

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	5558 Yellow Ash Street, Las Vegas, NEVADA 89118	Order ID	8837334	Property ID	34408446
Inspection Date	07/19/2023	Date of Report	07/20/2023		
Loan Number	54457	APN	163-26-814-018		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	20230719_BPO	Tracking ID 1	20230719_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Orlando Joanne T	Condition Comments	
R. E. Taxes	\$3,797	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$181,986		
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	The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.	
Sales Prices in this Neighborhood	Low: \$610,000 High: \$1,050,000		
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	5558 Yellow Ash Street	6139 Sundown Crest St	6360 Woodstock Ct	7402 Mission Hills Dr
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89118	89113	89118	89113
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.58 ¹	1.19 ¹	1.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$799,900	\$869,999	\$847,000
List Price \$	--	\$745,000	\$829,999	\$847,000
Original List Date		06/08/2023	05/02/2023	06/21/2023
DOM · Cumulative DOM	-- · --	41 · 42	78 · 79	28 · 29
Age (# of years)	24	21	31	37
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 Colonial	1 Story Ranch	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	3,079	2,644	2,942	2,963
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 2 · 1	4 · 3	3 · 2 · 1
Total Room #	10	9	9	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.38 acres	0.46 acres	0.18 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** Incredible rare opportunity to own OVER A 1/3 ACRE home w/4-car garage in the SOUTHWEST! 1500sqft sport court outside the REAR SINGLE PASS-THROUGH GARAGE DOOR. Get the best of both worlds: peaceful, serene, private home combined w/an incredible location >5 minutes to Gramercy, the UnCommons, & Ikea. This single-story, 4-bedroom home boasts curb appeal w/an elegant wooden fence & mature trees in the front yard. Upgrades include interior paint, new carpet, flex space converted to a bedroom w/large closet currently set up as a movie theatre! 1500sqft of poured concrete outside the single garage door. Property features crown molding in the primary bedroom (w/ walk-in closet), massive covered patio w/ceiling fans, & a private backyard perfect for entertaining, w/no direct sightlines into the home. What makes this property unique is a modern, open floor plan, incredible high-demand location, a charming neighborhood feel, & large lot size typically only found in older communities.
- Listing 2** just reduced 40K. 1 story, gated community of 7 homes, backyard views of Strip, 4 bedrooms, 3 full baths, community well is approx 3 yrs new. Separate living rm & formal dining rm, wet bar, 2 newly rebuilt air conditioners, newer 5 burner stove, vaulted ceilings, hardwood flooring on traffic areas, spacious family rm with large fireplace, large kitchen with breakfast bar, center island, eat in area, white cabinets, French doors to backyard & full length covered patio. Separate Master suite with his & hers closets, spa tub, separate shower. Mature landscaping, great home for hobbyist, 1 garage can be studio, tiled laundry rm with cabinets & sink, attached 2 car garage some of it is a large storage closet & 2 car detached garage with large work area. Room for lots of cars on this beautiful & immaculate .47 acre custom property, high walls, corner lot, within 1 mi of freeway access & approx. 2 mi from the Strip. Buyers to verify all measurements & schools. Lots of storage t/o.
- Listing 3** Spectacular Former Model in Prestigious Guard Gated Spanish Trail Country Club. Strategically located on a large corner lot within steps to the Tennis Courts & Tennis Center, Spanish Trail Country Club, Golf Course & Community Pool. Home is tastefully throughout. Chefs Kitchen opens to family room w/ adjoining door to private Dining for entertaining & large living room. Two Guest Suites down w/ full bath & outside entrances to the front private courtyard or backyard oasis. Upstairs primary bedroom features spa inspired bathroom a loft/den flex space, sitting area & walk-in custom closet. Don't miss the balcony w/ amazing mountain & sunset views. The 7,800 sq ft lot includes a very rare Italian inspired tile pool & spa. Experience the tranquil oasis back yard w/ enjoyable areas for entertaining. A private backyard garden boasts fruit trees & offers raised garden beds for herbs & vegetables. Extra long driveway leads to a 3 car heated garage w/ tile floor & extensive storage.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5558 Yellow Ash Street	5829 West Patrick Ln	6420 West Oquendo Rd	7575 Spanish Bay Dr
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89118	89118	89118	89113
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.45 ¹	1.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$751,000	\$899,000	\$989,000
List Price \$	--	\$751,000	\$849,000	\$929,000
Sale Price \$	--	\$740,000	\$820,000	\$865,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/14/2023	06/27/2023	03/29/2023
DOM · Cumulative DOM	-- · --	78 · 78	169 · 169	165 · 165
Age (# of years)	24	34	33	39
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 Colonial	1 Story Ranch	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	3,079	3,109	3,231	2,871
Bdrm · Bths · ½ Bths	4 · 3 · 1	3 · 2 · 1	4 · 2	3 · 2 · 1
Total Room #	10	8	8	8
Garage (Style/Stalls)	Attached 3 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	0.25 acres	0.47 acres	0.5 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	+\$5,100	+\$3,380	+\$9,480
Adjusted Price	--	\$745,100	\$823,380	\$874,480

