

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	403 Mesa Boulevard Unit 202, Mesquite, NV 89027	Order ID	8986439	Property ID	34705979
Inspection Date	10/24/2023	Date of Report	10/24/2023		
Loan Number	55546	APN	00109610020		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	10.20.23 BPO Request	Tracking ID 1	10.20.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	RUDY,ESTHER C FAMILY TRUST	From the exterior the subject looked to be in good condition. Through the window the interior was clean and free of any personal property and appeared to be in good condition.
R. E. Taxes	\$634	
Assessed Value	\$43,636	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes	
(While I was searching for the unit number, I got close enough to the window to see it was Vacant.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Rock Springs Vista 702-346-8034	
Association Fees	\$198 / Month (Pool,Landscaping,Greenbelt)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject's neighborhood is located on the north side on Mesquite, which is the newer part of town and north of the I-15 highway. This style of condo has been built many times over in Mesquite and in Las Vegas. It has a community pool and spa, and community center.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$265,000	
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	403 Mesa Boulevard Unit 202	423 Mesa Blvd Unit 201	421 Mesa Blvd Unit 101	421 Mesa Blvd Unit 201
City, State	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV
Zip Code	89027	89027	89027	89027
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.07 ¹	0.06 ¹	0.06 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$239,000	\$225,000	\$214,000
List Price \$	--	\$220,000	\$210,000	\$209,000
Original List Date		08/12/2023	07/07/2023	06/26/2023
DOM · Cumulative DOM	-- · --	72 · 73	108 · 109	119 · 120
Age (# of years)	30	30	30	30
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	996	1,192	996	996
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--

* 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.

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

Listing 1 Listing #1 is located in the same complex as the subject, but it has about 200 sq ft more GLA than the subject property. This property has a few upgrades, it's kitchen has granite countertops and the condo has wood laminate floors throughout

Listing 2 Listing #2 is the same unit in the same complex. It's kitchen and other finishes appear to be the original builder grade, with the Oak cabinets and formica countertops.

Listing 3 Listing #3 is also located in the same complex and is the same floorplan as the subject. This property has wood laminate in the kitchen and baths and the rest is carpet. In the kitchen, the cabinets were painted white, but the countertops are original.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	403 Mesa Boulevard Unit 202	950 Mesquite Springs Dr Unit 202	429 Mesa Blvd Unit 102	461 Mesa Blvd Unit 201
City, State	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV
Zip Code	89027	89027	89027	89027
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.46 ¹	0.09 ¹	0.17 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$227,000	\$205,000	\$200,000
List Price \$	--	\$227,000	\$205,000	\$200,000
Sale Price \$	--	\$218,500	\$200,000	\$190,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	09/08/2023	07/10/2023	05/11/2023
DOM · Cumulative DOM	-- · --	42 · 36	39 · 39	163 · 142
Age (# of years)	30	26	30	28
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Other	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	996	1,192	996	996
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$218,500	\$200,000	\$190,000

* 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** Sold #1 is located .46 miles away from the subject property and it a little bigger in GLA, but sold a1.5 months ago. It has tile floors throughout, except the bedroom have carpet. The kitchen has granite countertops and oak cabinets. This one the most recent comps I cold find.
- Sold 2** Sold #2 is located in the same complex and is the same unit as the subject property and it sold 3 months ago. There were not any pictures with the listing so I'm not sure what the interior looks like. From my experience when there aren't any pictures there isn't anything good to show. I also assume it's in average condition and assume the subject property is the same.
- Sold 3** Sold #3 is also the same floorplan located in the same complex as the subject property. This unit's kitchen looks original builder finishes, with mis-matched appliances. It looks like there is new carpet in the bedrooms. The comp is a bit dated, but that's all I could find.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The property has been on and of the market over the last 4 months			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
08/05/2023	\$189,900	10/12/2023	\$174,900	Withdrawn	10/12/2023	\$174,900	MLS

