

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>	8277 Bay Colony Street, Las Vegas, NV 89131	<b>Order ID</b>	8970327	<b>Property ID</b>	34679305
<b>Inspection Date</b>	10/12/2023	<b>Date of Report</b>	10/12/2023		
<b>Loan Number</b>	55218	<b>APN</b>	12510722001		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	10.11.23 BPO Request	<b>Tracking ID 1</b>	10.11.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	PETER E VIGER	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,342	The subject property appears to have had regular, routine exterior maintenance. No exterior damages were identified; however front tree needs trimmed.	
<b>Assessed Value</b>	\$180,903		
<b>Zoning Classification</b>	Residential		
<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>	\$1,000		
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>	\$1,000		
<b>HOA</b>	Silverstone 7020737-8580		
<b>Association Fees</b>	\$253 / Month (Landscaping,Other: Management, Security)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject property is located in a guard-gated community of 48 properties in the Northwest area of Las Vegas. The community has high HOA fees, which include numerous amenities for residents. The community appears well-maintained. Close to schools, shopping and major surface streets. Freeway access is limited.	
<b>Sales Prices in this Neighborhood</b>	Low: \$400,000 High: \$725,000		
<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
<b>Street Address</b>	8277 Bay Colony Street	7244 Royal Melbourne Dr	7879 Villa Pintura Avenue	8229 Broad Peak Dr
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89131	89131	89131	89131
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.57 <sup>1</sup>	1.08 <sup>1</sup>	0.63 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$599,000	\$597,900	\$720,000
<b>List Price \$</b>	--	\$525,000	\$597,900	\$709,999
<b>Original List Date</b>		09/21/2023	05/19/2023	08/11/2023
<b>DOM · Cumulative DOM</b>	-- · --	21 · 21	146 · 146	62 · 62
<b>Age (# of years)</b>	17	17	20	14
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,667	2,401	2,444	3,091
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 3 · 1
<b>Total Room #</b>	7	7	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 3 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>	Pool - Yes Spa - Yes	--	--	--
<b>Lot Size</b>	0.17 acres	0.17 acres	0.25 acres	0.23 acres
<b>Other</b>	None	None	None	None

\* Listing 2 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.

## Current Listings - Cont.

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

- Listing 1** Remarks>Welcome to this Pulte home in Silverstone Ranch, situated within the coveted Silverlake Gated Community. This single-story residence boasts a charming courtyard entry and offers a delightful living space with an open floorplan. Featuring three bedrooms and a den, this home has a lot to offer. The kitchen is a standout feature, with abundant cabinetry complete with convenient slide-out shelving and under-cabinet lighting. Stainless steel appliances, including double ovens and a microwave, enhance the cooking experience. Granite countertops, a pantry, and wiring for surround sound add to the kitchen's appeal. The spacious great room and dining area create a welcoming atmosphere for relaxation and entertaining. Step outside to the built-in covered patio, equipped with a ceiling fan for comfort, and enjoy the low-maintenance landscaping in both the front and back yards. Adjust +\$10K for pool. ADJUSTED LIST PRICE: \$535,000.
- Listing 2** Welcome home to the community of Stone Mountain in beautiful Las Vegas! This 4 bedroom, 3 CAR garage has everything you have been looking for in a home. Extra RV, BOAT Parking, POOL, SPA, and on a corner lot. The kitchen has granite countertops and is open to the family room. Plenty of room to breath for everyone to enjoy. Formal front room and dining room. Step out into the backyard on a hot summer day and dive right into your beautiful private oasis. Upstairs everyone gets their own room as there are 2 full baths and 4 bedrooms. Bring us an offer won't last long. Adjust -\$5K for bedroom, -\$3500 for garage, -\$5200 for lot,+\$14,500 for GLA. ADJUSTED LIST PRICE: \$598,700.
- Listing 3** Seller is offering \$10,000 in closing costs you can use for interest rate buy down or closing costs. Highly sought after single story home with a 3-car garage located in the NW part of Las Vegas. This amazing meticulously kept home is move-in ready! Featuring 4 bedrooms, 3 baths, formal living and dining, separate family room, with gourmet kitchen. Kitchen with custom Cherry wood cabinets, granite counters, stainless steel appliances, island with a breakfast bar and a pantry. Primary bath has a large walk in shower with separate soaking tub and dual sinks. Plantation shutters throughout the home, two fireplaces, one is located in the formal living room and one in the relaxing large front courtyard. Adjust -\$5K for bedroom, -\$2500 for bath, +\$10K for pool, -\$3500 for garage, -\$3900 for lot,-\$27,600 for GLA. ADJUSTED LIST PRICE: \$677,499.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	8277 Bay Colony Street	8066 Villa Del Viento Drive	7257 Royal Melbourne Dr	8161 Bay Colony St
<b>City, State</b>	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
<b>Zip Code</b>	89131	89131	89131	89131
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.84 <sup>1</sup>	0.55 <sup>1</sup>	0.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$575,000	\$615,000	\$699,000
<b>List Price \$</b>	--	\$575,000	\$615,000	\$699,000
<b>Sale Price \$</b>	--	\$575,000	\$600,000	\$682,500
<b>Type of Financing</b>	--	Conv	Cash	Conv
<b>Date of Sale</b>	--	07/28/2023	09/27/2023	07/26/2023
<b>DOM · Cumulative DOM</b>	-- · --	49 · 49	43 · 43	62 · 62
<b>Age (# of years)</b>	17	20	18	17
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,667	2,300	2,667	2,645
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 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>	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.17 acres	0.20 acres	0.18 acres	0.18 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$28,400	\$0	+\$1,400
<b>Adjusted Price</b>	--	\$603,400	\$600,000	\$683,900

