

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	874 San Lucas Way, Mesquite, NV 89027	Order ID	9135259	Property ID	35032562
Inspection Date	02/01/2024	Date of Report	02/06/2024		
Loan Number	56503	APN	001-18-815-002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	1.30_bpo	Tracking ID 1	1.30_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Friskey Reginald L	Condition Comments	
R. E. Taxes	\$1,499	Subject property appears to be in average condition, no repairs noted apparent on the date of inspection.	
Assessed Value	\$102,682		
Zoning Classification	Residential		
Property Type	Townhome		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	N/A NA		
Association Fees	\$166 / Month (Pool,Landscaping,Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in suburban location that has close proximity to schools, shops and major highways. The market is currently stable neighborhood. The property conforms to the neighborhood in terms of functional utility, condition and quality of construction.	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$420,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	874 San Lucas Way	543 Hagens Aly	351 Muscat Dr	549 Beacon Ridge Way
City, State	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV
Zip Code	89027	89027	89027	89027
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.77 ¹	1.10 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$375,000	\$294,900	\$315,000
List Price \$	--	\$359,000	\$294,900	\$315,000
Original List Date		07/02/2023	01/23/2024	01/22/2024
DOM · Cumulative DOM	-- · --	213 · 219	8 · 14	9 · 15
Age (# of years)	15	20	23	26
Condition	Average	Average	Average	Good
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 Townhouse	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,347	1,690	1,360	1,366
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	2 · 2
Total Room #	5	7	7	5
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	0.11 acres	0.05 acres	0.1 acres	0.09 acres
Other	Patio	Patio	Patio, Fence	Patio

* 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 -2500/Bed, -3430/gla, 500/age Superior in GLA, bedroom, similar in bathroom, older than the subject.

Listing 2 -2500/Bed, 800/age, -1000/amenity Similar in GLA, bathroom, superior in bedroom, older than the subject.

Listing 3 1100/age Similar in GLA, bedroom, bathroom and older than the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	874 San Lucas Way	255 San Juan Ln	471 Hagens Aly	484 Hagens Aly
City, State	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV
Zip Code	89027	89027	89027	89027
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.43 ¹	0.42 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$304,000	\$375,000	\$348,000
List Price \$	--	\$304,000	\$339,900	\$325,000
Sale Price \$	--	\$298,000	\$330,900	\$310,000
Type of Financing	--	Convventional	Convventional	Convventional
Date of Sale	--	04/24/2023	12/14/2023	10/25/2023
DOM · Cumulative DOM	-- · --	102 · 102	185 · 185	57 · 57
Age (# of years)	15	19	20	20
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 Townhouse	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,347	1,271	1,690	1,360
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	2 · 2
Total Room #	5	5	7	5
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	0.11 acres	0.08 acres	0.01 acres	0.03 acres
Other	Patio	None	Patio	None
Net Adjustment	--	+\$1,760	-\$5,430	+\$1,500
Adjusted Price	--	\$299,760	\$325,470	\$311,500

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 760/gla, 1000/amenity Inferior in GLA, similar in bedroom, bathroom and age.

Sold 2 -2500/Bed, -3430/gla, 500/age Superior in GLA, bedroom, similar in bathroom, older than the subject.

Sold 3 500/age, 1000/amenity Similar in GLA, bedroom, bathroom and age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject withdraw \$320000, 01/28/2024					
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	\$325,000	\$325,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
<p>Subject is townhome with gla 1347 sqft in a suburban setting and it appears to be in average condition with no repairs noted apparent on the date of inspection. The subject should be sold in as-is condition. The market condition is currently stable. The subject is occupied and verified through tax records. Subject's final value represents a value with normal marketing time and based on the most similar and proximate comps in this report. All the necessary adjustments are made and also it would not affect the subject's marketability. There is a lack of similar comps in the area, so it was necessary to use comps that have a variance in GLA, lot size, bedroom/bathroom counts and style. Comps chosen were more appropriate than closer comps available and were adjusted for in regards to any discrepancies to subject. The sales Comparison Approach were used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property. Value best supported by sold comp 3 and list comp 3, being the most comparable to the subject in terms of gla, beds, and distance.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (2/6/2024)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Address Verification