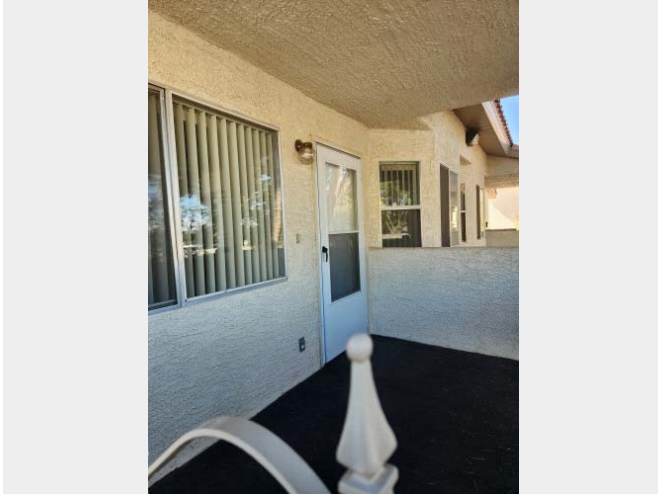
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$205,000	\$205,000
Sales Price	\$200,000	\$200,000
30 Day Price	\$175,000	--
Comments Regarding Pricing Strategy		
Most of the comps are the same unit in the same neighborhood. The price range between them all is between \$190 and \$210. I wanted to be conservative so I my price opinion is in the middle.		

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



Front



Address Verification



Address Verification



Address Verification



Address Verification

Subject Photos



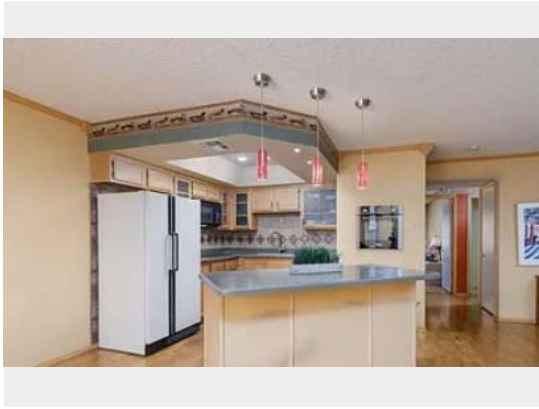
Street



Street

Listing Photos

L1 423 Mesa Blvd UNIT 201
Mesquite, NV 89027



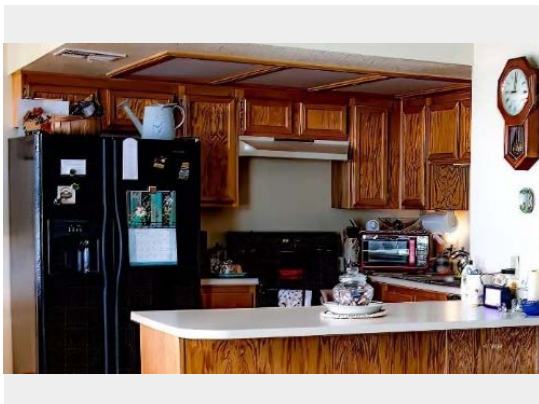
Kitchen

L2 421 Mesa Blvd UNIT 101
Mesquite, NV 89027



Kitchen

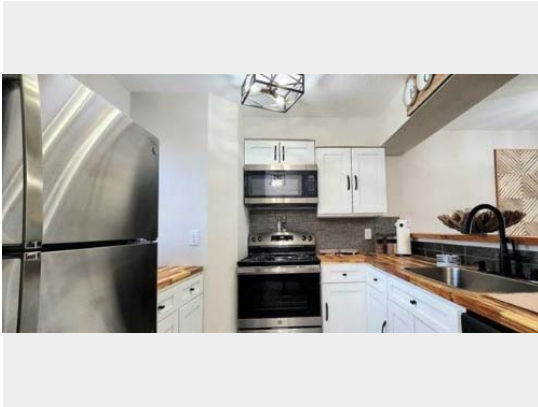
L3 421 Mesa Blvd UNIT 201
Mesquite, NV 89027



