

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	6075 Bankside Way, Reno, NEVADA 89523	Order ID	8758891	Property ID	34218846
Inspection Date	05/26/2023	Date of Report	05/27/2023		
Loan Number	53764	APN	200-182-01		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Washoe		

Tracking IDs					
Order Tracking ID	05.26.23 BPO Request	Tracking ID 1	05.26.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CONROY, SYLVIA L & DEVAUGHN Q	The subject appeared to be in average condition with no damage noted when viewed from the street.
R. E. Taxes	\$1,490	
Assessed Value	\$179,355	
Zoning Classification	SF8	
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		Neighborhood Comments
Location Type	Suburban	The subject is located in an older area of Reno. Houses in this area are maintained in average to good condition. Prices have dropped about 11% since mid 2022 due to the rise in interest rates.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$409,000 High: \$570,000	
Market for this type of property	Decreased 11 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6075 Bankside Way	3485 Yosemite Pl	6302 Chesterfield Lane	6139 Walnut Creek Road
City, State	Reno, NEVADA	Reno, NV	Reno, NV	Reno, NV
Zip Code	89523	89503	89523	89523
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.43 ¹	0.39 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$415,000	\$449,999	\$490,000
List Price \$	--	\$415,000	\$449,999	\$475,000
Original List Date		05/10/2023	05/18/2023	05/12/2023
DOM · Cumulative DOM	-- · --	17 · 17	9 · 9	15 · 15
Age (# of years)	38	60	30	36
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 conventional	1 Story conventional	1 Story conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	900	988	1,141	1,464
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 2	3 · 2 · 1
Total Room #	5	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	.16 acres	.14 acres	.12 acres	.10 acres
Other	--	--	--	--

* Listing 3 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 Adjustments would be: -4000 full bathroom, +4000 2 stall garage, +2200 age = +2200 for a total \$417,200

Listing 2 Adjustments would be: -800 age, -9640 GLA, -4000 full bath = -14,440 for a total \$435,559

Listing 3 Adjustments would be: -22,560 GLA, -4000 full bath, -2000 half bath, +2613 lot = -25,947 for a total \$449,053

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6075 Bankside Way	6242 Chesterfield	6490 Enchanted Valley	5940 Bankside Way
City, State	Reno, NEVADA	Reno, NV	Reno, NV	Reno, NV
Zip Code	89523	89523	89523	89523
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.40 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$409,900	\$415,000	\$469,900
List Price \$	--	\$409,900	\$415,000	\$469,900
Sale Price \$	--	\$409,900	\$435,000	\$460,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	08/05/2022	04/13/2023	03/31/2023
DOM · Cumulative DOM	-- · --	36 · 36	28 · 28	35 · 35
Age (# of years)	38	36	35	33
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 conventional	1 Story conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	900	900	1,141	1,325
Bdrm · Bths · ½ Bths	2 · 1	2 · 1 · 1	3 · 2	3 · 2
Total Room #	5	5	6	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	--	--	--	--
Lot Size	.16 acres	.11 acres	.16 acres	.13 acres
Other	--	--	--	--
Net Adjustment	--	+\$178	-\$13,640	-\$21,000
Adjusted Price	--	\$410,078	\$421,360	\$439,000

* Sold 3 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Adjustments: -2000 half bath, +2178 lot = +178

Sold 2 Adjustments: -9640 GLA, -4000 full bath = -13,640

Sold 3 Adjustments: -17,000 GLA, -4000 full bath = -21,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per MLS, the subject was listed on 9/12/2022 for \$368,000. The listing expired on 12/31/2022 with a price of \$349,900.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
09/12/2022	\$368,000	12/30/2022	\$349,900	Expired	12/31/2022	\$349,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$445,000	\$445,000
Sales Price	\$430,000	\$430,000
30 Day Price	\$395,600	--
Comments Regarding Pricing Strategy		
Initial search was .5 miles and 3 months with no results to bracket subject GLA. Had to extend to 12 months to find a sold comp with similar GLA. S1 effectively bracket GLA. There were no listing comps within .5 miles to bracket subject GLA so I had to search 1.5 miles. L1 effectively brackets. There is no known market difference between a single story and 2 story house in this area.		

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



Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 3485 Yosemite Pl
Reno, NV 89503



