

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	5133 Rose Moss Street, North Las Vegas, NEVADA 89031	Order ID	8917966	Property ID	34569632
Inspection Date	09/09/2023	Date of Report	09/10/2023		
Loan Number	55054	APN	12431317003		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	09.08.23 BPO Request	Tracking ID 1	09.08.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JAY D WOOD	Condition Comments The subject property appears to have had regular, routine exterior maintenance. No exterior damages and/or deferred maintenance was identified.
R. E. Taxes	\$1,661	
Assessed Value	\$91,298	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject property is located in a non-gated community of 157 properties in the City of North Las Vegas. The community has no HOA or HOA fees. Property maintenance in the community varies, left to the discretion of individual owners/occupants but is generally fair to average. Close to schools, shopping and major surface streets. Freeway access is limited.
Local Economy	Depressed	
Sales Prices in this Neighborhood	Low: \$312600 High: \$497525	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5133 Rose Moss Street	4425 Cinema Ave	4406 Cinema Ave	4440 Nestos Valley Ave
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89031	89031	89031	89031
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.29 ¹	0.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$390,000	\$384,900	\$350,000
List Price \$	--	\$390,000	\$384,900	\$350,000
Original List Date		08/08/2023	05/15/2023	08/29/2023
DOM · Cumulative DOM	-- · --	32 · 33	117 · 118	11 · 12
Age (# of years)	25	23	23	19
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	1 Story Ranch	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,898	1,556	1,556	1,586
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	6	6	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	0.13 acres	0.14 acres	0.14 acres	0.06 acres
Other	None	None	None	None

* Listing 3 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** MOVE IN READY! * 1-STORY WITH NO HOA * 3B/2BA/2CAR * NEW FLOORS, PAINT, APPLIANCES, LANDSCAPING * NEW A/C IN 2023 * OPEN AIRY FLOOR PLAN WITH SUNNY KITCHEN AND ISLAND, PANTRY, WET BAR AREA* LOTS OF GARAGE CABINETS *EASY CARE LANDSCAPING IN FRONT & BACK! COME AND SEE! Adjust +\$5K for bedroom,+\$18,500 for GLA. ADJUSTED LIST PRICE: \$415,500.
- Listing 2** NO HOA. Welcome home to this one story 3 bedroom 2 bath home in the Pipers Glen Community! The front yard has a third driveway making room for all your big toys. The formal entry way has vaulted ceilings lots windows and room for your dining and living space. Arched doorways throughout. The open kitchen and family room combo also vaulted. Master bedroom has a private bath with double sinks separate shower, tub and full walk in closet. Adjust +\$5K for bedroom,+\$18,500 for GLA. ADJUSTED LIST PRICE: \$408,400.
- Listing 3** Fabulous NW two story home on corner lot, featuring 3 bedrooms(LARGE secondary bedrooms), 2.5 baths, striking kitchen with all black appliances, granite countertops, first floor has all large tiles throughout, carpet throughout upstairs and Bedrooms, covered front porch, 2 car garage, community park areas, community pool & spa, Must See! Adjust +\$5K for bedroom, +\$4600 for lot,+\$16,800 for GLA. ADJUSTED LIST PRICE: \$376,400.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5133 Rose Moss Street	4631 Abbottwood Ave	5138 Coral Beach St	5321 Variety Ave
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89031	89031	89031	89031
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.15 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$369,000	\$365,000	\$399,900
List Price \$	--	\$369,000	\$365,000	\$385,000
Sale Price \$	--	\$369,000	\$365,000	\$385,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	06/07/2023	06/26/2023	05/15/2023
DOM · Cumulative DOM	-- · --	58 · 58	57 · 57	59 · 59
Age (# of years)	25	20	24	24
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 Conventional	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,898	1,754	1,607	1,795
Bdrm · Bths · ½ Bths	4 · 2	3 · 2 · 1	3 · 2	4 · 2
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 2 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	0.13 acres	0.08 acres	0.13 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	+\$16,100	+\$20,800	+\$2,100
Adjusted Price	--	\$385,100	\$385,800	\$387,100

