

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	3420 Catherine Mermet Avenue, North Las Vegas, NEVADA 89081	Order ID	9132682	Property ID	35026565
Inspection Date	01/29/2024	Date of Report	01/29/2024		
Loan Number	56500	APN	12425811008		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		
Tracking IDs					
Order Tracking ID	1.29_BPO	Tracking ID 1	1.29_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	SFR INVESTMENTS POOLS 1 LLC	The subject is a two story, single family detached home with framed stucco exterior construction that is adequately maintained. The subject shows in average condition with no visible signs of deterioration, per exterior inspection
R. E. Taxes	\$1,981	
Assessed Value	\$115,432	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Berkshire Estates 702-531-3382	
Association Fees	\$29 / Month (Other: ccrs)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in a suburban location that has close proximity to schools, parks, shops, and major highways. The market is currently a stable neighborhood. The subject property is located in a neighborhood of similar homes of similar condition, style, and materials.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$402000 High: \$506000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3420 Catherine Mermet Avenue	5613 Grandmother Hat St	3412 May Time Ave	3817 Bella Legato Ave
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89081	89081	89081	89081
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.25 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$445,000	\$460,000	\$439,900
List Price \$	--	\$450,000	\$460,000	\$439,900
Original List Date		11/22/2023	01/09/2024	11/09/2023
DOM · Cumulative DOM	-- · --	68 · 68	20 · 20	81 · 81
Age (# of years)	17	17	17	17
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Historical	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,835	1,835	2,356	2,262
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 3
Total Room #	6	8	6	9
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	--	--
Lot Size	0.14 acres	0.14 acres	0.14 acres	0.12 acres
Other	none	none	none	none

* 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** Professional Photography has been scheduled for this amazing, well-kept property. An in-ground pool in the rear yard provides an relaxing retreat for the the new owner. 20x20 inch tile covers the first floor in it's entirety. The kitchen features an updated backsplash and granite countertops with stainless steel appliances. Hardwood laminate flooring takes you upstairs to the primary bedroom, guest bedrooms and the remainder of the property. Rare opportunity to own this floorplan with a pool in this well-placed neighborhood.
- Listing 2** Experience the allure of this captivating 3-bedroom, 3-bathroom residence! Revel in the exquisite details, from the granite countertops and sunken living room to the den. The kitchen boasts tile flooring, complemented by vaulted ceilings and a cozy fireplace in the living area. The expansive master suite features a generous balcony, and the convenience of an upstairs laundry adds to the appeal. Enjoy the spacious 3-car garage, and black canvas backyard big enough for a pool, and an extended patio with pavers. Additional highlights include a double sink in the hall bath, a sizable walk-in closet in the master suite, and a master bath with a separate shower and soaking tub. With generously sized bedrooms and the inclusion of all appliances, this home is a must-see!
- Listing 3** Stop The Car...hard To Find A Home Like This On The Market In The Highly Desirable Berkshire Estates! Split Level 4-bedroom 3 Bath Home With A 3-car Garage; Open Floorplan With Vaulted Ceilings; Main Living Area Is On The Upper Floor; Upgraded Laminate wood flooring;Great Room With Fireplace Off Kitchen Featuring White cabinets with Hardware; Lots Of Cabinet Storage; Island Bar; Granite Counter-tops; Gas Stove and Cooktop; Built In Microwave; Recessed Lighting And Pantry Storage; Large Primary Suite That Features Walk In Closet; Dual Vanity With Make Up Counter, Separate Tub And Shower; Walk out Deck; 2nd Bedroom Has Ceiling Fan; The Lower Level Of This Creative Plan Features Nice Sized Family Room, Two Bedrooms With Ceiling Fans, A Full Bath, And The Laundry Room; Huge Deck with Peek a Boo view of Mountains; Covered Patio; Lot's Of Room On This Pool Sized Lot With Mature Landscaping. See It Today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3420 Catherine Mermet Avenue	5750 Sunset Downs St	5608 Folksinger Ct	3217 Green Ice Ave
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89081	89081	89081	89081
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.22 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,900	\$450,000	\$439,000
List Price \$	--	\$379,900	\$450,000	\$439,000
Sale Price \$	--	\$385,000	\$435,000	\$442,000
Type of Financing	--	Fha	Va	Conv
Date of Sale	--	12/28/2023	12/22/2023	11/14/2023
DOM · Cumulative DOM	-- · --	148 · 148	49 · 49	25 · 25
Age (# of years)	17	17	18	18
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Historical	1 Story Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,835	1,811	1,689	2,065
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	8	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	--	--	Pool - Yes	--
Lot Size	0.14 acres	0.16 acres	0.15 acres	0.14 acres
Other	none	none	none	none
Net Adjustment	--	+\$8,000	-\$10,000	-\$6,900
Adjusted Price	--	\$393,000	\$425,000	\$435,100

