

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	10892 Scamadella Street, Las Vegas, NV 89141	Order ID	9111917	Property ID	34985506
Inspection Date	01/16/2024	Date of Report	01/16/2024		
Loan Number	56346	APN	177-31-213-021		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	1.16_BPO	Tracking ID 1	1.16_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ANA PUCCINELLI	Condition Comments	
R. E. Taxes	\$2,110	Subject property is a 2 story, single family detached home with 2 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and neighborhood. It has no fireplace, but has an in-ground pool but no spa. Home is occupied, and tax records show that this property is owner occupied. Utilities on at time of inspection. No damage or repair issues noted from exterior visual inspection. Doors windows, roof, paint, landscaping appear to be in average condition for age and neighborhood. Subject property is located in the Southern Highlands #1 subdivision in southwestern area of Las Vegas. This tract is comprised of 667 single family detached homes which vary in square footage from 1,300-3,998 square feet. Access to schools, shopping is within 1/2-1 mile an freeway entry is within 2-3 miles. Most likely buyer is first time home buyer with conventional financing, or investor/cash sale.	
Assessed Value	\$123,803		
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	Southern Highlands Master 702-361-6640		
Association Fees	\$78 / Month (Greenbelt,Other: Management)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	There is a short of competing listings within a 1/2 mile radius of subject property. Currently there are 6 competing homes listed per MLS data. All listings are fair market properties. In the past 12 months, there have been 35 closed competing MLS transactions. This indicates a shortage of listings, assuming 90 days on market. Average days on market time was 35 days with range 2-202 days and average sales price was 98.5% of final list price. Homes considered to be comparable are single family detached homes within 1/2 mile radius with living area <3,000 square feet. All comps selected are loca...	
Sales Prices in this Neighborhood	Low: \$372,000 High: \$790,500		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<180		

Neighborhood Comments

There is a short of competing listings within a 1/2 mile radius of subject property. Currently there are 6 competing homes listed per MLS data. All listings are fair market properties. In the past 12 months, there have been 35 closed competing MLS transactions. This indicates a shortage of listings, assuming 90 days on market. Average days on market time was 35 days with range 2-202 days and average sales price was 98.5% of final list price. Homes considered to be comparable are single family detached homes within 1/2 mile radius with living area <3,000 square feet. All comps selected are located in non gated subdivisions, similar in construction quality.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10892 Scamadella Street	10740 Tuscan Ct	4573 Ondoro Ave	4610 Milvio Ave
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89141	89141	89141	89141
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.45 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$449,900	\$565,000	\$649,900
List Price \$	--	\$449,900	\$548,500	\$569,900
Original List Date		12/28/2023	11/03/2023	08/23/2023
DOM · Cumulative DOM	-- · --	4 · 19	46 · 74	11 · 146
Age (# of years)	23	23	23	23
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	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,339	2,045	2,638	2,967
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 3 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes Spa - Yes
Lot Size	0.16 acres	0.09 acres	0.13 acres	0.13 acres
Other	1 Fireplace	1 Fireplace	No Fireplace	1 Fireplace

* 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.

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

Listing 1 Under contract, will be FHA sale. Owner occupied property when listed. Identical in bedrooms, baths, condition, garage capacity, fireplace and age. It is inferior in square footage, lot size, no pool. This property is inferior to subject property.

Listing 2 Not under contract. Owner occupied property when listed. Identical in baths, condition, and age. It is inferior in no pool, no fireplace, lot size, but is superior in square footage and garage capacity. This property is nearly equal overall to subject property.