\* 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** Pride of ownership abounds in this move in ready, single story home. Located in a gated community, on an oversized lot featuring gated RV parking, a dog run, split three car garage, with a professionally installed above ground pool. Upgrades throughout include shutters, fans and fresh paint. The kitchen offers beautiful gourmet stainless steel appliances, granite counters, glass tile backsplash, an island and wine fridge! The large primary bedroom has two closets, a spacious bathroom with a separate tub and shower. Adjust +\$10K for pool, -\$3500 for garage, -\$2K for lot, +\$23,900 for GLA.
- Sold 2** This single-level open, concept, usable floorplan begins with a secured and private courtyard entry. Once through the front door experience, a formal-like entry area with views through the formal dining room, living space into the backyard, featuring a pool, spa, and waterfall combo. The entire home is perfect for entertaining as the open floor plan offers room to move around, and the separate primary bedroom provides privacy. In addition to flow, each light switch is on a dimmer, and there are plantation shutters throughout. The kitchen features an oversized island, upgraded cabinets with pull-out drawers, high-end Viking appliances, and a full-length wine cooler. No adjustments.
- Sold 3** Welcome to your 1 story 2 car garage dream home in this exclusive Guard Gated community. When you step inside you'll be captivated by the seamless flow of the open-concept design, with crown molding, accent lighting, and a spacious kitchen that boasts sleek granite countertops and stainless steel appliances. The main bedroom is thoughtfully positioned separately from the other bedrooms. Enjoy a peaceful retreat complete with ample closet space and an en-suite bathroom. In addition, this home offers a full laundry room equipped with a convenient sink, making chores a breeze. The versatile office can also serve as a bedroom, featuring a stylish Murphy bed that will effortlessly transform the space. Adjust +\$1400 for GLA.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject property recently sold for \$526,000 on 10/6/2023.			
<b>Listing Agent Name</b>							
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$613,000	\$614,000
<b>Sales Price</b>	\$601,000	\$602,000
<b>30 Day Price</b>	\$553,000	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested 'as-is' sale price for the subject property is \$601,000 @ \$225.35 per SqFt. The suggested 'repaired' sale price is \$602,000 @ \$225.72 per SqFt. The suggested sale price is bracketed by the Adjusted Comparables.		

