

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	6232 Double Oak Street, North Las Vegas, NV 89031	Order ID	8842093	Property ID	34416229
Inspection Date	07/22/2023	Date of Report	07/24/2023		
Loan Number	54511	APN	12429110072		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	20230721_BPO	Tracking ID 1	20230721_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	RYTI,RICHARD R & JARLENE H	The subject is a one story, single family attached townhome with framed stucco exterior construction that is adequately maintained. The subject shows in average coto goodndition with no visible signs of deterioration, per exterior inspection
R. E. Taxes	\$2,502	
Assessed Value	\$145,886	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Allen Manor 702-362-6262	
Association Fees	\$62 / Month (Landscaping,Other: Management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$320000 High: \$520500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6232 Double Oak Street	3512 Ashby Field Ave	6437 Boatbill Street	6324 Double Oak St
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89031	89031	89084	89031
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.25 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$505,000	\$530,000	\$499,888
List Price \$	--	\$505,000	\$518,000	\$525,000
Original List Date		06/07/2023	06/17/2023	07/14/2023
DOM · Cumulative DOM	-- · --	47 · 47	37 · 37	10 · 10
Age (# of years)	18	18	18	18
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Residential
Style/Design	1 Story Historical	1 Story Other	2 Stories Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	2,202	1,984	2,560	2,192
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2 · 1	4 · 2
Total Room #	7	8	8	6
Garage (Style/Stalls)	Attached 2 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	--	--	--	Pool - Yes Spa - Yes
Lot Size	0.23 acres	0.14 acres	0.13 acres	0.20 acres
Other	fireplace	fireplace	fireplace	fireplace

* 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** cul-de-sac home offers an epitome of elegance and modern living. Lovely façade displays a 3-car garage, manicured front yard, and stone accents. Double doors open to the spacious living room showcasing surround sound, tile flooring in all the right places, vaulted ceilings, a cozy fireplace, and French doors leading to the back patio. Stainless steel appliances, granite counters, recessed lighting, espresso cabinets, a pantry, and a 2-tiered breakfast bar complete this spotless eat-in kitchen. Don't forget about the den with built-in cabinets that can be used as an extra bedroom/office. All bedrooms are carpeted. The main retreat boasts a double-door entry, sitting area, an ensuite with dual sinks, jetted tub, and a walk-in closet. One of the key features of this house is its Central Vacuum System, providing unparalleled convenience. And lastly, the relaxing backyard with its full-length covered patio is perfect for hosting summer barbecues. MUST-SEE gem!
- Listing 2** ALIANTE MASTER PLANNED COMMUNITY - ONE-OF-A-KIND, UNIQUE HOME... DEFINITELY, A MUST-SEE. THE DETACHED GARAGE LOCATED IN BACKYARD ALLOWS FOR A LONG DRIVEWAY THAT CAN HOLD 5+ CARS NOT INCLUDING THE CARS IN THE GARAGE. GREAT BACKYARD AREA FOR ENTERTAINING. THE HOME IS OWNED BY PROFESSIONAL LANDSCAPERS. THE LANDSCAPE IS EXTRAORDINARY. ELECTRIC VEHICLE CHARGING STATION PROFESSIONALLY INSTALLED. A MUST-SEE HOME. LARGE KITCHEN WITH LARGE CENTER ISLAND AND A BREAKFAST BAR, PANTRY, BUILT-IN OVEN, AND STAINLESS STEEL FRIDGE. REALLY CREATIVE BUILDER ARCHITECTURAL FEATURES, ROUNDED BREAKFAST NOOK, COLUMNS, FIREPLACE. 4 BEDROOMS, MASTER IS LARGE WITH A LARGE WALK-IN CLOSET. SEPARATE OVERSIZE TUB AND SHOWER, SEPARATE DUAL VANITIES. LOFT WITH BUILT-IN DESK. THE BACKYARD HAS LOTS OF SHADE. PEACEFUL ZEN-LIKE ATMOSPHERE. EXTREMELY PRIVATE AND QUITE.
- Listing 3** uality construction by PULTE Homes. This beautiful single story home is located in the ALIANTE planned community 89084 located near Aliante Casino, shopping, restaurants and walking paths close by. Upgrades from beautiful custom teak flooring to shutter window coverings are just the start. The current proud homeowner has taken time with improvements that add value. The den was converted to a bedroom with a closet and floor plan separates them all for privacy. The exterior has low maintenance landscaping with fruit trees, a stamped concrete driveway and pool cool deck. Welcome to a move in ready home waiting for you!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6232 Double Oak Street	6425 Bristlebird Street	6224 Double Oak St	6240 Double Oak St
City, State	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89031	89084	89031	89031
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.02 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,888	\$534,900	\$535,000
List Price \$	--	\$479,000	\$529,900	\$525,000
Sale Price \$	--	\$445,000	\$520,000	\$525,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	03/17/2023	05/02/2023	04/28/2023
DOM · Cumulative DOM	-- · --	35 · 94	89 · 89	39 · 39
Age (# of years)	18	17	15	15
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Residential	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Historical	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	2,202	1,918	2,212	2,362
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 3
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	0.23 acres	0.15 acres	0.21 acres	0.22 acres
Other	firplace	fireplace	fireplace	fireplace
Net Adjustment	--	+\$22,200	-\$15,000	-\$19,800
Adjusted Price	--	\$467,200	\$505,000	\$505,200