Listing 3 Not under contract. Vacant property when listed. Identical in condition, garage capacity, fireplace, pool and age. It is inferior in lot size but is superior in square footage, baths, spa. This property is superior to subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	10892 Scamadella Street	11131 Ferragamo Ct	11282 Campanile St	4280 Paragon Highlands Ave
City, State	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV	Las Vegas, NV
Zip Code	89141	89141	89141	89141
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.68 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$649,995	\$599,900	\$579,000
List Price \$	--	\$599,000	\$599,900	\$579,000
Sale Price \$	--	\$561,000	\$575,000	\$585,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	10/26/2023	01/08/2024	11/16/2023
DOM · Cumulative DOM	-- · --	88 · 208	22 · 54	15 · 31
Age (# of years)	23	22	20	5
Condition	Average	Average	Good	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	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
# Units	1	1	1	1
Living Sq. Feet	2,339	2,295	2,177	2,553
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 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	--	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.16 acres	0.16 acres	0.14 acres	0.09 acres
Other	1 Fireplace	No Fireplace	1 Fireplace	No Fireplace
Net Adjustment	--	+\$24,400	-\$14,400	-\$28,100
Adjusted Price	--	\$585,400	\$560,600	\$556,900

* 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** Sold with conventional financing and \$11,000 in seller paid concessions. Owner occupied property when listed. Identical in bedrooms, baths, condition, garage capacity, lot size and nearly identical in age. It is inferior in square footage adjusted @\$100/square foot \$4,400, no pool \$30,000, no fireplace \$1,000. Seller concessions adjusted (\$11,000).
- Sold 2** Sold with conventional financing, no concessions. Vacant property when listed. Identical in bedrooms, baths, garage capacity, pool, fireplace and nearly identical in age. It is inferior in square footage adjusted @ \$100/square foot \$16,200, lot size adjusted @\$5/square foot \$4,400. but superior in spa (\$5,000) and condition with new paint, upgraded landscaping, builtin BBQ, new flooring (\$30,000).
- Sold 3** Cash sale, no concessions. Vacant property when listed. Identical in baths, condition, garage capacity, pool. It is inferior in no fireplace \$1,000, lot size adjusted @\$5/square foot \$15,300, but is superior in square footage adjusted @\$100/square foot (\$21,400, age adjusted @\$1,000/year (\$18,000) and spa (\$5,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There are no sales or MLS listings for subject property within the past 12 months.			
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	\$559,000	\$559,000
Sales Price	\$557,000	\$557,000
30 Day Price	\$549,000	--
Comments Regarding Pricing Strategy		
Subject property should be priced near mid high range of competing listings due to short supply of competing listings, high demand for pool properties, but slowing of pending sales within the past 90-120 days. This property is most like Sale #3, which sold for adjusted sales price of \$556,900. This property was under contract in 19 days on market. Subject property would be expected to sell near this price point with 90 days on market.		