Kitchen

Sales Photos

S1 950 Mesquite Springs Dr Unit 202
Mesquite, NV 89027



Kitchen

S2 429 Mesa Blvd Unit 102
Mesquite, NV 89027



Kitchen

S3 461 Mesa Blvd Unit 201
Mesquite, NV 89027



Kitchen

ClearMaps Addendum

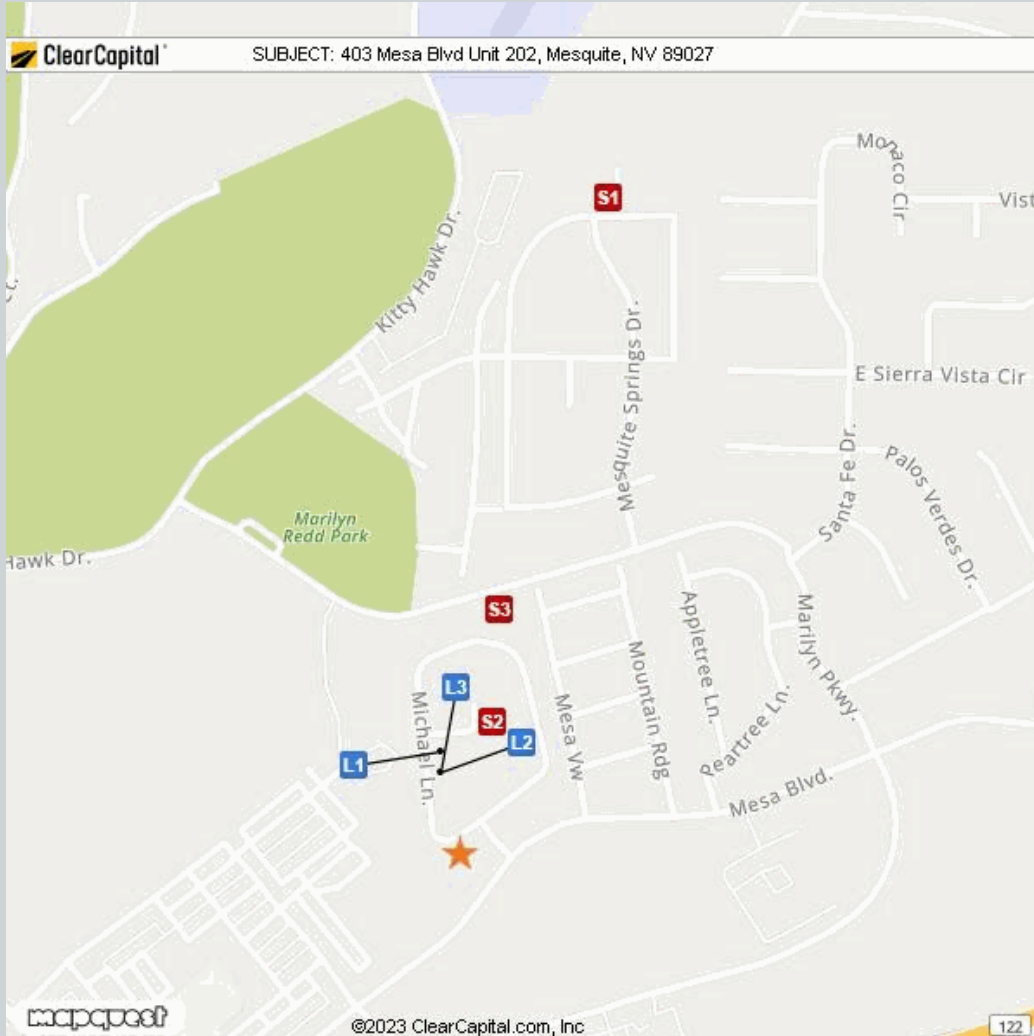
Address ★ 403 Mesa Boulevard Unit 202, Mesquite, NV 89027

Loan Number 55546

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	403 Mesa Boulevard Unit 202, Mesquite, NV 89027	--	Parcel Match
L1 Listing 1	423 Mesa Blvd Unit 201, Mesquite, NV 89027	0.07 Miles ¹	Parcel Match
L2 Listing 2	421 Mesa Blvd Unit 101, Mesquite, NV 89027	0.06 Miles ¹	Parcel Match
L3 Listing 3	421 Mesa Blvd Unit 201, Mesquite, NV 89027	0.06 Miles ¹	Parcel Match
S1 Sold 1	950 Mesquite Springs Dr Unit 202, Mesquite, NV 89027	0.46 Miles ¹	Parcel Match
S2 Sold 2	429 Mesa Blvd Unit 102, Mesquite, NV 89027	0.09 Miles ¹	Parcel Match
S3 Sold 3	461 Mesa Blvd Unit 201, Mesquite, NV 89027	0.17 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	Alex Kursman	Company/Brokerage	Innovative Real Estate Strategies
License No	S.0066265.LLC	Address	2975 S. Rainbow Blvd #J Las Vegas NV 89146
License Expiration	06/30/2024	License State	NV
Phone	7028826623	Email	akursman@hotmail.com
Broker Distance to Subject	81.14 miles	Date Signed	10/24/2023

/Alex Kursman/

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: **Alex Kursman** ("Licensee"), **S.0066265.LLC** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Innovative Real Estate Strategies** (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: **403 Mesa Boulevard Unit 202, Mesquite, NV 89027**
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 24, 2023**

Licensee signature: **/Alex Kursman/**

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.