* Sold 3 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** Warm laminate flooring on the main level, a cozy family room with great natural lighting! Adorable kitchen with slate backsplash, oak cabinets, tile flooring and a breakfast bar! All appliances are included. The primary suite is spacious and flows into the primary suite with a large walk-in closet. Double vanities and a separate tub and shower are a luxury in this home. The 2 additional bedrooms upstairs are connected with a jack-n-jill bathroom. All room have ceiling fans! Separate laundry room is upstairs. This home has a new AC and Solar panels making this home energy efficient W/ LOW monthly energy bills. Backyard space is lovely and ready for you to create memories. Seller is willing to contribute \$\$\$ towards new carpet purchase via closing cost contribution! Family room and dining room have been virtually staged. Adjust +\$5K for bedroom, +\$3300 for lot,+\$7800 for GLA.
- Sold 2** Gorgeous 3-Bedroom 1-story home with vaulted ceilings, pot shelves, granite counter tops in kitchen and bathrooms, tile flooring, fireplace, ceiling fans and much, much more!!! Covered stucco patio in backyard with sheds for plenty of storage!!! Water filter system and extra storage cabinets in garage!!!! Adjust +\$5K for bedroom, +\$15,800 for GLA.
- Sold 3** ONE STORY HOME WITH AN OPEN FLOOR PLAN 4 BEDROOMS 2 FULL BATHS, MASTER BATHROOM HAS A ROMAN TUB. THERE IS CEILING FANS IN ALL THE BEDROOMS, KITCHEN & GREAT ROOM. 3 CAR GARAGE ON A LARGE LOT BIG ENOUGH TO BUILD A SWIMMING POOL. THERE IS NO ASSOCIATION. ROMAN TUB IN MASTER WITH SEPARATE SHOWER, DOUBLE SINKS. WITH SOLAR PANELS TO SAVE MONEY ON YOUR POWER BILLS. Adjust -\$3500 for garage, +\$5600 for GLA.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject property has no MLS listing history.				
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	\$394,000	\$394,000
Sales Price	\$386,000	\$386,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
The suggested sale price for the subject property is \$386,000 @ \$203.37 per SqFt. The suggested sale price is bracketed by the Adjusted Comparables.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Side



Side

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 4425 Cinema Ave
North Las Vegas, NV 89031



