

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	1370 Stone Haven Street, Mesquite, NV 89027	Order ID	9167775	Property ID	35098125
Inspection Date	02/19/2024	Date of Report	02/20/2024		
Loan Number	56678	APN	00105712001		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	2.16_BPO	Tracking ID 1	2.16_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	SYLVIA W FLYNT	The subject property appeared to be in good condition. The roof look good and there are no visible broken tiles. The stucco looked clean and in good condition. The yard is rock and a few bushes. There are several weeds in the front yard. The previous listing showed it to be financeable. From the old pictures online, the subject has lite cabinets and dark granite countertops and tile floors throughout the home. In back there's a large covered patio with rock landscaping and a Zen garden. There is a also a nice mountain view.
R. E. Taxes	\$1,909	
Assessed Value	\$138,406	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Front door was locked, that's all I checked.)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Mesquite Estates 702-387-5533	
Association Fees	\$35 / Month (Other: Park)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	The subject is located in a newer community in the foothills of Mesquite. It has a HOA with a low fee so, there aren't many amenities. The only problem with neighborhood is they are still building new homes in the immediate area. The builder's are being aggressive with there pricing and are well below the comparable subject value. Also, I was not able to find and suitable comps within a mile of the subject, so I went out 2 miles. I suspect there aren't any recent sold comps in the area, because of the new construction.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$334800 High: \$630396	
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	1370 Stone Haven Street	1367 Blue Ridge Trl.	1333 Stonewall Bnd.	673 Beech Wood Ln
City, State	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV
Zip Code	89027	89027	89027	89027
Datasource	MLS	Public Records	Public Records	MLS
Miles to Subj.	--	0.16 ¹	0.12 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$567,000	\$549,000	\$525,000
List Price \$	--	\$539,900	\$549,000	\$525,000
Original List Date		11/19/2023	01/29/2024	02/14/2024
DOM · Cumulative DOM	-- · --	90 · 93	21 · 22	5 · 6
Age (# of years)	8	2	3	6
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	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,718	1,839	1,753	1,718
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.17 acres	0.23 acres	0.16 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.

Current Listings - Cont.

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

- Listing 1** Listing #1 similar in GLA and lot size, and is located .16 miles away from the subject property. This listing has been updated with wood laminate floors throughout the house. The kitchen has lite cabinets and lite quartz countertops and a tile backsplash. The master bath has been upgraded with a granite walk-in shower. In back there's a covered patio and rock landscaping. This property is superior to the subject.
- Listing 2** Listing #2 is similar in GLA, but has a larger lot. It located .12 miles away from the subject. This property has maple cabinets and granite countertops. It has wood laminate in the living areas and bathrooms and carpet in the bedrooms. Th backyard has a small patch of synthetic grass and rock landscaping.
- Listing 3** Listing #3 is located .65 miles away from the subject property. It's the same floorplan, with the same GLA and a similar lot size as the subject. The interior has a modern finish with dark cabinets, granite countertops and tile floors in the kitchen and baths. In the back there's a covered patio with a built-in BBQ. It's up against a hillside, so there's no rear neighbors. This is the most similar listing to the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1370 Stone Haven Street	687 Paloma Cir.	792 Padres Cir	1298 Saddle Horn Rdg.
City, State	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV
Zip Code	89027	89027	89027	89034
Datasource	MLS	Public Records	Public Records	Public Records
Miles to Subj.	--	1.65 ¹	1.88 ²	1.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$479,000	\$493,900
List Price \$	--	\$479,000	\$479,000	\$483,900
Sale Price \$	--	\$465,000	\$469,000	\$473,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	10/18/2023	11/06/2023	12/27/2023
DOM · Cumulative DOM	-- · --	152 · 152	37 · 38	52 · 53
Age (# of years)	8	19	30	13
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	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,718	1,834	1,808	1,720
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 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	0.18 acres	0.24 acres	0.18 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$465,000	\$469,000	\$473,000

* 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 #1 is similar in GLA, but has a bigger lot size. It's located 1.65 miles away from the subject. This property has maple cabinet, granite tile countertops and tile floors in the kitchen. The rest of the house has carpet and is rather plain with the finishes. The backyard has a covered patio and a small lawn. The rest of yard is a hill and has a couple of teared planters. Overall this property is inferior to the subject.
- Sold 2** Sold #2 is similar in GLA and has the same size lot. It's located 1.88 miles away from the subject. This property is older than the rest, so it's finishes are somewhat dated. The cabinets are painted cream color to match the Corian countertops. The bathrooms are dated with small tile countertops and it has carpet throughout. This property is inferior to the subject.
- Sold 3** Sold #3 is located 1.77 miles away from the subject. It's the same in GLA and has a similar lot size. This property has dark maple cabinets, granite countertops and tile floors throughout the house. The master bathroom has a walk-in shower and is finished to match the kitchen. In back there's a covered patio and yard is all pavers. It also has a golf course view.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property was listed on 2/05/2024 for \$489,999 and removed from the market on 2/16/2024.			
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
02/05/2024	\$489,999	--	--	Withdrawn	02/16/2024	\$489,999	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$479,000	\$479,000
Sales Price	\$473,000	\$473,000
30 Day Price	\$450,000	--
Comments Regarding Pricing Strategy		
<p>Listing #3 is the most similar because it's the same floorplan as the subject. However, I think it's overpriced at least \$50k. Sold #3 is also the most similar because it is a very similar floorplan as the subject and has similar finishes. I think all of the of the listings are overpriced based on the new construction prices. You can buy the same size new home within a mile or so, starting at \$400k. So that is what is weighting down the resale prices in the area. Please consider me when choosing a listing agent.</p>		

