

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	9972 Bryce Rose Avenue, Las Vegas, NV 89148	Order ID	8975763	Property ID	34689671
Inspection Date	10/14/2023	Date of Report	10/14/2023		
Loan Number	54837	APN	163-31-319-007		
Borrower Name	Breckenridge Property Fund 2016, LLC	County	Clark		

Tracking IDs					
Order Tracking ID	54837_BPO	Tracking ID 1	54837_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Breckenridge Prop Fund 2016	Condition Comments	<p>Unconfirmed occupancy, could be vacant, looks lifeless, landscape doesn't look as fresh as other properties in the cul-de-sac. Secured doors. Double gated HOA, 1BR and 1 BA in semi detached casita, full length balcony in back. Originally one of the model homes for the subdivision. When sold out, a second gate went into separate this cul-de-sac of homes. Property is a corner property on a cul-de-sac, behind a second set of gates. It is right next to the gate, the west side of the property (casita side) borders the gate access area. No signs of damage or HOA violations noted. Landscape is not manicured, it appears "end of season".</p>
R. E. Taxes	\$6,204		
Assessed Value	\$261,857		
Zoning Classification	Single Family Res		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Stetson Ranch 702-737-8580		
Association Fees	\$84 / Month (Other: gated)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	<p>Stetson Ranch is a gated subdivision on the southwest side built by Distinctive Homes. Several portions of the development surround Stetson Ranch. Good continuity in size, style and age. Kids walk or take the bus to school. Shopping, dining, public transportation, outdoor recreation is very near by. New construction to the west (Summerlin South) competes with the larger homes. Most of those subdivisions have been completed at somewhat higher prices and additional HOA fees which stimulates this resale market.</p>
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$700,000 High: \$999,100		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9972 Bryce Rose Avenue	10131 Silbury Hill Ct	10134 Reflection Brook Av	10125 Hattiesburg Ave
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89148	89148	89148	89148
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.21 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,095,000	\$709,900	\$850,000
List Price \$	--	\$1,095,000	\$709,900	\$850,000
Original List Date		09/08/2023	04/17/2023	09/08/2023
DOM · Cumulative DOM	-- · --	36 · 36	180 · 180	6 · 36
Age (# of years)	16	20	20	21
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 ; 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	3,684	4,192	3,574	3,476
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 4 · 1	6 · 4	5 · 5
Total Room #	10	10	10	10
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	Pool - Yes Spa - Yes	Pool - Yes	--	--
Lot Size	0.26 acres	0.16 acres	0.18 acres	0.18 acres
Other	casita 438' & carport	--	--	--

* 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** Same subdivision, same builder. Same model less the carport/casita addition. Typical interior finishes. Builder upgraded multi-fold sliding door that opens wall length in the rear. Typical pool and backyard landscape design. The sliding door vs. the casita/carport are about the same in buyer demands. Same bed count, extra bath in main structure. The pricing is a bit hopeful.
- Listing 2** Same subdivision, same builder, very similar model. Same style. All 6 bedrooms under 1 roof max bed configuration. No upgrades or updates in the interior finishes. Typical rental backyard with no pool. No pool and basic builder finishes are inferior. Tenant occupied at \$2,600.
- Listing 3** Southern Terrace gated portion of the subdivision down the street. Full community including tennis, pool, clubhouse, etc. Similar style and build era. Typical interior finishes and configuration. No pool. Backyard has a built in patio cover and is fully landscaped. No pool is inferior.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	9972 Bryce Rose Avenue	9643 Satin Bell Ct	10056 Golden Bluff Ave	8949 Brockhampton Ct
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89148	89148	89148	89148
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.41 ¹	0.25 ¹	10.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$824,900	\$838,000	\$850,000
List Price \$	--	\$824,900	\$838,000	\$850,000
Sale Price \$	--	\$815,000	\$825,000	\$850,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	07/05/2023	05/05/2023	09/22/2023
DOM · Cumulative DOM	-- · --	5 · 34	13 · 56	18 · 43
Age (# of years)	16	7	18	7
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 ; 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	3,684	3,537	4,192	3,449
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 3 · 1	5 · 4 · 1	4 · 4
Total Room #	10	10	10	10
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	Pool - Yes Spa - Yes	--	Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.26 acres	0.17 acres	0.19 acres	0.21 acres
Other	casita 438' & carport	water fall feature	--	--
Net Adjustment	--	+\$15,000	+\$10,000	+\$21,750
Adjusted Price	--	\$830,000	\$835,000	\$871,750

