

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

- Listing 1** Similar in age, lot size. Superior in pool, square footage, bedrooms. Identical in bathrooms, garage stalls. INDOOR/OUTDOOR PRIVATE POOL!!! Just across the street from Heritage Park in Henderson, you will find this amazing freshly renovated home. NEW Kitchen has all stainless steel appliances, granite tops and beautiful tile floors! Tons of storage in your expanded kitchen with extra cabinets and lots of pullout drawers for easy and convenient storage! Open floor plan has Kitchen/Dining/Living room with Cathedral ceilings and 2 ceiling fans. 3 Bedrooms all have ceiling fans and overhead lighting as well. Two freshly renovated full baths that make you feel like your in a BRAND NEW HOME! Backyard has a 50+ foot covered patio and good sized NO MAINTANCE yard! Did I mention the INDOOR / OUT DOOR POOL!!!! Yes, FULLY RETRACTABLE or REMOVABLE covered pool is now usable YEAR AROUND!!! ELEVATED LOT gives you extra privacy! Close to Parks, Shopping & Schools. *NO HOA-NO HOA Fees* This Beautiful freshly renovated home will not last long so call today before its gone!
- Listing 2** Similar in age, lot size. Superior in pool, square footage, bedrooms. Identical in bathrooms, garage stalls. This Henderson one-story home offers an in-ground pool, granite countertops, and a two-car garage. This home has been Virtually Staged to illustrate its potential.
- Listing 3** Similar in age. Superior in lot size, square footage, bedrooms, bathrooms. Identical in garage stalls. ONE TRULY AMAZING AND BEAUTIFUL PROPERTY JUST FOR YOU AND YOUR FAMILY TO ENJOY! COME, SEE AND EXPERIENCE A COZY, WARM AND WELCOMING HOME SURROUNDED BY BEAUTIFUL PARKS, SHOPPING AND SO MUCH MORE! THIS BEAUTIFUL SINGLE STORY HOME FEELS RIGHT FROM THE MOMENT YOU STEP INTO THE OPEN STYLE LIVING ROOM. YOU WILL ENJOY THE MULTIPLE WINDOWS WHICH LET IN GREAT NATURAL LIGHT DURING THE DAY AND A WARM FIREPLACE FOR YOUR WINTER NIGHTS. WALK TOWARDS THE NICELY RENOVATED AND WELL TAKEN CARE KITCHEN AND SPACIOUS DINING ROOM AREA. ALL BEDROOMS CONVENIENTLY LOCATED TOWARDS THE BACK AND WELL EQUIPPED WITH CEILING FANS WITH LIGHTS! STEP OUTSIDE AND EXPERIENCE AN OVERSIZED BACKYARD WITH A COVERED PATIO READY FOR YOU TO ENTERTAIN FAMILY AND FRIENDS! LOT SIZE AND SIDE GATE READY TO ACCOMMODATE RV/TOYS PARKING. YOU WILL DEFINITELY ENJOY THIS HOME! COME AND SEE IT AND MAKE IT YOURS TODAY!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	138 Vista Del Lago Street	940 Sunnyfield Way	150 Skytop Dr	922 Strider Dr
City, State	Henderson, NV	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89015	89015	89015	89015
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.19 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$469,900	\$340,000	\$395,000
List Price \$	--	\$449,900	\$340,000	\$395,000
Sale Price \$	--	\$460,000	\$370,000	\$420,000
Type of Financing	--	Conv	Fha	Cash
Date of Sale	--	05/31/2022	04/01/2022	05/06/2022
DOM · Cumulative DOM	-- · --	59 · 59	37 · 37	22 · 22
Age (# of years)	28	27	27	27
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,131	1,334	1,334	1,416
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	7	6
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	--	Pool - Yes	Pool - Yes	--
Lot Size	0.15 acres	0.15 acres	0.14 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$90,035	-\$76,231	-\$84,645
Adjusted Price	--	\$369,965	\$293,769	\$335,355

* 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** Similar in age. Superior in pool, square footage, bedrooms. Identical in bathrooms, garage stalls, lot size. SC1 adj. -\$70,035 superior sq ft. (\$345 sq ft), - \$20,000 superior pool NO HOA! Immaculate one story home on corner lot with an inground pool, RV parking with hook-ups, and plenty of extra parking for a boat or off-road vehicles. Upgrades throughout. 2019 Kitchen remodeled, 2018 new refrigerator & washer & dryer, upgraded Pergo vinyl flooring in laundry room & master bath, 2021 fireplace upgraded, 2020 irrigation lines upgraded, 2020 Pool deck resurfaced, vertical and faux wood blinds, whole house water softener system, new A/C unit 2016 with 10 yr. warranty.
- Sold 2** Similar in age, lot size. Identical in garage stalls, bathrooms. Superior in square footage, bedrooms, pool. SC2 adj. -\$56,231 superior sq ft. (\$277 sq ft), - \$20,000 superior pool Welcome Home! NO HOA charming single story 1,334 sq ft open concept living featuring 3 bedrooms and 2 baths. Welcoming gas fireplace in the living room with sliding doors to a large covered patio in the backyard with no rear neighbors and beautiful views of the mountains behind. Enjoy the gated entry on the side of the house with room for storage, extra parking, RV, boat, or off-road toys. All appliances stay! Solar panels on roof for energy efficiency. Water heater replaced and exterior of house painted in 2020.
- Sold 3** Similar in age, lot size. Identical in garage stalls, bathrooms. Superior in square footage, bedrooms. SC3 adj. -\$84,645 superior sq ft. (\$297 sq ft)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No Listing History Comments				
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	\$390,000	\$390,000
Sales Price	\$369,965	\$369,965
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
Shortage in housing inventory and market appreciation. Suggest pricing near mid-range of competing listings after adjustments. Subject property would likely sell near high to above range of comps.		