Side



Side



Back



Street

Subject Photos



Street



Street



Other

Listing Photos

L1 543 Hagens Aly
Mesquite, NV 89027



Front

L2 351 Muscat Dr
Mesquite, NV 89027



Front

L3 549 Beacon Ridge Way
Mesquite, NV 89027



Front

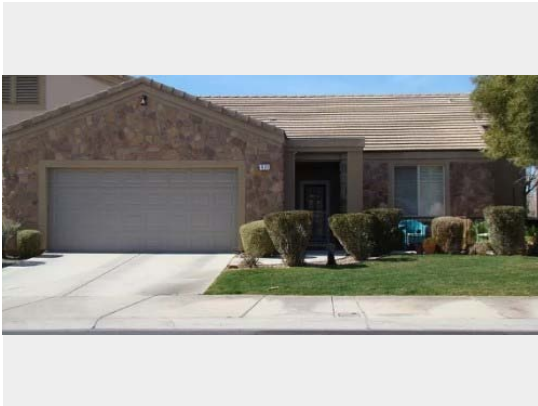
Sales Photos

S1 255 San Juan Ln
Mesquite, NV 89027



Front

S2 471 Hagens Aly
Mesquite, NV 89027



Front

S3 484 Hagens Aly
Mesquite, NV 89027



Front

ClearMaps Addendum

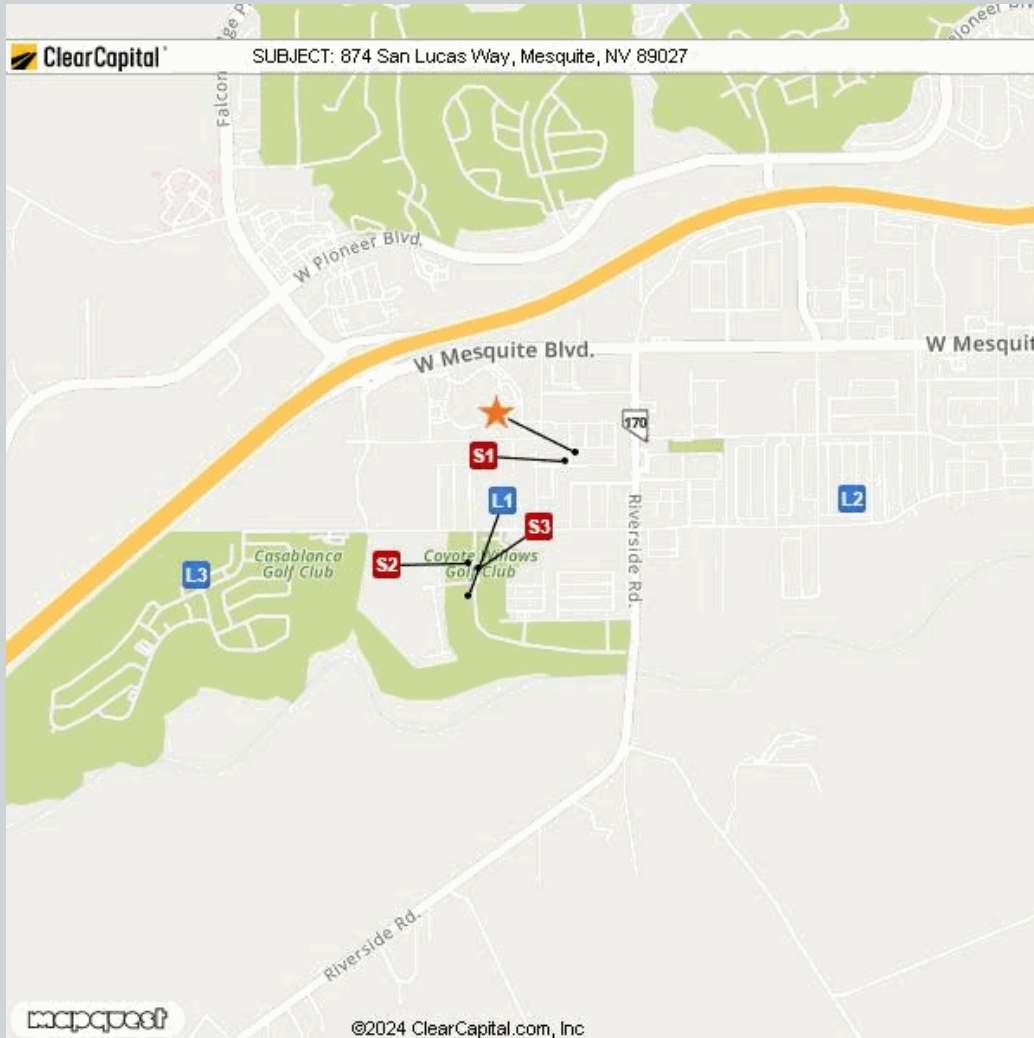
Address ★ 874 San Lucas Way, Mesquite, NV 89027

Loan Number 56503

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	874 San Lucas Way, Mesquite, NV 89027	--	Parcel Match
L1 Listing 1	543 Hagens Aly, Mesquite, NV 89027	0.49 Miles ¹	Parcel Match
L2 Listing 2	351 Muscat Dr, Mesquite, NV 89027	0.77 Miles ¹	Parcel Match
L3 Listing 3	549 Beacon Ridge Way, Mesquite, NV 89027	1.10 Miles ¹	Parcel Match
S1 Sold 1	255 San Juan Ln, Mesquite, NV 89027	0.04 Miles ¹	Parcel Match
S2 Sold 2	471 Hagens Aly, Mesquite, NV 89027	0.43 Miles ¹	Parcel Match
S3 Sold 3	484 Hagens Aly, Mesquite, NV 89027	0.42 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.

Report Instructions - cont.

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.

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	Meline Hakobyan	Company/Brokerage	Realty One Group
License No	S.0066538	Address	7824 Emerald Harbor ct las vegas NV 89128
License Expiration	07/31/2024	License State	NV
Phone	7027678595	Email	melineh75@gmail.com
Broker Distance to Subject	76.73 miles	Date Signed	02/01/2024

/Meline Hakobyan/

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: **Meline Hakobyan** ("Licensee"), **S.0066538** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Realty One Group** (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: **874 San Lucas Way, 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: **February 6, 2024**

Licensee signature: **/Meline Hakobyan/**

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.