

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	10227 Premia Place, Las Vegas, NEVADA 89135	Order ID	8857439	Property ID	34460578
Inspection Date	08/01/2023	Date of Report	08/02/2023		
Loan Number	54660	APN	164-25-810-013		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	08.01_BPO	Tracking ID 1	08.01_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Young Geraldine E	Condition Comments	
R. E. Taxes	\$2,327	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$95,292		
Zoning Classification	Residential		
Property Type	Townhouse		
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: \$300,000 High: \$580,000		
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	10227 Premia Place	4844 Regalo Bello St	10387 Premia Pl	5189 Progresso St
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89135	89135	89135	89135
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.32 ¹	0.44 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$445,000	\$482,500	\$469,900
List Price \$	--	\$445,000	\$469,000	\$469,900
Original List Date		07/05/2023	04/17/2023	07/02/2023
DOM · Cumulative DOM	-- · --	27 · 28	106 · 107	30 · 31
Age (# of years)	18	20	19	18
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	Other Townhouse	Other Townhouse	Other Townhouse	Other Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,370	1,168	1,370	1,288
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 1
Total Room #	6	6	6	5
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	0.09 acres	0.09 acres	0.09 acres	0.09 acres
Other	None	None	None	None

* Listing 2 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** HIGHLY UPGRADED SIENA '4120' VILLA W/ CUSTOM KITCHEN AND BATHROOMS, ATTRACTIVE LANDSCAPING, LARGE DECK IN REAR, COVERED PATIO, SIDE ENTRY COURTYARD, APPROX 1168/SF, 2 BED, 2 FULL BATH W/ SLATE TILE, GREAT RM W/ OPEN FLOOR PLAN, KITCHEN W/ STAINLESS APPLIANCES INCLUDING HOOD, WHITE CABINETRY, GRANITE COUNTERTOPS, PORCELAIN TILE, LUXURY VINYL, MODERN CEILING FAN AND LIGHTS, SHUTTERS, ALARM, 2 CAR GARAGE, PLUS SO MUCH MORE!
- Listing 2** DO NOT MISS This ONE!! Lovely & IMMACULATE!! OPEN & BRIGHT, LOADS OF WINDOWS. AC/HEAT SYSTEM JUST 1 Year AGO. GRANITE KIT COUNTERS & Sit up Bar KIT FAUCET. VYNAL FLOORING, (LOOKS LIKE WOOD). CARPET only in Bedrooms. PRIMARY BEDRM HAS PRIVATE BATH WITH DUAL SINKS, LARGE WALK-IN CLOSET. GUEST ROOM & BATH ON OPPOSITE SIDE. DEN HAS GRANITE ON THE PONY WALLS. CAN BE USED AS HOME OFFICE. LARGE LIVING ROOM WITH AWESOME SUNLIGHT! All Windows had Protected film put on just a few months ago. WATER HEATER 3 months. Roof Just inspected - some tiles replaced & repairs completed CEILING FANS. WELL CARED FOR. FRONT COURTYARD WITH VINES & PLANTS. REAR YARD VERY PRIVATE & HAS A COVERED PATIO. LAUNDRY RM HAS STORAGE CABINETS. SIENA IS A GUARD GATED COMMUNITY WITH LAKE, POOLS, SPAS, TENNIS, PICKLE BALL COURTS, GOLF, BISTRO,SAUNA,STEAM RM. MUSIC & SOCIAL CALENDAR.
- Listing 3** Do Not JUDGE this house by SQ FT!! Emotional!! Pristine, Certainly a 10+ Owner just vacated. SIENA at it's Finest! Iron Gate Entrance. Crown Moldings & Shutters Throughout! Kitchen Features Granite Countertops, Stainless Appliances, Eat in Kit Area. Recently Replaced: Roof, AC/Heat/ Kinetico Water Softener, RO Systems, Water Heater, Wood Flooring, Berber Carpet in Bedrooms, Ceiling Fans, Light Fixtures, 2 Solar Tubes. Alarm, Partially Full Bathroom. Primary Suite - Walk-in organized closet. Bathroom has 2 sinks & Glass Enclosure - Shower. Phantom Screens front & Rear Doors. Laundry Room has Storage cabinets. I Have SAVED The Best for Last!!! Large Fenced Back Yard, Covered Patio has extended Painted Concrete Patio. A Serene Place to Chill with Wine and Cheese!! 2 Car Att Garage- Storage & direct access into House. Guard Gated SIENA is a Community to Live in. 55+,Indoor & Outdoor Pools, Spas, GYM, Pickle Ball, Tennis Club House, Social Calendar, Golf & Bistro.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10227 Premia Place	10225 Premia Pl	10247 Maggira Pl	10295 Maggira Pl
City, State	Las Vegas, NEVADA	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89135	89135	89135	89135
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.43 ¹	0.50 ¹
Property Type	Other	SFR	SFR	SFR
Original List Price \$	--	\$408,000	\$450,000	\$460,000
List Price \$	--	\$408,000	\$450,000	\$450,000
Sale Price \$	--	\$410,000	\$445,000	\$450,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/10/2023	07/21/2023	07/19/2023
DOM · Cumulative DOM	-- · --	60 · 60	21 · 21	71 · 71
Age (# of years)	18	18	18	18
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	Other Townhouse	Other Townhouse	Other Townhouse	Other Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,370	1,168	1,370	1,370
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 1	2 · 2
Total Room #	6	6	5	6
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	0.09 acres	0.09 acres	0.11 acres	0.1 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,020	+\$2,400	-\$50
Adjusted Price	--	\$412,020	\$447,400	\$449,950