* 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** Copper Ridge subdivision to the south. Same neighborhood, same schools, same commute route, etc. Similar style and size home. Typical interior finishes, slightly newer in materials including a tankless water heater. Adjust +\$10K casita/carport, +\$5K beds. Backyard is fully landscaped, Large waterfall feature offsets a pool.
- Sold 2** Same subdivision, same builder. Same model minus the carport/casita addition. Typical interior finishes. same interior configuration. Backyard is fully landscaped with a balcony and large swim spa and water fall. Adjust + \$10K casita/carport. Most similar all around.
- Sold 3** Neighboring subdivision of similar size homes. Same schools, same commute route, etc. Similar model style and size. Typical interior style finishes. Typical backyard landscape and pool with covered patio. Adjust +\$10K casita/carport, +\$6750 GLA, +\$5K beds.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last recorded sale was a trustee deed (foreclosure) sale 8/11/23 \$590,400 Last Rental record MLS 1980610 Leased 5/1/18 \$3500			
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	\$900,000	\$900,000
Sales Price	\$840,000	\$840,000
30 Day Price	\$835,000	--
Comments Regarding Pricing Strategy		
<p>Search criteria relaxed in GLA and distance. No compromise in distance. Same schools, commute route, shopping hub, bus-line, etc. Criteria relaxed to go back more than 90 days to identify the most similar properties. No compromise in a stable market. Subject has a casita (bed/bath) separated by a carport, same roofline. Bed/bath in the casita is in addition to the 5BR, 3.1 baths noted on MLS. Adjustments made for the carport and casita structure. The same models in the subdivision without the carport/casita addition is 4192' with a 5-6 bedroom option and 3.1 - 4 baths in the main structure. The additional casita space would be a total of 6 bedrooms and 4.1 baths which seems correct. Most weight on similar size properties outside Summerlin South of much newer construction. Pools are common in this size property in this area, the search did not produce the typical number of pools. Proper marketing and confirmed bed/bath total count will bring a higher price. Median DOM is 52, mostly conventional loans and no seller concessions. I have no existing or contemplated interest in the property.</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