* 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** Quality construction by PULTE Homes. This beautiful single story home is located in the ALIANTE planned community 89084 located near Aliante Casino, shopping, restaurants and walking paths close by. Upgrades from beautiful custom teak flooring to shutter window coverings are just the start. The current proud homeowner has taken time with improvements that add value. The den was converted to a bedroom with a closet and floor plan separates them all for privacy. The exterior has low maintenance landscaping with fruit trees, a stamped concrete driveway and pool cool deck. Welcome to a move in ready home waiting for you! Adjusted +\$14200/GLA, +\$8000/lot size.
- Sold 2** You'll instantly fall in love with this immaculate 3-bedroom, 3-car garage, open floor plan one-story home. It sits on a large lot & is nestled in the beautiful gated community of Allen Manor. This home has it all! Great floor plan, large lot, & lots of upgrades. Gorgeous kitchen has granite counters, beautiful soft-close cabinets, under-cabinet lighting, backsplash, gas stove, SS appliances, a SS refrigerator included, large pantry, recessed & pendant lights, breakfast counter, bay window w/ built-bench. Enjoy a large bonus room w/ built-in desk & shelving, & more. Huge primary bedroom & bath, large walk-in closet w/ custom built-ins, too much to list! This large, private backyard is an entertainer's paradise. Beautifully landscaped, covered patio runs the entire length of the home, pergola, built-in gas bbq, gas fire pit, low-maintenance artificial turf, tranquil fountain, & more. Conveniently located near lots of dining & shopping options. Easy fwy access. Adjusted -\$15000/amenities/condition.
- Sold 3** HONEY, STOP THE CAR...THIS IS IT! 10I HOME FPR THE BUYER NEEDING 10L TOWARDS CLOSIN COSTS*HARD TO FIND, ONE STORY HOME*1ST CLASS LIVING*CORNER, OVER-SIZED LOT*GATED COMMUNITY*4 BEDROOMS*MULTI GEN/IN LAW SUITE*BEAUTIFUL ENTRY WAY*HIGH CEILINGS*GOURMET LIKE KITCHEN*POT SHELVES*HUMONGOUS BRKFST BAR*PRIMARY ROOM LIKE PETHOUSE SUITE WITH SPA LIKE TUB*1 YR OLD WATER HEATER*NEW STOVE*H2O SOFTNER*STORAGE EVERYWHERE*SHUTTERS THROUGHOUT*TRAERTINE & LUXURY VINYL FLOORING*WALK IN PANTRY*SOLAR SCREENS ON WEST & FRONT WINDOWS*MASSIVE LOT*PEBBLE STONE SURFACE ON DRIVEWAY, FRONT PORCH & BACK PATIO*MINI PARK IN REAR YARD*HUGE REAR PATIO*3 CAR GARAGE*DESIGNER BRICK WALL IN DINING AREA*SO MUCH MORE...A MUST SEE TO BELIEVE! Adjusted -\$8000/GLA, -\$11800/sellers contribution to the buyer's closing cost.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		NONE NOTED					
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	\$506,000	\$506,000
Sales Price	\$500,000	\$500,000
30 Day Price	\$490,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for comps similar to the subject's style and GLA within the immediate neighborhood. Due to the lack of available comps, I went back 6 months, out in distance 5 blocks, and even with relaxing gla search criteria I was unable to find any comps which fit the style requirements. Within 5 blocks and back 6 months I found 8 comps of which I could only use 6 due to condition factors. The comps used are the best possible currently available comps within 5 blocks and adjustments are sufficient for this area to account for the differences in the subject and comparables.</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



