

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	952 High Street, Ely, NV 89301	Order ID	8846278	Property ID	34425920
Inspection Date	08/15/2023	Date of Report	08/17/2023		
Loan Number	54360	APN	00119408		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	White Pine		

Tracking IDs

Order Tracking ID	20230725_BPO	Tracking ID 1	20230725_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Becken Ridge	Condition Comments The subject property is in average exterior condition for the area. The subject property does not need any exterior repairs
R. E. Taxes	\$988	
Assessed Value	\$27,673	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows are closed)		
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 The subject is located in a non gated area and is on a city through street. The area is made up of single and two story houses in various conditions.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$75,000 High: \$385,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	952 High Street	1455 Campton St	1294 Avenue C	594 Murry
City, State	Ely, NV	Ely, NV	Ely, NV	Ely, NV
Zip Code	89301	89301	89301	89301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	1.39 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$249,000	\$279,500
List Price \$	--	\$225,000	\$249,000	\$259,500
Original List Date		07/19/2023	06/27/2023	06/14/2023
DOM · Cumulative DOM	-- · --	29 · 29	51 · 51	64 · 64
Age (# of years)	83	73	69	95
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	2 Stories Conv	1 Story Conv	1 Story Conv	2 Stories Conv
# Units	1	1	1	1
Living Sq. Feet	1,900	2,070	1,470	1,928
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	5 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	None	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	300	350	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.21 acres	0.18 acres	0.39 acres
Other	None	None	None	None

* 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 Comp #1 is inferior because it has two Positive Adjustments Bathroom 4500 and Lot 1446. It also has one Negative Adjustment Age 5000 Total Adjustments 946

Listing 2 Comp #2 is superior because it has one Negative Adjustment Age 7000. It also has one Positive Adjustment Lot 2454 Total Adjustments -4546

Listing 3 Comp #3 is superior because it has three Negative Adjustments Bedroom 3500, Garage 3950 and Lot 6709. It also has two Positive Adjustments Age 6000 and Bathroom 4500 Total Adjustments -3659

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	952 High Street	945 Murry St	18 Reno Rd	995 Avenue D
City, State	Ely, NV	Ely, NV	Ely, NV	Ely, NV
Zip Code	89301	89301	89301	89301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.48 ¹	1.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,000	\$239,000	\$249,000
List Price \$	--	\$239,000	\$239,000	\$249,000
Sale Price \$	--	\$225,000	\$240,000	\$248,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	08/04/2023	10/11/2022	07/06/2023
DOM · Cumulative DOM	-- · --	88 · 87	64 · 63	39 · 38
Age (# of years)	83	83	69	83
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	2 Stories Conv	2 Stories Conv	1 Story Conv	1 Story Conv
# Units	1	1	1	1
Living Sq. Feet	1,900	1,464	1,872	1,800
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 1	3 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	Detached 1 Car	Carport 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	300	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.11 acres	0.29 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	+\$17,801	-\$3,617	\$0
Adjusted Price	--	\$242,801	\$236,383	\$248,000

* 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** Comp #1 is inferior because it has four Positive Adjustments Bedroom 3500, Bathroom 4500, GLA 10900 and Lot 1401. It also has one Negative Adjustment Garage 2500 Total Adjustments 17801
- Sold 2** Comp #2 is superior because it has three Negative Adjustments Age 7000, Garage 1250 and Lot 567. It also has two Positive Adjustments Bathroom 4500 and GLA 700 Total Adjustments -3617
- Sold 3** Comp #3 is inferior because it has three Positive Adjustments Bathroom 4500, GLA 2500 and Lot 1363. It also has one Negative Adjustment Garage 1250 Total Adjustments 7113

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No history in the MLS of any sales or listings for the last 5 years			
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	\$242,728	\$242,728
Sales Price	\$242,728	\$242,728
30 Day Price	\$239,500	--
Comments Regarding Pricing Strategy		
<p>The sale prices range from 225000 to 248000 with a medium sales price of 236500. The adjusted sales prices range from 242801 to 255113 with a medium sales price of 248957. The adjusted sales price between the sale price medium and the adjusted sales price medium is 242728 All the comps used are Fair Market. I had to increase the sale dates, Lot Sizes and GLA to be able to find comparable sized comps in the subjects area.</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



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 1455 Campton St
Ely, NV 89301