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

Listing Photos

L1 10740 Tuscan Ct
Las Vegas, NV 89141



Front

L2 4573 Ondoro Ave
Las Vegas, NV 89141



Front

L3 4610 Milvio Ave
Las Vegas, NV 89141



Front

Sales Photos

S1 11131 Ferragamo Ct
Las Vegas, NV 89141



Front

S2 11282 Campanile St
Las Vegas, NV 89141



Front

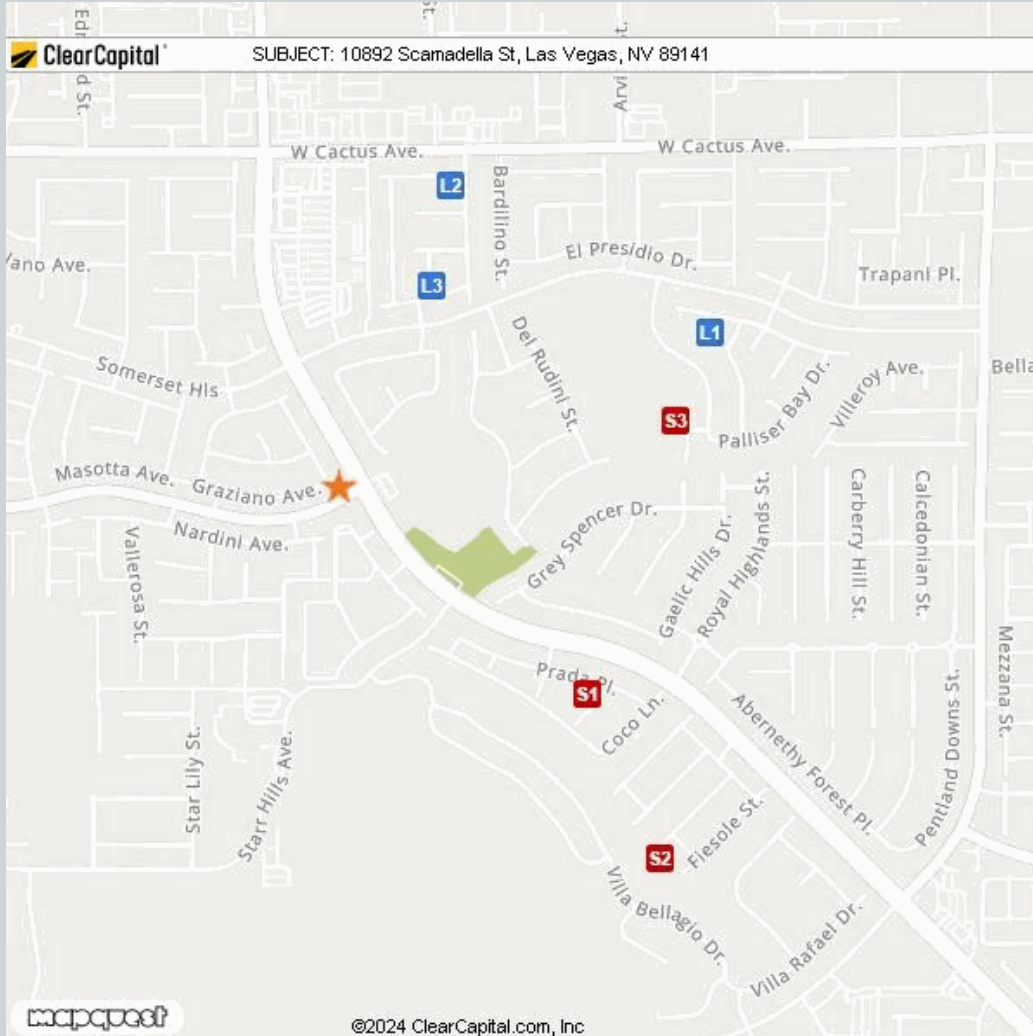
S3 4280 Paragon Highlands Ave
Las Vegas, NV 89141



Front

ClearMaps Addendum

Address ★ 10892 Scamadella Street, Las Vegas, NV 89141
Loan Number 56346 **Suggested List** \$559,000 **Suggested Repaired** \$559,000 **Sale** \$557,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10892 Scamadella Street, Las Vegas, NV 89141	--	Parcel Match
L1 Listing 1	10740 Tuscan Ct, Las Vegas, NV 89141	0.56 Miles ¹	Parcel Match
L2 Listing 2	4573 Ondoro Ave, Las Vegas, NV 89141	0.45 Miles ¹	Parcel Match
L3 Listing 3	4610 Milvio Ave, Las Vegas, NV 89141	0.31 Miles ¹	Parcel Match
S1 Sold 1	11131 Ferragamo Ct, Las Vegas, NV 89141	0.45 Miles ¹	Parcel Match
S2 Sold 2	11282 Campanile St, Las Vegas, NV 89141	0.68 Miles ¹	Parcel Match
S3 Sold 3	4280 Paragon Highlands Ave, Las Vegas, NV 89141	0.48 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Linda Bothof	Company/Brokerage	Linda Bothof
License No	B.0056344.INDV	Address	8565 S Eastern Ave Las Vegas NV 89123
License Expiration	05/31/2024	License State	NV
Phone	7025248161	Email	lbothof7@gmail.com
Broker Distance to Subject	5.62 miles	Date Signed	01/16/2024

/Linda Bothof/

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: **Linda Bothof** ("Licensee"), **B.0056344.INDV** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Linda Bothof** (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: **10892 Scamadella Street, Las Vegas, NV 89141**
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: **January 16, 2024**

Licensee signature: **/Linda Bothof/**

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.