

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.

<b>Address</b>	8921 Drummer Bay Avenue, Las Vegas, NEVADA 89149	<b>Order ID</b>	8852922	<b>Property ID</b>	34445295
<b>Inspection Date</b>	07/29/2023	<b>Date of Report</b>	07/29/2023		
<b>Loan Number</b>	54589	<b>APN</b>	125-20-316-024		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	07.28_BPO	<b>Tracking ID 1</b>	07.28_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Joshua F Wood	<b>Condition Comments</b> Gated community. Property is in typical condition to the neighborhood which is average. No signs of damage, deferred maintenance or HOA violations visible. Landscape is maintained.
<b>R. E. Taxes</b>	\$3,474	
<b>Assessed Value</b>	\$121,721	
<b>Zoning Classification</b>	Single Family Res	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Coral Bay 702-531-3392	
<b>Association Fees</b>	\$99 / Month (Pool,Greenbelt,Other: gated)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> subdivision surrounded by other residential subdivisions in a residential area on the northwest side. Good continuity in size, style, and age. Typical interiors have been updated/upgraded. Near shopping, dining, outdoor recreation and public transportation. Kids take the bus or walk to school. A 30-minute freeway commute. Typical inventory and turnover time.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$395,000 High: \$415,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	8921 Drummer Bay Avenue	6636 Salt Poind Bay St	6772 Browns Bay Ct	6637 Seahorse Reef St
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89149	89149	89149	89149
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.13 <sup>1</sup>	0.19 <sup>1</sup>	0.05 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$411,000	\$420,000	\$410,000
List Price \$	--	\$411,000	\$420,000	\$410,000
Original List Date		06/09/2023	07/18/2023	06/27/2023
DOM · Cumulative DOM	-- · --	7 · 50	4 · 11	7 · 32
Age (# of years)	6	7	8	6
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 conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	1,731	1,833	1,833	1,731
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
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	0.07 acres	0.07 acres	0.07 acres	0.08 acres
Other	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Same subdivision, same builder. Similar model style and size. Same interior buildout. Typical backyard landscape. Typical interior finishes.

**Listing 2** Same subdivision, same builder. Similar style and size model. Same interior layout. Typical interior finishes. Typical landscape design.

**Listing 3** Same subdivision, same builder, model match to subject. Same interior configuration. Typical interior finishes. Typical backyard landscape. Most similar all around.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	8921 Drummer Bay Avenue	6679 Sale Pond Bay St	6650 Breakwater Reef St	9054 Sosa Creek Av
<b>City, State</b>	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89149	89149	89149	89149
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.08 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$409,999	\$410,000	\$399,000
<b>List Price \$</b>	--	\$409,999	\$405,000	\$399,000
<b>Sale Price \$</b>	--	\$416,000	\$405,000	\$412,500
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	06/28/2023	07/11/2023	05/12/2023
<b>DOM · Cumulative DOM</b>	-- · --	6 · 41	23 · 51	24 · 53
<b>Age (# of years)</b>	6	7	6	6
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,731	1,833	1,731	1,701
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.07 acres	0.07 acres	0.07 acres	0.08 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$3,000	\$0	-\$15,500
<b>Adjusted Price</b>	--	\$413,000	\$405,000	\$397,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Same subdivision, same builder. Similar size and model style. Typical interior finishes. Typical backyard landscape design. \$3K seller concession. Adjust -\$3K seller concession and over list sales price.
- Sold 2** Same subdivision, same builder, model match to subject. Same interior layout. Similar interior finishes. Typical backyard landscape. No seller concessions. Most similar all around. Sold in May \$395K, again in July \$405K, flipper.
- Sold 3** Subdivision next door, similar style and age homes. Similar size and model style. loft is 4th bedroom buildout option. Typical interior finishes. Typical landscape design. \$10,500 seller concessions. Adjust -\$5K bedroom buildout, -\$10,500 seller concession above typical range and over list price sale.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last recorded sale MLS 2266165 3/30/21 \$345,000 VA NOD			
<b>Listing Agent Name</b>				5/11/23 \$3,331 HOA lien NOD 4/7/23 \$359,776 Mortgage			
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$410,000	\$410,000
<b>Sales Price</b>	\$405,000	\$405,000
<b>30 Day Price</b>	\$404,900	--
<b>Comments Regarding Pricing Strategy</b>		
Comps from same subdivision except S3 which is from subdivision next door. Median DOM is 31, mix of loans. Median seller concession range is \$0 - \$5K about 39% of the time. I have no existing or contemplated interest in the property.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 6636 Salt Point Bay ST  
Las Vegas, NV 89149