Front

L2 1294 Avenue C
Ely, NV 89301



Front

L3 594 Murry
Ely, NV 89301



Front

Sales Photos

S1 945 Murry St
Ely, NV 89301



Front

S2 18 Reno Rd
Ely, NV 89301



Front

S3 995 Avenue D
Ely, NV 89301



Front

ClearMaps Addendum

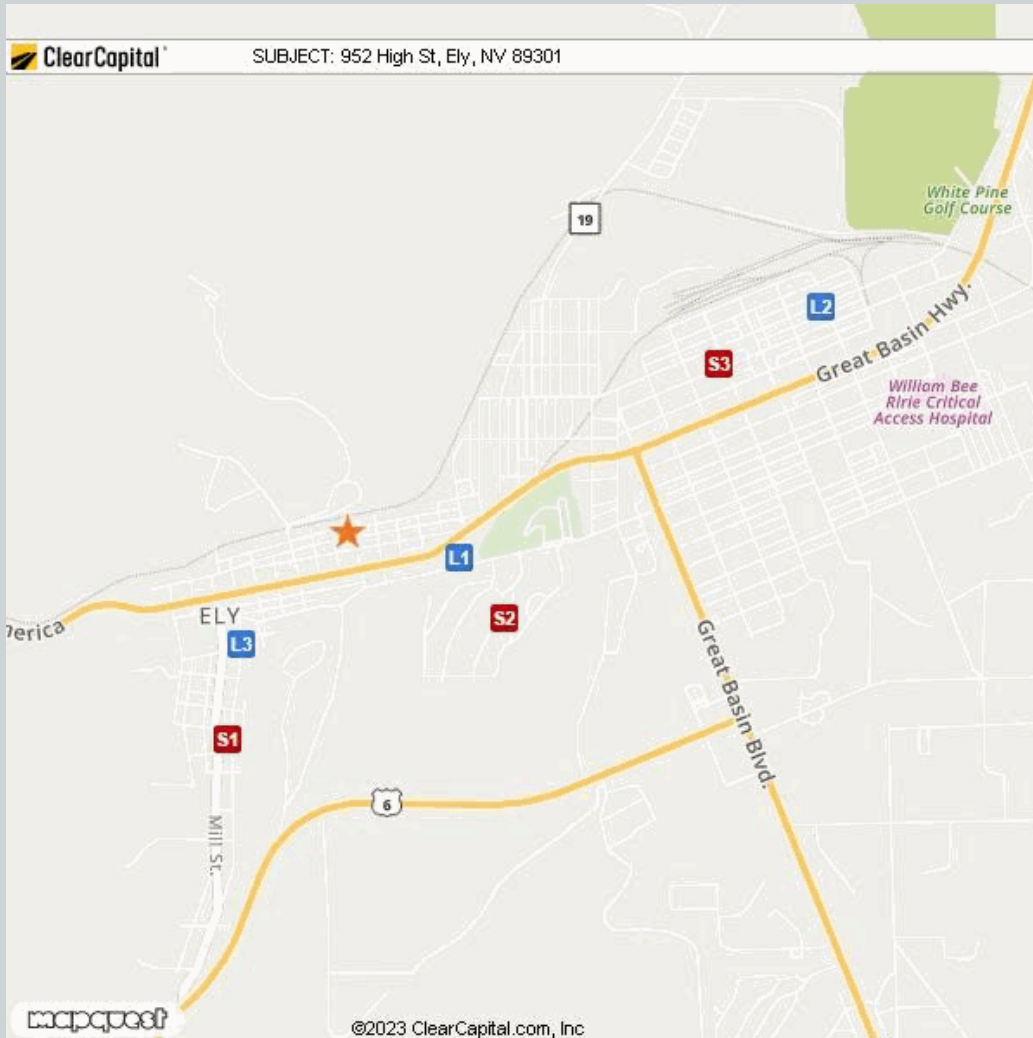
Address ★ 952 High Street, Ely, NV 89301

Loan Number 54360

Suggested List \$242,728

Suggested Repaired \$242,728

Sale \$242,728



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	952 High Street, Ely, NV 89301	--	Parcel Match
L1 Listing 1	1455 Campton St, Ely, NV 89301	0.31 Miles ¹	Parcel Match
L2 Listing 2	1294 Avenue C, Ely, NV 89301	1.39 Miles ¹	Street Centerline Match
L3 Listing 3	594 Murry, Ely, NV 89301	0.41 Miles ¹	Street Centerline Match
S1 Sold 1	945 Murry St, Ely, NV 89301	0.63 Miles ¹	Parcel Match
S2 Sold 2	18 Reno Rd, Ely, NV 89301	0.48 Miles ¹	Parcel Match
S3 Sold 3	995 Avenue D, Ely, NV 89301	1.08 Miles ¹	Street Centerline 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	Donald Anderson	Company/Brokerage	Donald Anderson LLC
License No	S.0055553	Address	234 PATTI ANN WOODS DR HENDERSON NV 89002
License Expiration	04/30/2024	License State	NV
Phone	7023280469	Email	dandersonrealestate1@gmail.com
Broker Distance to Subject	225.01 miles	Date Signed	08/17/2023

/Donald Anderson/

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: **Donald Anderson** ("Licensee"), **S.0055553** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Donald Anderson 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: **952 High Street, Ely, NV 89301**
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: **August 17, 2023**

Licensee signature: **/Donald Anderson/**

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.