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



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 914 Clubview Dr
Henderson, NV 89015



Front

L2 802 Airy Hill St
Henderson, NV 89015



Front

L3 560 Grape Dr
Henderson, NV 89015



Front

Sales Photos

S1 940 Sunnyfield Way
Henderson, NV 89015



Front

S2 150 Skytop Dr
Henderson, NV 89015



Front

S3 922 Strider Dr
Henderson, NV 89015



Front

ClearMaps Addendum

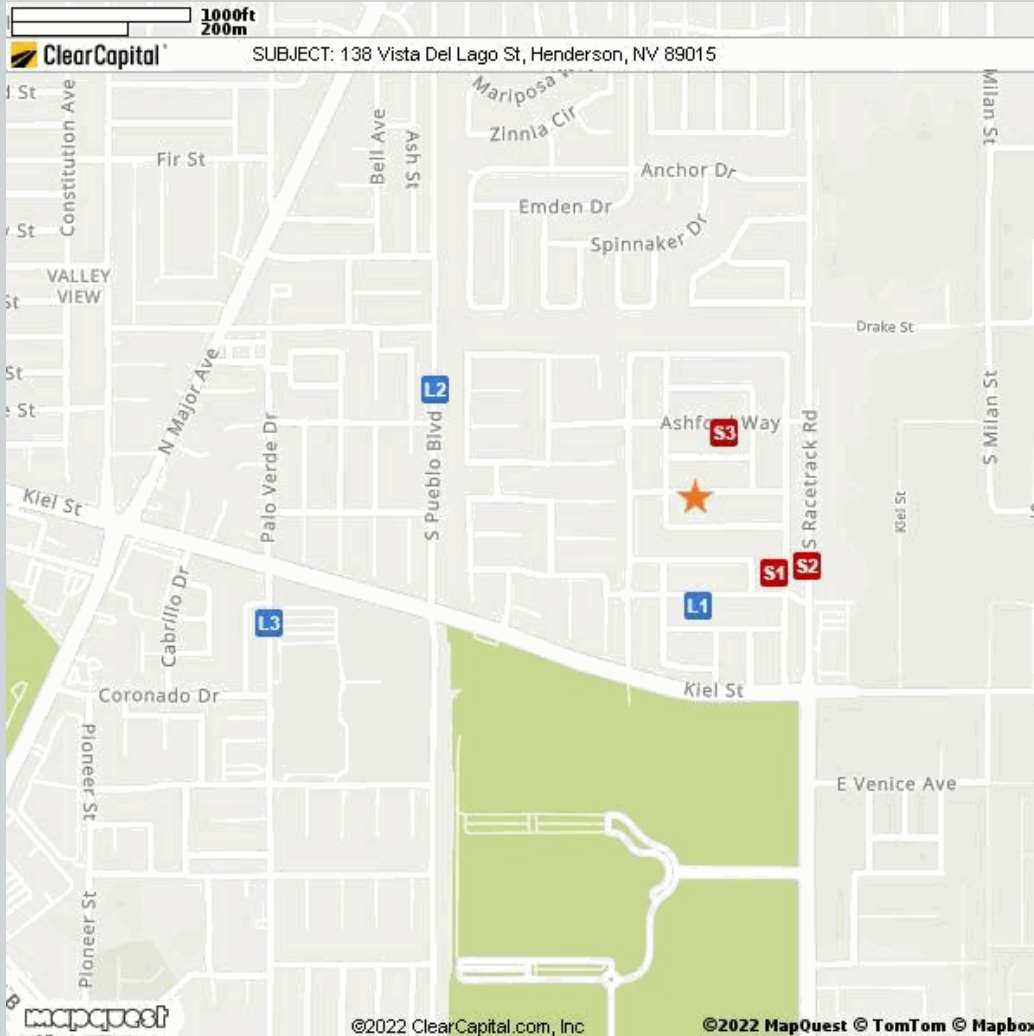
Address ★ 138 Vista Del Lago Street, Henderson, NV 89015

Loan Number 49304

Suggested List \$390,000

Suggested Repaired \$390,000

Sale \$369,965



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	138 Vista Del Lago Street, Henderson, NV 89015	--	Parcel Match
L1 Listing 1	914 Clubview Dr, Henderson, NV 89015	0.14 Miles ¹	Parcel Match
L2 Listing 2	802 Airy Hill St, Henderson, NV 89015	0.38 Miles ¹	Parcel Match
L3 Listing 3	560 Grape Dr, Henderson, NV 89015	0.60 Miles ¹	Parcel Match
S1 Sold 1	940 Sunnyfield Way, Henderson, NV 89015	0.15 Miles ¹	Parcel Match
S2 Sold 2	150 Skytop Dr, Henderson, NV 89015	0.19 Miles ¹	Parcel Match
S3 Sold 3	922 Strider Dr, Henderson, NV 89015	0.11 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	Ivory Harp	Company/Brokerage	Prestige Properties
License No	S.0172462	Address	1139 Paradise Vista Henderson NV 89002
License Expiration	12/31/2022	License State	NV
Phone	7025812609	Email	IVORY@IVORYSELLSVEGAS.COM
Broker Distance to Subject	3.59 miles	Date Signed	06/03/2022

/Ivory Harp/

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: **Ivory Harp** ("Licensee"), **S.0172462** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Prestige Properties** (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: **138 Vista Del Lago Street, Henderson, NV 89015**
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: **June 4, 2022**

Licensee signature: **/Ivory Harp/**

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.