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



Side



Back



Street

Subject Photos



Street



Street



Street



Other

Listing Photos

L1 1367 Blue Ridge Trl.
Mesquite, NV 89027



Front

L2 1333 Stonewall Bnd.
Mesquite, NV 89027



Front

L3 673 Beech Wood Ln
Mesquite, NV 89027



Front

Sales Photos

S1 687 Paloma Cir.
Mesquite, NV 89027



Front

S2 792 Padres Cir
Mesquite, NV 89027



Front

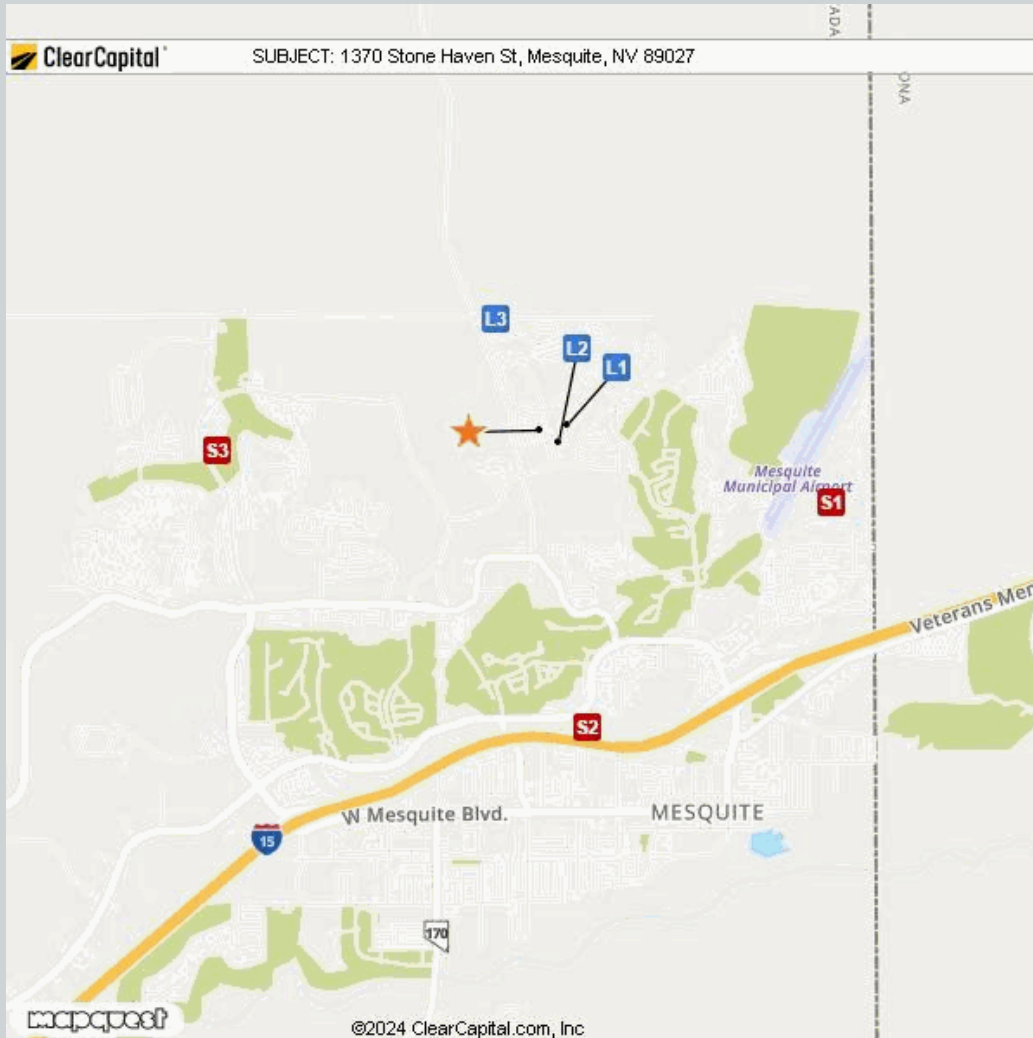
S3 1298 Saddle Horn Rdg.
Mesquite, NV 89034



Front

ClearMaps Addendum

Address ★ 1370 Stone Haven Street, Mesquite, NV 89027
Loan Number 56678 **Suggested List** \$479,000 **Suggested Repaired** \$479,000 **Sale** \$473,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1370 Stone Haven Street, Mesquite, NV 89027	--	Parcel Match
L1 Listing 1	1367 Blue Ridge Trl., Mesquite, NV 89027	0.16 Miles ¹	Parcel Match
L2 Listing 2	1333 Stonewall Bnd., Mesquite, NV 89027	0.12 Miles ¹	Parcel Match
L3 Listing 3	673 Beech Wood Ln, Mesquite, NV 89027	0.65 Miles ¹	Parcel Match
S1 Sold 1	687 Paloma Cir., Mesquite, NV 89027	1.65 Miles ¹	Parcel Match
S2 Sold 2	792 Padres Cir, Mesquite, NV 89027	1.88 Miles ²	Unknown Street Address
S3 Sold 3	1298 Saddle Horn Rdg., Mesquite, NV 89027	1.77 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	80.78 miles	Date Signed	02/20/2024

/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: **1370 Stone Haven Street, 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 20, 2024**

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.