* Sold 1 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** AGE RESTRICTED 55+ Gated Resort Style Living. Solar Panels. Close to the New State of The Art VA Hospital and Shopping. Easy access to the 215 and the I-15. Rarely does this Model become Available. Large Corner Lot with Pool Size Backyard or Space for an Inground Spa. 2 Bedrooms Plus Den (Easily could be a 3rd Bedroom). Walk In Closets in Both Bedrooms. Large Guest Suite with it's own Bathroom and Walk In Closet. No Carpet. Open Floor Plan with Vaulted Ceiling and Shutters. Chefs Kitchen with Large Island and Lots of Counter Space and Cabinets, Breakfast Area with Plenty of Space for a Table. Large Separate Dining Area also. Primary Suite with Slider to BackYard with Extended Covered Patio. Primary Bath with Shower and Soaker Tub, Double Vanity and Huge Walk In Closet. Laundry Room with Cabinets and Counter Space. Pebble Tech Driveway, WalkWay and CourtYard. Epoxy Garage Floor. Great Clubhouse with 2 Pools/Spa, Gym, Tennis/Pickleball, Putting Green, Social Calendar. Dog Park
- Sold 2** Beautiful turn-key corner house with a gorgeous custom saltwater solar heated pool. You won't find another spacious landscaped yard with covered seating and a shed in this price range. Tankless water heater. Stainless appliances. No Carpet. Low HOA!!! Close to Shadow Creek Golf Course and DL Dickens Elementary. Don't miss this opportunity to be swimming in your own pool by spring!
- Sold 3** 2 story home with FULL BALCONY and Large rear yard that borders golf course. Home has many upgrades, Crown molding, Shutters, custom paint, custom kitchen cabinets, Travertine tile throughout 1st floor, Window tint. Living room upon entry that leads to the kitchen, stainless LG appliances, hood & breakfast bar. (SS refrigerator and double oven range included) Kitchen looks into separate family room. Loft w/ ceiling fan, built in wall unit & cabinets. Full walk out Balcony off Loft & primary bedroom!. Primary bedroom w/walk in closet, fan, and double sinks. Laundry, Bedroom 2 & 3, and 2nd full bath upstairs. Oversized yard with new artificial turf, patio, gazebo, spa pad, and fire pit. Located on the back side of the community & backed to golf course. All appliances, and Ring doorbell included. Pride in ownership shines on this clean highly upgraded home.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None noted			
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	\$428,000	\$428,000
Sales Price	\$418,000	\$418,000
30 Day Price	\$408,000	--
Comments Regarding Pricing Strategy		
<p>The market was slow for comps similar to the subject's style and GLA within the immediate neighborhood. Due to the lack of available comps, I went back 6 months, out in distance 5 blocks, and even with relaxing gla search criteria I was unable to find any comps which fit the style requirements. Within 5 blocks and back 6 months I found 8 comps of which I could only use 6 due to condition factors. The comps used are the best possible currently available comps within 5 blocks and adjustments are sufficient for this area to account for the differences in the subject and comparables.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