* 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** This beautiful, spacious Mediterranean-style home, with views from every window, sits on a half acre in a quiet, secluded area, yet is close to everything Las Vegas has to offer. Raider's stadium and the Strip are only minutes away. A luxury circle driveway with a fountain leads you to this one-story charming home featuring 3 spacious bedrooms and 3 bathrooms, an office, and a den. This home offers intimate space for the whole family or enough grandeur to host the most exquisite parties. Inside, you will find a gorgeous formal living and dining room with marble flooring, a cozy family room that includes a generous wet bar, and a magnificent stone fireplace and real wood floors, providing both a formal and opulent look and feel. Outside, the oversized backyard has a built-in covered BBQ, a tranquil gazebo, and two covered patios, offering shade on hot summer days. For the adventurer, this property also offers parking for your RV/boat, and a large storage shed. 1500/Bed, 2500/bath, -300/gla, -1100/lot, 1000/age,1500/garage.
- Sold 2** Custom Home on .50 acre cul-de-sac lot! 4 beds (2 owners suites), den/office, 3 baths, oversized 2 car garage + RV parking w/gate. Backyard paradise w/propane heated Pool&Spa, cvd patio, B/I BBQ, firepit, putting green, fountain & lush landscaping. Formal Living Rm w/ ceiling fan & laminate wood flooring. Formal Dining Rm. Family Rm w/ceiling fan, fireplace, & laminate wood flooring. Kitchen boasts granite countertops, nook, marble flooring, SS refrigerator & dishwasher, B/I oven, electric cooktop, & microwave. Owner's Suite w/ceiling fan, W/I closet w/mirrored doors, fireplace, balcony w/Las Vegas Strip and Mtn views, and bath w/ dual sinks, shower w/ dual shower heads (rain shower), ultra spa garden tub, and marble flooring. Junior Owner's Suite w/ceiling fan, mirrored closet doors, bath w/ tub/shower, dual sinks, & linen closet. Two downstairs bedrooms, one with ceiling fan & attached bath. Vaulted ceilings t/o, 2-tone paint, sec. system, no HOA. Private well shared by only 4 homes! 3750/bath, -1520/gla, -1250/lot, 900/age,1500/garage.
- Sold 3** LOCATED ON THE SPANISH TRAIL GOLF COURSE, 2871 SQ FT, 3 BEDROOMS, 2 1/2 BATH OVERLOOKING 2 FAIRWAYS AND MOUNTAINS. COMPLETELY, ALL CUSTOM KITCHEN CABINETS, STAINLESS STEEL 48 INCH COUNTER DEPTH REFRIGERATOR, GAS COOK TOP, QUARTZ COUNTER. DEN AND LIVING ROOM WITH ONE OF A KIND CUSTOM BUILT INS. LARGE PRIMARY BEDROOM WITH BALCONY, LARGE SHOWER, FLOOR TO CEILING CUSTOM TILE. BUILT IN SPA IN BACK YARD OVERLOOKING SPANISH TRAIL GOLF COURSE. NEW FLOORING, NEW BATHROOMS, 1500/Bed, 2500/bath, 2080/gla, 400/lot, 1500/age,1500/garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent Listing/Sold history available for this subject from the MLS.			
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	\$846,000	\$846,000
Sales Price	\$810,000	\$810,000
30 Day Price	\$770,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. Value best supported by sold comp 2 and list comp 3, being the most comparable to the subject. Due to the lack of more suitable comparisons, it was necessary to exceed over 1 miles and over 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. All the necessary adjustments are made. Proximity to the highway would not affect subject's marketability and both sides of the highway are similar market areas. Commercial presence for the subject would not affect the subject's condition or marketability. Subject appears to be currently occupied verified from the tax record. There is lack of similar comps available within a mile so it was necessary to extend the search for comps. Due to the lack of more suitable comparables, it was necessary to exceed over 6 months from the inspection date. Comps used are different days on market due to the lack of recent market activity, used most similar found. There is lack of similar GLA comps available within a mile so the comps chosen were the best available and closest to the similar size as the subject. There is lack of similar age comps available within a mile so the comps chosen were the best available and closest to a similar age as the subject. Estimated market rent: \$3,528.</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