DOWN THE STREET LEFT

Other



STREET SIGN

Other

Listing Photos

L1 3512 Ashby Field Ave
North Las Vegas, NV 89031



Front

L2 6437 Boatbill Street
North Las Vegas, NV 89084



Front

L3 6324 Double Oak St
North Las Vegas, NV 89031



Front

Sales Photos

S1 6425 Bristlebird Street
North Las Vegas, NV 89084



Front

S2 6224 Double Oak St
North Las Vegas, NV 89031



Front

S3 6240 Double Oak St
North Las Vegas, NV 89031



Front

ClearMaps Addendum

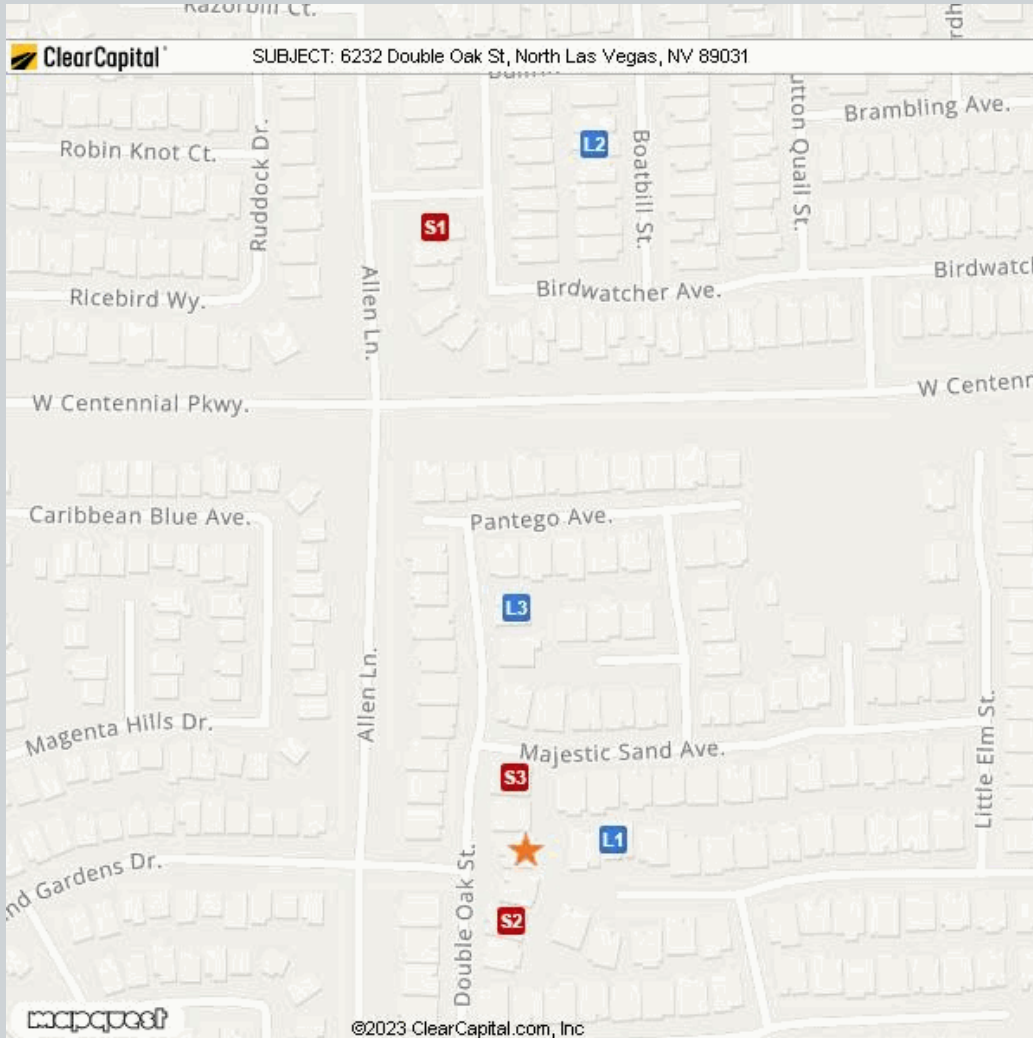
Address ★ 6232 Double Oak Street, North Las Vegas, NV 89031

Loan Number 54511

Suggested List \$506,000

Suggested Repaired \$506,000

Sale \$500,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6232 Double Oak Street, North Las Vegas, NV 89031	--	Parcel Match
L1 Listing 1	3512 Ashby Field Ave, North Las Vegas, NV 89031	0.03 Miles ¹	Parcel Match
L2 Listing 2	6437 Boatbill Street, North Las Vegas, NV 89031	0.25 Miles ¹	Parcel Match
L3 Listing 3	6324 Double Oak St, North Las Vegas, NV 89031	0.08 Miles ¹	Parcel Match
S1 Sold 1	6425 Bristlebird Street, North Las Vegas, NV 89031	0.22 Miles ¹	Parcel Match
S2 Sold 2	6224 Double Oak St, North Las Vegas, NV 89031	0.02 Miles ¹	Parcel Match
S3 Sold 3	6240 Double Oak St, North Las Vegas, NV 89031	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	Reginald Broaden	Company/Brokerage	WEST COAST REALTY LLC
License No	B.0043579.LLC	Address	6135 THEATRICAL RD LAS VEGAS NV 89031
License Expiration	01/31/2024	License State	NV
Phone	7022184665	Email	westcoastrealty1@gmail.com
Broker Distance to Subject	0.72 miles	Date Signed	07/24/2023

/Reginald Broaden/

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: **Reginald Broaden** ("Licensee"), **B.0043579.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **WEST COAST REALTY 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: **6232 Double Oak Street, North Las Vegas, NV 89031**
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 24, 2023**

Licensee signature: **/Reginald Broaden/**

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.