### 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



Side



Side

### Subject Photos



Street



Street



Other



Other



## Listing Photos

**L1** 7244 Royal Melbourne Dr  
Las Vegas, NV 89131



Front

**L2** 7879 Villa Pintura Avenue  
Las Vegas, NV 89131



Front

**L3** 8229 Broad Peak Dr  
Las Vegas, NV 89131



Front

## Sales Photos

**S1** 8066 Villa Del Viento Drive  
Las Vegas, NV 89131



Front

**S2** 7257 Royal Melbourne Dr  
Las Vegas, NV 89131



Front

**S3** 8161 Bay Colony St  
Las Vegas, NV 89131



Front

### ClearMaps Addendum

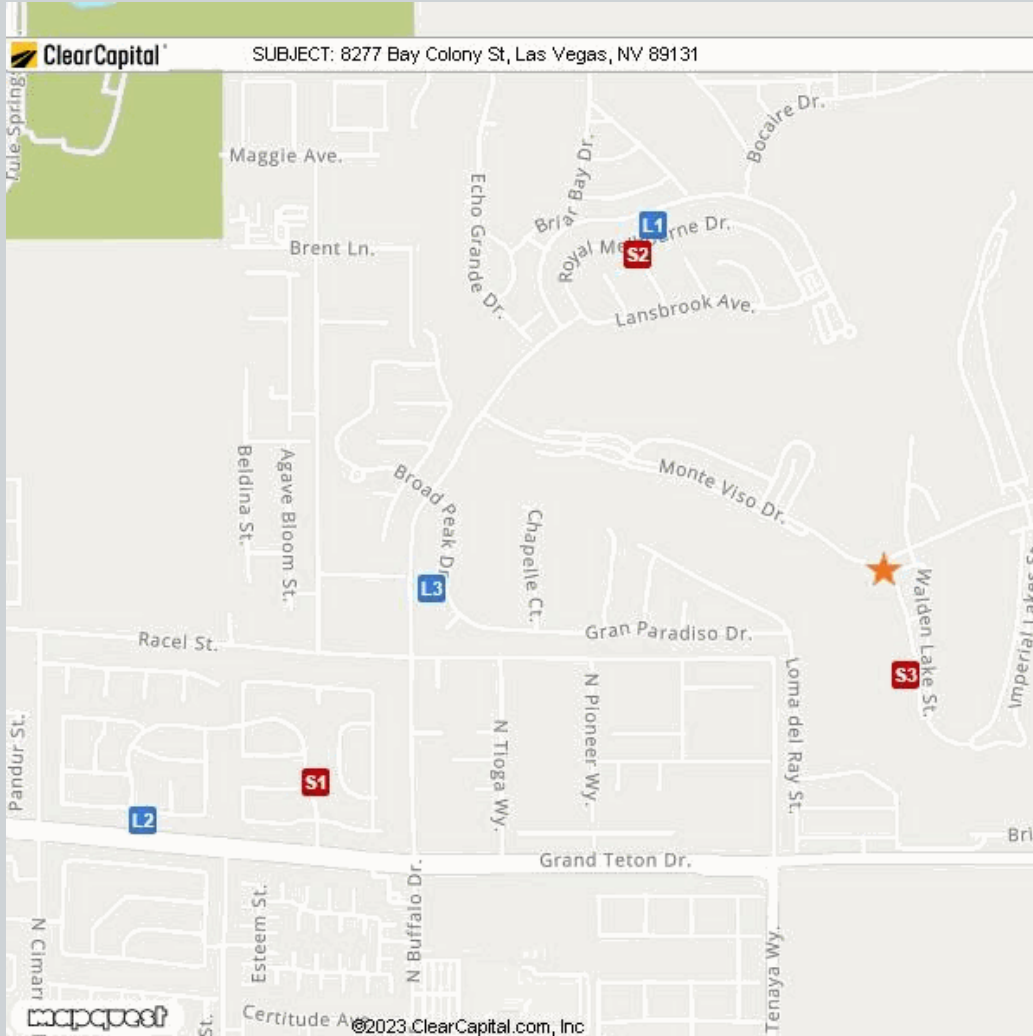
**Address** ★ 8277 Bay Colony Street, Las Vegas, NV 89131

**Loan Number** 55218

**Suggested List** \$613,000

**Suggested Repaired** \$614,000

**Sale** \$601,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8277 Bay Colony Street, Las Vegas, NV 89131	--	Parcel Match
L1 Listing 1	7244 Royal Melbourne Dr, Las Vegas, NV 89131	0.57 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7879 Villa Pintura Avenue, Las Vegas, NV 89131	1.08 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8229 Broad Peak Dr, Las Vegas, NV 89131	0.63 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8066 Villa Del Viento Drive, Las Vegas, NV 89131	0.84 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7257 Royal Melbourne Dr, Las Vegas, NV 89131	0.55 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8161 Bay Colony St, Las Vegas, NV 89131	0.15 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>	MARGERY BAIRD	<b>Company/Brokerage</b>	The Nitro Group-REALTY ONE
<b>License No</b>	S.0059003	<b>Address</b>	4124 Autumndale Av North Las Vegas NV 89031
<b>License Expiration</b>	12/31/2024	<b>License State</b>	NV
<b>Phone</b>	7024319001	<b>Email</b>	info@MargisTrademarkSvc.com
<b>Broker Distance to Subject</b>	4.58 miles	<b>Date Signed</b>	10/12/2023

/MARGERY BAIRD/

*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: **MARGERY BAIRD** ("Licensee"), **S.0059003** (License #) who is an active licensee in good standing.

Licensee is affiliated with **The Nitro Group-REALTY ONE** (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: **8277 Bay Colony Street, Las Vegas, NV 89131**
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 12, 2023**

Licensee signature: **/MARGERY BAIRD/**

**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.