

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	5570 Palm Street, Las Vegas, NV 89120	Order ID	8839761	Property ID	34412612
Inspection Date	07/20/2023	Date of Report	07/20/2023		
Loan Number	54494	APN	161-29-412-002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	20230720_BPO	Tracking ID 1	20230720_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Smith Wilma	Condition Comments	
R. E. Taxes	\$4,590	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$97,506		
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: \$200,000 High: \$590,000		
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	5570 Palm Street	4163 Chela Cir	4272 Tarkin Ave	5364 Pistolera Cir
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89120	89120	89120	89120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.17 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$440,000	\$420,000	\$392,000
List Price \$	--	\$428,500	\$386,000	\$392,000
Original List Date		05/17/2023	12/16/2022	06/16/2023
DOM · Cumulative DOM	-- · --	64 · 64	216 · 216	34 · 34
Age (# of years)	36	45	44	43
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 Ranch	2 Stories Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,886	2,128	1,620	1,835
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	4 · 1
Total Room #	7	9	7	6
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	0.19 acres	0.19 acres	0.16 acres	0.16 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.

Current Listings - Cont.

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

- Listing 1** Price change!!! NO HOA! Spacious 4 bedroom 3 bath Corner lot home with pool just in time for summer. Central location near Airport, Sam's Club, Home Depot, Walmart with easy access to US 95; Corner Lot with Mature Shade Trees and Plenty of Yard. Pool just filled. New Garage door. Lots of Potential. Come and see!! Title started with Michele Dowell / Old Republic Title.
- Listing 2** Darling Single in Established Neighborhood near Whitney Ranch with Pool & Spa Combo and 2-Way Fireplace - Great Access to 95 Fwy, Close to Shopping & Dining
- Listing 3** Classic mid-century 1-story home with no HOA. Welcoming entry foyer opens to a spacious living-family room combo with a fireplace and an entrance to a large backyard. Very large kitchen/dining room combo with wood laminate floors. Great for large family dinners! Convenient location close to shopping, airport, and freeway.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5570 Palm Street	4410 San Rafael Ave	5360 Palm St	5542 Palm St
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89120	89120	89120	89120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.24 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$540,000	\$475,000
List Price \$	--	\$385,000	\$410,000	\$449,900
Sale Price \$	--	\$380,000	\$410,000	\$435,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/20/2023	04/26/2023	02/03/2023
DOM · Cumulative DOM	-- · --	66 · 66	72 · 72	127 · 127
Age (# of years)	36	45	33	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 Ranch	1 Story Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,886	1,908	1,679	1,886
Bdrm · Bths · ½ Bths	3 · 2	4 · 1	3 · 2 · 1	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 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	0.19 acres	0.21 acres	0.15 acres	0.19 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,080	+\$2,220	\$0
Adjusted Price	--	\$383,080	\$412,220	\$435,000

* 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** Fully beautiful one story home. This is a floor to ceiling. Modern grey porcelain tile throughout the living areas. Spacious living room with a two way stone fireplace. Stunning kitchen with brand new shaker cabinets, peninsula breakfast bar, quartz counter tops and stainless appliances. Upgraded high end carpet in bedrooms. Bathrooms include brand new shaker cabinets, quartz countertops, new modern sinks, faucets and brand new tubs. Spacious primary bedroom with lots of closet space. Brand new light fixtures, ceiling fans and bathroom mirrors. This home has it all. Spacious corner lot with NO HOA. A must see that will not last. -1500/Bed, 2500/bath, -220/gla, -100/lot, 900/age,1500/garage.
- Sold 2** Very well maintained home, South East location, 3 bedrooms 3 bathrooms, all appliances included. Private security electric gate to property. Seller has upgraded electrical outlets to garage and installed AC unit. Interior is beautiful with vaulted ceiling in living/dinning room with surround sound that stays. Cozy Family room with fireplace open to kitchen with all granite counters and walk-in pantry and island. Beautiful large yard with inground pool and concrete covered dog run. This home is worth looking at in person. -1250/bath, 2070/gla, 200/lot, -300/age,1500/garage.
- Sold 3** Single-story with RV Parking, 3 car garage, and NO HOA! This charming energy-efficient home features 3 beds, 2 baths, low maintenance gray vinyl plank floors, custom 2-tone paint, upgraded ceiling fans, shutters, granite counters in kitchen w/breakfast bar, stainless steel appliances, fireplace, spacious master with dual sinks, separate shower & soaking tub. Swamp cooler in the 3 car garage w/attic access, plush green grass in the backyard w/ covered patio and spa ready for entertainment, and extra large lot w/double gated RV parking plus RV 30 amp Hook-ups! Great central location mins to the airport, shopping, dining, and much more.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	N/A	Subject is currently listed					
Listing Agent Name	N/A						
Listing Agent Phone	000-000-0000						
# 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
02/14/2023	\$399,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$420,000	\$420,000
Sales Price	\$400,000	\$400,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. Value best supported by sold comp 2 and list comp 1, being the most comparable to the subject. Due to the lack of more suitable comparisons, it was necessary to exceed over 2 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. 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. Comps used are different styles due to the lack of recent market activity, used most similar found. Estimated market rent: \$2,357.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 4163 Chela CIR
Las Vegas, NV 89120