Front

L2 6302 Chesterfield Lane
Reno, NV 89523



Front

L3 6139 Walnut Creek Road
Reno, NV 89523



Front

Sales Photos

S1 6242 Chesterfield
Reno, NV 89523



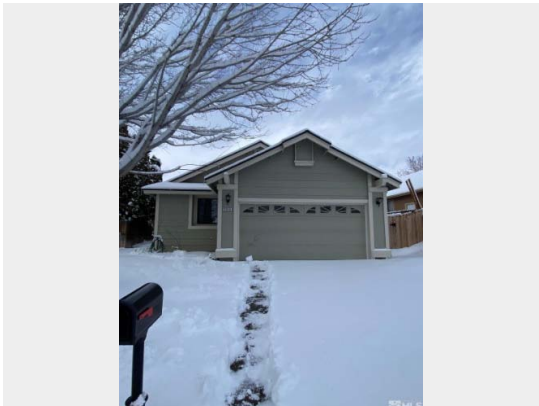
Front

S2 6490 Enchanted Valley
Reno, NV 89523



Front

S3 5940 Bankside Way
Reno, NV 89523



Front

ClearMaps Addendum

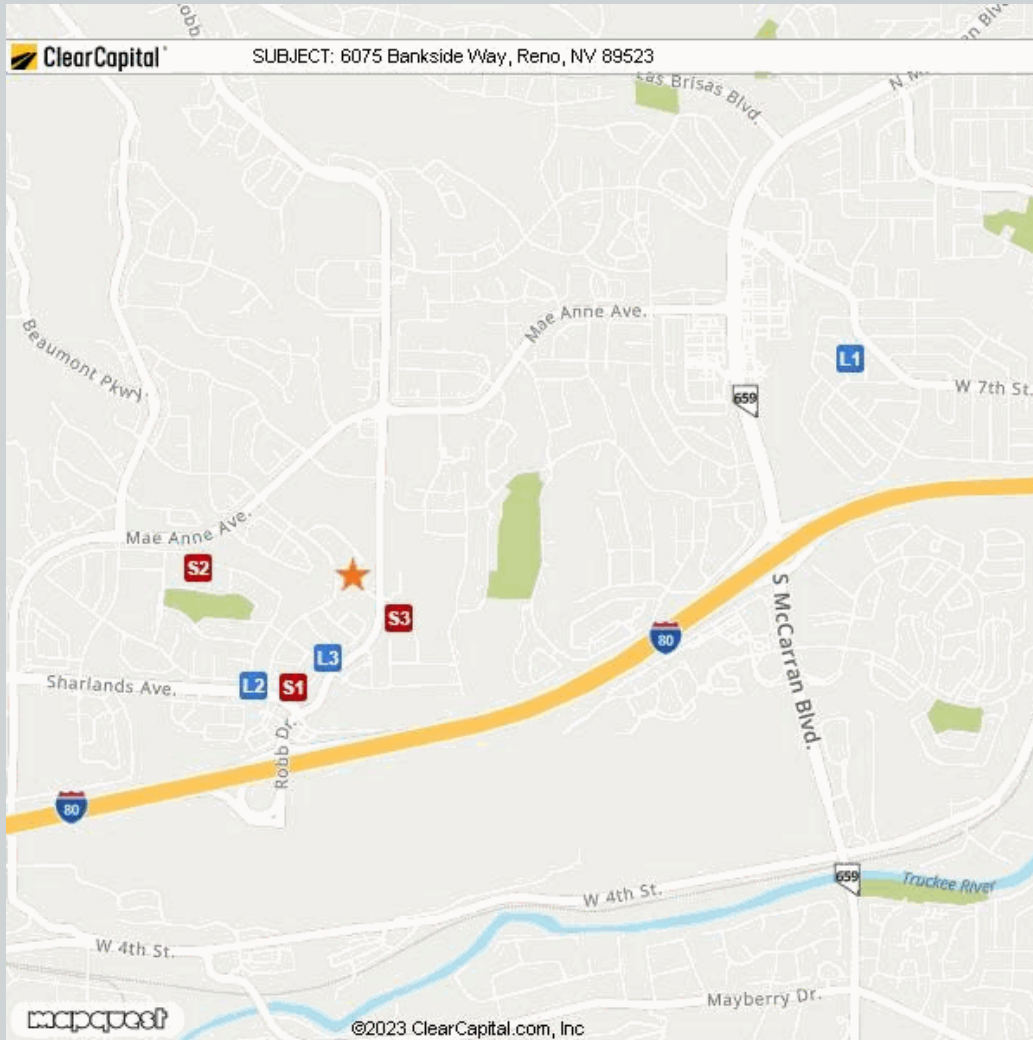
Address ★ 6075 Bankside Way, Reno, NEVADA 89523

Loan Number 53764

Suggested List \$445,000

Suggested Repaired \$445,000

Sale \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6075 Bankside Way, Reno, Nevada 89523	--	Parcel Match
L1 Listing 1	3485 Yosemite Pl, Reno, NV 89503	1.43 Miles ¹	Parcel Match
L2 Listing 2	6302 Chesterfield Lane, Reno, NV 89523	0.39 Miles ¹	Parcel Match
L3 Listing 3	6139 Walnut Creek Road, Reno, NV 89523	0.23 Miles ¹	Parcel Match
S1 Sold 1	6242 Chesterfield, Reno, NV 89523	0.34 Miles ¹	Parcel Match
S2 Sold 2	6490 Enchanted Valley, Reno, NV 89523	0.40 Miles ¹	Parcel Match
S3 Sold 3	5940 Bankside Way, Reno, NV 89523	0.17 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	Kathleen Bray	Company/Brokerage	CalNeva Realty
License No	S.0174694	Address	3730 St Andrews Dr Reno NV 89502
License Expiration	04/30/2024	License State	NV
Phone	7752031054	Email	kathleen.bray@calnevearealty.com
Broker Distance to Subject	9.09 miles	Date Signed	05/27/2023

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.

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.