* 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** Townhouse in Siena 55+ community that is Guard Gated. 2 beds 2 baths. Includes custom cabinets, stone countertops, Stainless Steel appliances in the kitchen, and custom paint. Washer/Dryer included, Blinds Window Treatments throughout, Backyard has a covered patio, Yard lighting included, barbeque w/hookup, low maintenance & landscaped with Mountain views. 2020/gla.
- Sold 2** 1 STORY HOME ON THE GOLF COURSE IN THE GUARD GATED AMENITY RICH COMMUNITY OF SIENA IN SUMMERLIN * COURTYARD ENTRANCE * 2 BEDROOMS + DEN, 2 BATH, 2 CAR GARAGE * LARGE LIVING ROOM WITH GOLF COURSE VIEWS & WOOD FLOORING * KITCHEN HAS BREAKFAST BAR, CORIAN COUNTERTOPS & PANTRY * MASTER BEDROOM HAS SLIDER TO BACK PATIO, LARGE BATHROOM WITH DOUBLE SINKS, WALK-IN SHOWER AND WALK-IN CLOSET * BIG COVERED PATIO * FRESHLY PAINTED INTERIOR AND EXTERIOR * SIENA COMMUNITY HAS SEVERAL AMENITIES INCLUDING SECURITY, POOLS, CLUBHOUSE, FITNESS CENTER, CLUBS AND GROUPS, SALON AND SPA, RESTAURANT AND MUCH MORE * COME SEE THIS HOME TODAY! 2500/bath, -100/lot.
- Sold 3** Experience luxury living in this stunning single-story villa located in a guard gated community on a corner lot in South Summerlin on the Siena golf course! This home features two bedrooms plus an additional den space. Amazing eat-in kitchen with upgraded cabinets, granite countertops and a breakfast bar. Spacious and open floor plan that's perfect for entertaining family and friends. Enjoy the beauty of the tile and wood-like flooring, ceiling fans and plantation shutters throughout the home. The enormous backyard with a covered patio is perfect for entertaining and offers breathtaking views of the golf course and mountains. The community amenities include a clubhouse, indoor/outdoor pool, spa, fitness center, pickleball and tennis courts. This home is conveniently located near shopping, restaurants, entertainment, freeway access and more. Don't miss out on this opportunity to live in paradise! -50/lot.

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	\$462,000	\$462,000
Sales Price	\$440,000	\$440,000
30 Day Price	\$418,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. Value best supported by sold comp 2 and list comp 2, being the most comparable to the subject. Due to the lack of more suitable comparisons, it was necessary to exceed 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. Estimated market rent: \$2,149. The address was not posted anywhere on the subject, it was verified through tax records, So I uploaded the nearest street sign photo for the address verification. This property is located in a gated or guarded community. I could not gain access. I have taken photos of the gate.</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