Front

L2 4406 Cinema Ave
North Las Vegas, NV 89031



Front

L3 4440 Nestos Valley Ave
North Las Vegas, NV 89031



Front

Sales Photos

S1 4631 Abbottwood Ave
North Las Vegas, NV 89031



Front

S2 5138 Coral Beach St
North Las Vegas, NV 89031



Front

S3 5321 Variety Ave
North Las Vegas, NV 89031



Front

ClearMaps Addendum

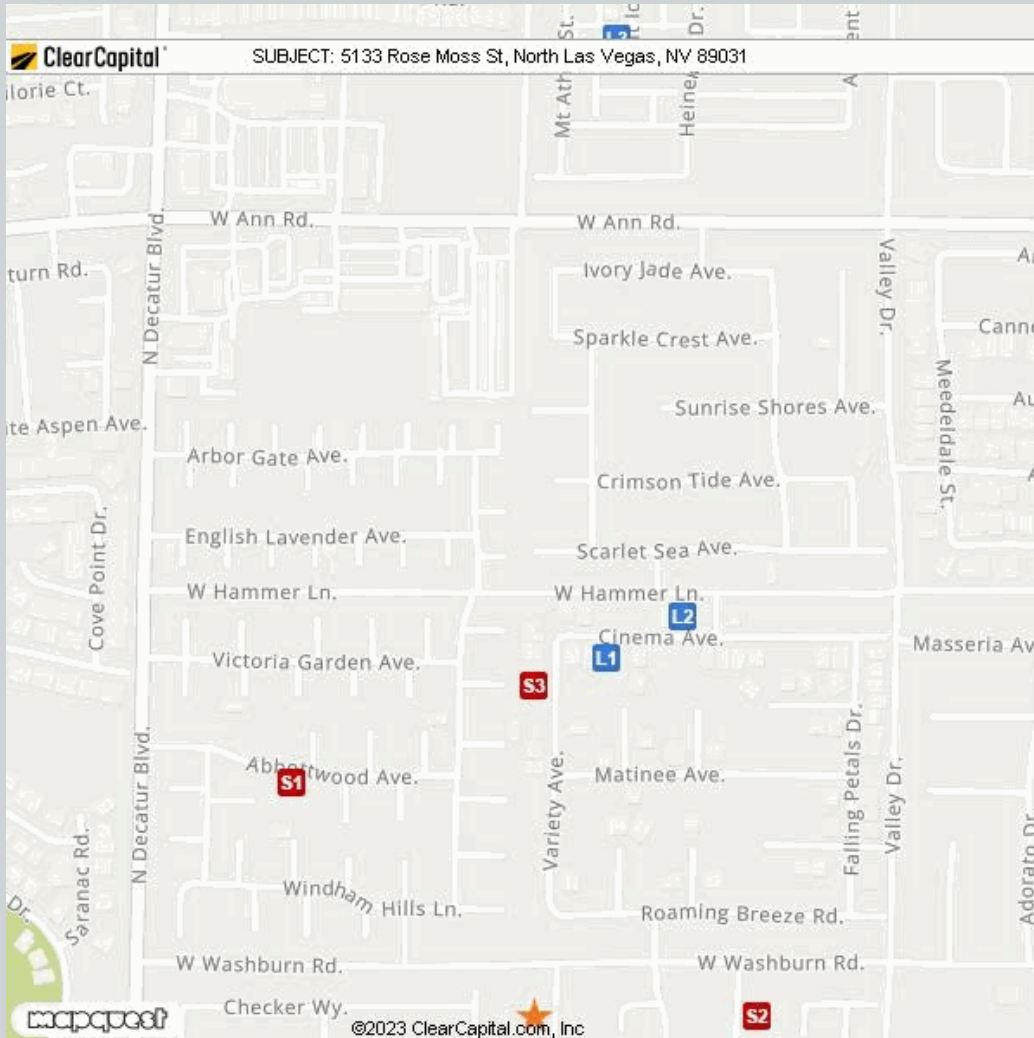
Address ★ 5133 Rose Moss Street, North Las Vegas, NEVADA 89031

Loan Number 55054

Suggested List \$394,000

Suggested Repaired \$394,000

Sale \$386,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5133 Rose Moss Street, North Las Vegas, Nevada 89031	--	Parcel Match
L1 Listing 1	4425 Cinema Ave, North Las Vegas, NV 89031	0.25 Miles ¹	Parcel Match
L2 Listing 2	4406 Cinema Ave, North Las Vegas, NV 89031	0.29 Miles ¹	Parcel Match
L3 Listing 3	4440 Nestos Valley Ave, North Las Vegas, NV 89031	0.68 Miles ¹	Parcel Match
S1 Sold 1	4631 Abbottwood Ave, North Las Vegas, NV 89031	0.23 Miles ¹	Parcel Match
S2 Sold 2	5138 Coral Beach St, North Las Vegas, NV 89031	0.15 Miles ¹	Parcel Match
S3 Sold 3	5321 Variety Ave, North Las Vegas, NV 89031	0.23 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	MARGERY BAIRD	Company/Brokerage	The Nitro Group-REALTY ONE
License No	S.0059003	Address	4124 Autumndale Av North Las Vegas NV 89031
License Expiration	12/31/2024	License State	NV
Phone	7024319001	Email	info@MargisTrademarkSvc.com
Broker Distance to Subject	0.57 miles	Date Signed	09/10/2023

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.