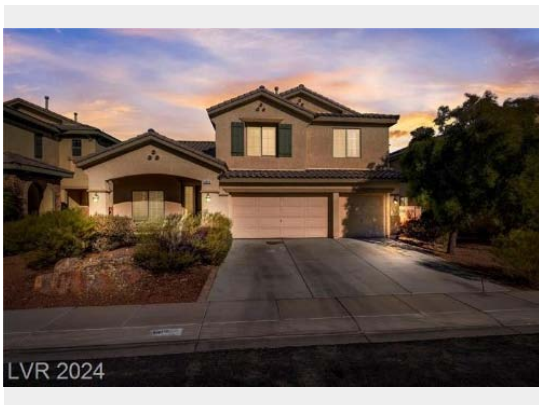
Listing Photos

L1 5613 Grandmother Hat St
North Las Vegas, NV 89081



Front

L2 3412 May Time Ave
North Las Vegas, NV 89081



Front

L3 3817 Bella Legato Ave
North Las Vegas, NV 89081



Front

Sales Photos

S1 5750 Sunset Downs St
North Las Vegas, NV 89081



Front

S2 5608 Folksinger Ct
North Las Vegas, NV 89081



Front

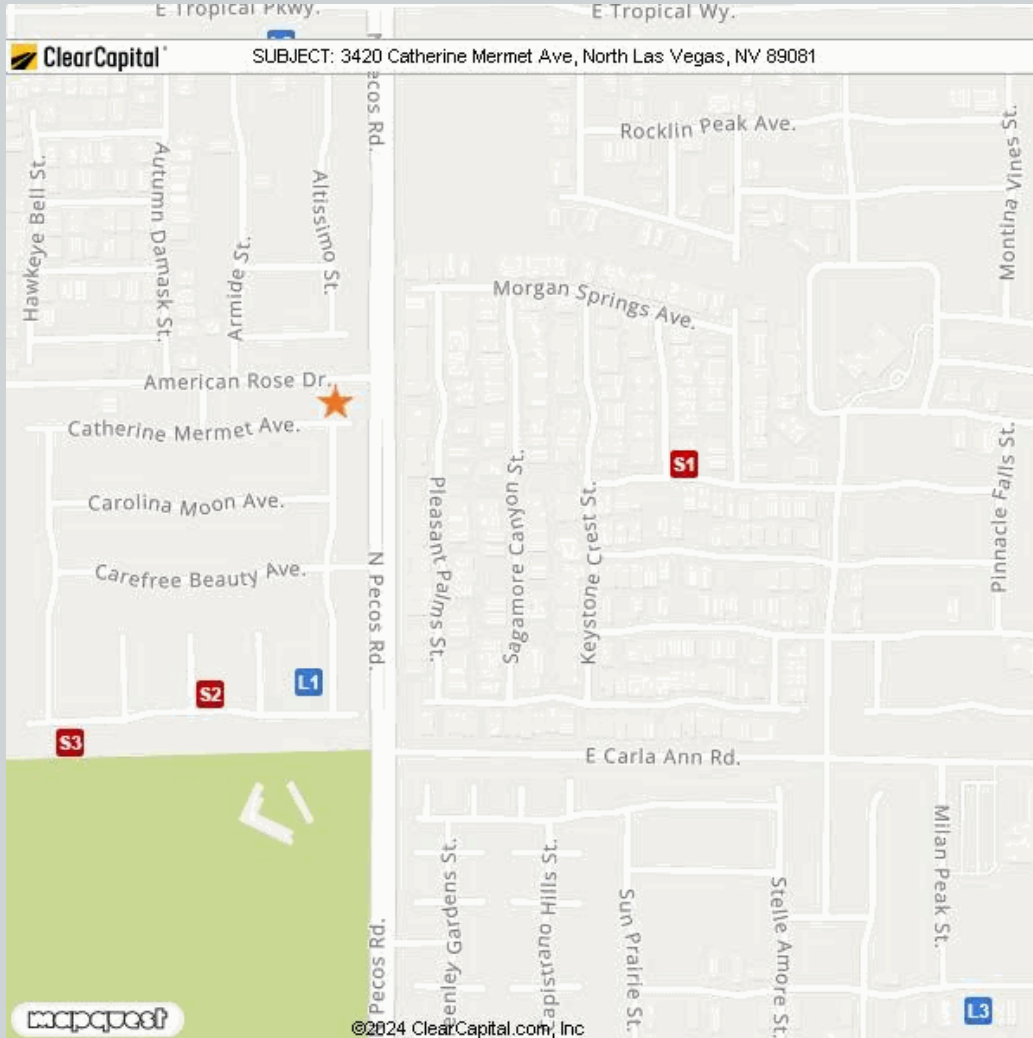
S3 3217 Green Ice Ave
North Las Vegas, NV 89081



Front

ClearMaps Addendum

Address ★ 3420 Catherine Mermet Avenue, North Las Vegas, NEVADA 89081
Loan Number 56500 **Suggested List** \$428,000 **Suggested Repaired** \$428,000 **Sale** \$418,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3420 Catherine Mermet Avenue, North Las Vegas, Nevada 89081	--	Parcel Match
L1 Listing 1	5613 Grandmother Hat St, North Las Vegas, NV 89081	0.19 Miles ¹	Parcel Match
L2 Listing 2	3412 May Time Ave, North Las Vegas, NV 89081	0.25 Miles ¹	Parcel Match
L3 Listing 3	3817 Bella Legato Ave, North Las Vegas, NV 89081	0.61 Miles ¹	Parcel Match
S1 Sold 1	5750 Sunset Downs St, North Las Vegas, NV 89081	0.25 Miles ¹	Parcel Match
S2 Sold 2	5608 Folksinger Ct, North Las Vegas, NV 89081	0.22 Miles ¹	Parcel Match
S3 Sold 3	3217 Green Ice Ave, North Las Vegas, NV 89081	0.30 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	Reginald Broaden	Company/Brokerage	WEST COAST REALTY LLC
License No	B.0043579.LLC	Address	6135 THEATRICAL RD LAS VEGAS NV 89031
License Expiration	01/31/2026	License State	NV
Phone	7022184665	Email	westcoastrealty1@gmail.com
Broker Distance to Subject	4.24 miles	Date Signed	01/29/2024

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.