Street



Street

Listing Photos

L1 4844 Regalo Bello ST
Las Vegas, NV 89135



Front

L2 10387 Premia PL
Las Vegas, NV 89135



Front

L3 5189 Progresso ST
Las Vegas, NV 89135



Front

Sales Photos

S1 10225 Premia PL
Las Vegas, NV 89135



Front

S2 10247 Maggira PL
Las Vegas, NV 89135



Front

S3 10295 Maggira PL
Las Vegas, NV 89135



Front

ClearMaps Addendum

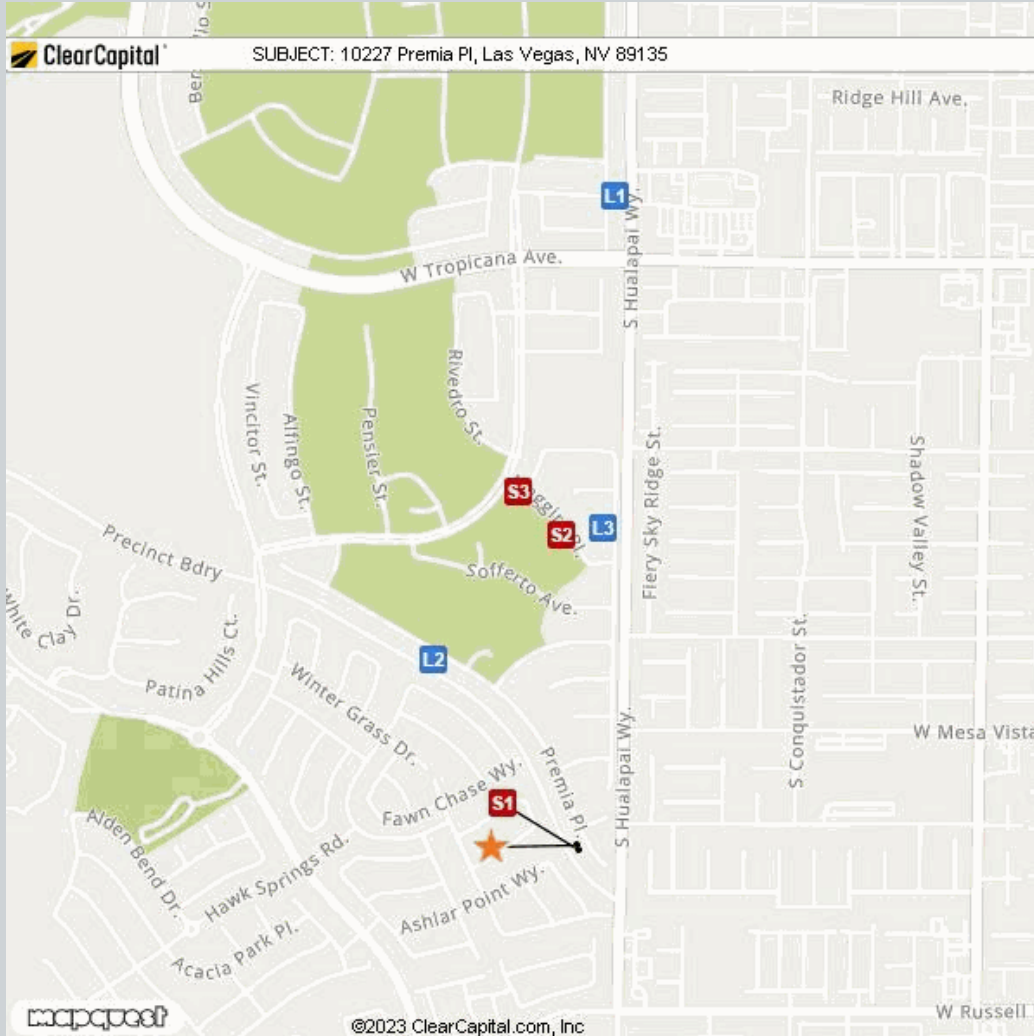
Address ★ 10227 Premia Place, Las Vegas, NEVADA 89135

Loan Number 54660

Suggested List \$462,000

Suggested Repaired \$462,000

Sale \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10227 Premia Place, Las Vegas, Nevada 89135	--	Parcel Match
L1 Listing 1	4844 Regalo Bello St, Las Vegas, NV 89135	0.90 Miles ¹	Parcel Match
L2 Listing 2	10387 Premia Pl, Las Vegas, NV 89135	0.32 Miles ¹	Parcel Match
L3 Listing 3	5189 Progresso St, Las Vegas, NV 89135	0.44 Miles ¹	Parcel Match
S1 Sold 1	10225 Premia Pl, Las Vegas, NV 89135	0.01 Miles ¹	Parcel Match
S2 Sold 2	10247 Maggira Pl, Las Vegas, NV 89135	0.43 Miles ¹	Parcel Match
S3 Sold 3	10295 Maggira Pl, Las Vegas, NV 89135	0.50 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@bluedotrealstate.com
Broker Distance to Subject	12.98 miles	Date Signed	08/02/2023

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.