Front

L2 4272 Tarkin AVE
Las Vegas, NV 89120



Front

L3 5364 Pistolera CIR
Las Vegas, NV 89120



Front

Sales Photos

S1 4410 San Rafael AVE
Las Vegas, NV 89120



Front

S2 5360 Palm ST
Las Vegas, NV 89120



Front

S3 5542 Palm ST
Las Vegas, NV 89120



Front

ClearMaps Addendum

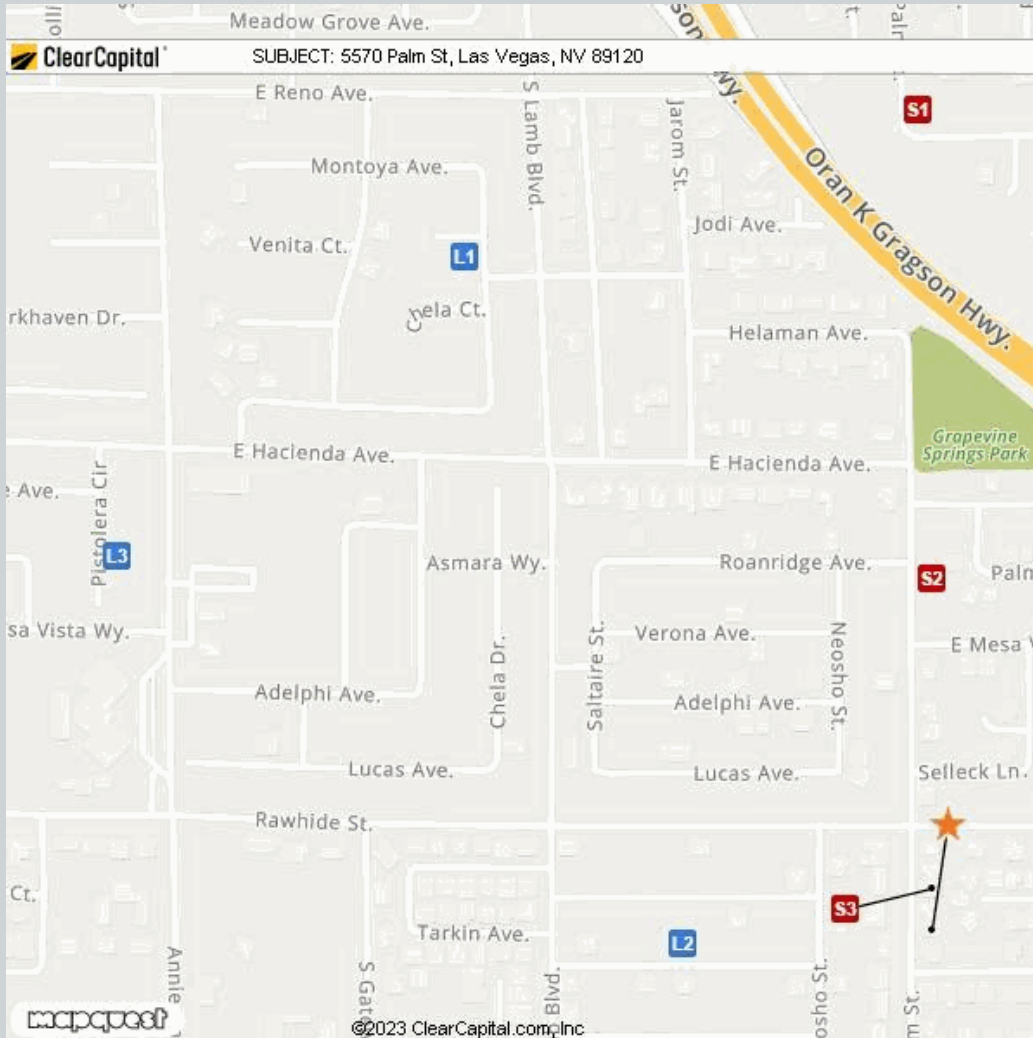
Address ★ 5570 Palm Street, Las Vegas, NV 89120

Loan Number 54494

Suggested List \$420,000

Suggested Repaired \$420,000

Sale \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5570 Palm Street, Las Vegas, NV 89120	--	Parcel Match
L1 Listing 1	4163 Chela Cir, Las Vegas, NV 89120	0.57 Miles ¹	Parcel Match
L2 Listing 2	4272 Tarkin Ave, Las Vegas, NV 89120	0.17 Miles ¹	Parcel Match
L3 Listing 3	5364 Pistolera Cir, Las Vegas, NV 89120	0.62 Miles ¹	Parcel Match
S1 Sold 1	4410 San Rafael Ave, Las Vegas, NV 89120	0.57 Miles ¹	Parcel Match
S2 Sold 2	5360 Palm St, Las Vegas, NV 89120	0.24 Miles ¹	Parcel Match
S3 Sold 3	5542 Palm St, Las Vegas, NV 89120	0.03 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	6.43 miles	Date Signed	07/20/2023

/Judy Mason/

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: **Judy Mason** ("Licensee"), **BS.0143659** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Blue Dot Real Estate Las Vegas, 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: **5570 Palm Street, Las Vegas, NV 89120**
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: **July 20, 2023**

Licensee signature: **/Judy Mason/**

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.