Side



Side

Subject Photos



Street



Street



Street



Street

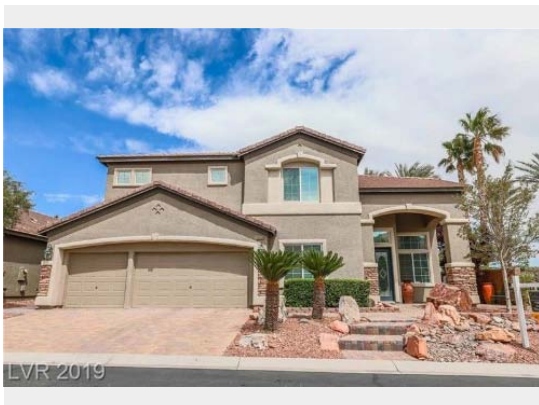
Listing Photos

L1 10131 Silbury Hill CT
Las Vegas, NV 89148



Front

L2 10134 Reflection Brook AV
Las Vegas, NV 89148



Front

L3 10125 Hattiesburg AVE
Las Vegas, NV 89148



Front

Sales Photos

S1 9643 Satin Bell CT
Las Vegas, NV 89148



Front

S2 10056 Golden Bluff AVE
Las Vegas, NV 89148



Front

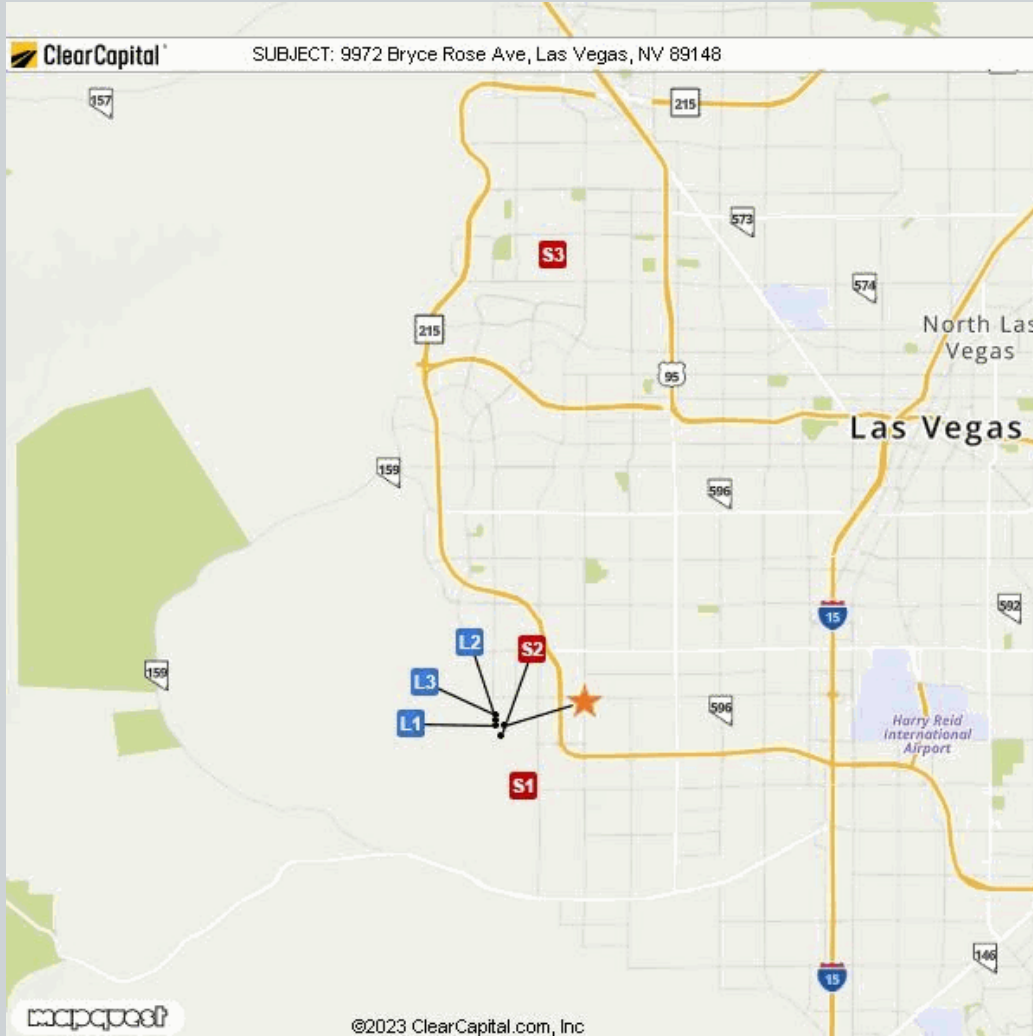
S3 8949 Brockhampton CT
Las Vegas, NV 89148



Front

ClearMaps Addendum

Address ★ 9972 Bryce Rose Avenue, Las Vegas, NV 89148
Loan Number 54837 **Suggested List** \$900,000 **Suggested Repaired** \$900,000 **Sale** \$840,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9972 Bryce Rose Avenue, Las Vegas, NV 89148	--	Parcel Match
L1 Listing 1	10131 Silbury Hill Ct, Las Vegas, NV 89148	0.19 Miles ¹	Parcel Match
L2 Listing 2	10134 Reflection Brook Av, Las Vegas, NV 89148	0.21 Miles ¹	Parcel Match
L3 Listing 3	10125 Hattiesburg Ave, Las Vegas, NV 89148	0.30 Miles ¹	Parcel Match
S1 Sold 1	9643 Satin Bell Ct, Las Vegas, NV 89148	1.41 Miles ¹	Parcel Match
S2 Sold 2	10056 Golden Bluff Ave, Las Vegas, NV 89148	0.25 Miles ¹	Parcel Match
S3 Sold 3	8949 Brockhampton Ct, Las Vegas, NV 89148	10.46 Miles ¹	Street Centerline 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

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Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.Â

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Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

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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.

Â

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.

Â

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by theÂ Clear Capital Code of ConductÂ when completing valuation reports.
- 2.Â 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.Â
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate theÂ property. This information is from a full interior appraisal and is assumed to be most accurate.Â 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 theÂ subject's neighborhood such as neighborhood desirability, amenities, parks, schools,Â 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 530-582-5011Â 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, selectÂ 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

Report Instructions - cont.

aforementioned tasks is not permitted.

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.Â

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	Kristina Pearson	Company/Brokerage	Signature Real Estate Group
License No	S.0066424.LLC	Address	10714 Sky Meadows DR Las Vegas NV 89134
License Expiration	07/31/2024	License State	NV
Phone	7025245336	Email	go2lvh@gmail.com
Broker Distance to Subject	8.87 miles	Date Signed	10/14/2023

/Kristina Pearson/

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: **Kristina Pearson** ("Licensee"), **S.0066424.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Signature Real Estate Group** (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: **9972 Bryce Rose Avenue, Las Vegas, NV 89148**
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: **October 14, 2023**

Licensee signature: ***/Kristina Pearson/***

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.