Front

**L2** 6772 Browns Bay CT  
Las Vegas, NV 89149



Front

**L3** 6637 Seahorse Reef ST  
Las Vegas, NV 89149



Front



## Sales Photos

**S1** 6679 Sale Pond Bay ST  
Las Vegas, NV 89149



Front

**S2** 6650 Breakwater Reef ST  
Las Vegas, NV 89149



Front

**S3** 9054 Sosa Creek AV  
Las Vegas, NV 89149



Front



## ClearMaps Addendum

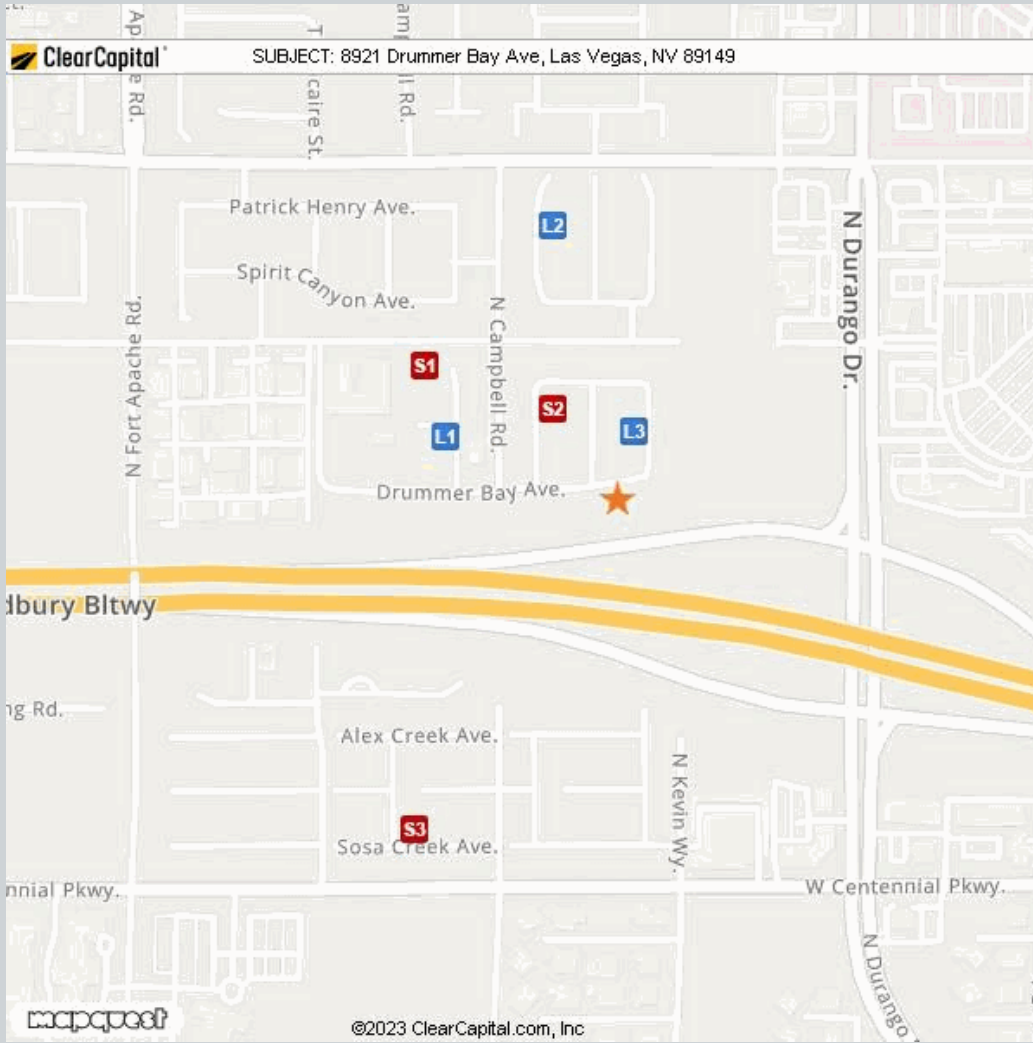
**Address** ★ 8921 Drummer Bay Avenue, Las Vegas, NEVADA 89149

**Loan Number** 54589

**Suggested List** \$410,000

**Suggested Repaired** \$410,000

**Sale** \$405,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8921 Drummer Bay Avenue, Las Vegas, Nevada 89149	--	Parcel Match
L1 Listing 1	6636 Salt Poind Bay St, Las Vegas, NV 89149	0.13 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6772 Browns Bay Ct, Las Vegas, NV 89149	0.19 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6637 Seahorse Reef St, Las Vegas, NV 89149	0.05 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6679 Sale Pond Bay St, Las Vegas, NV 89149	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6650 Breakwater Reef St, Las Vegas, NV 89149	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	9054 Sosa Creek Av, Las Vegas, NV 89149	0.27 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Kristina Pearson	<b>Company/Brokerage</b>	Signature Real Estate Group
<b>License No</b>	S.0066424.LLC	<b>Address</b>	10714 Sky Meadows DR Las Vegas NV 89134
<b>License Expiration</b>	07/31/2024	<b>License State</b>	NV
<b>Phone</b>	7025245336	<b>Email</b>	go2lvh@gmail.com
<b>Broker Distance to Subject</b>	5.83 miles	<b>Date Signed</b>	07/29/2023

*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.