Other

Listing Photos

L1 6139 Sundown Crest ST
Las Vegas, NV 89113



Front

L2 6360 Woodstock CT
Las Vegas, NV 89118



Front

L3 7402 Mission Hills DR
Las Vegas, NV 89113



Front

Sales Photos

S1 5829 West Patrick LN
Las Vegas, NV 89118



Front

S2 6420 West Oquendo RD
Las Vegas, NV 89118



Front

S3 7575 Spanish Bay DR
Las Vegas, NV 89113



Front

ClearMaps Addendum

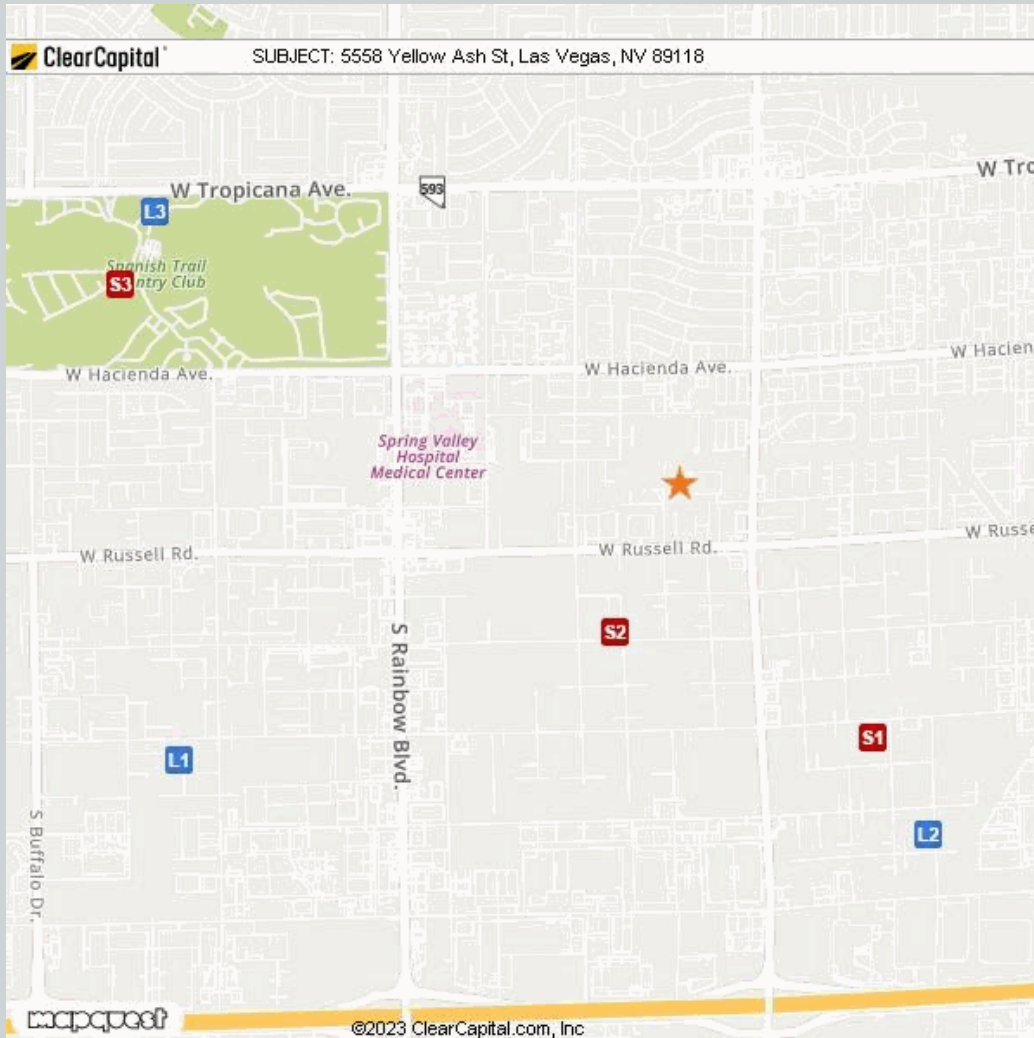
Address ★ 5558 Yellow Ash Street, Las Vegas, NEVADA 89118

Loan Number 54457

Suggested List \$846,000

Suggested Repaired \$846,000

Sale \$810,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5558 Yellow Ash Street, Las Vegas, Nevada 89118	--	Parcel Match
L1 Listing 1	6139 Sundown Crest St, Las Vegas, NV 89113	1.58 Miles ¹	Parcel Match
L2 Listing 2	6360 Woodstock Ct, Las Vegas, NV 89118	1.19 Miles ¹	Parcel Match
L3 Listing 3	7402 Mission Hills Dr, Las Vegas, NV 89113	1.64 Miles ¹	Parcel Match
S1 Sold 1	5829 West Patrick Ln, Las Vegas, NV 89118	0.89 Miles ¹	Parcel Match
S2 Sold 2	6420 West Oquendo Rd, Las Vegas, NV 89118	0.45 Miles ¹	Parcel Match
S3 Sold 3	7575 Spanish Bay Dr, Las Vegas, NV 89113	1.64 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	Judy Mason	Company/Brokerage	Blue Dot Real Estate Las Vegas, LLC
License No	BS.0143659	Address	2850 W Horizon Ridge Pkwy Suite 200 Henderson NV 89052
License Expiration	08/31/2023	License State	NV
Phone	7022976321	Email	jmasonbpo@bluedotrealestate.com
Broker Distance to Subject	8.95 miles	Date Signed	07/20/2023

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.