

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.

<b>Address</b>	1140 Desert Mountain Drive, Henderson, NEVADA 89002	<b>Order ID</b>	9247915	<b>Property ID</b>	35254688
<b>Inspection Date</b>	04/01/2024	<b>Date of Report</b>	04/01/2024		
<b>Loan Number</b>	57096	<b>APN</b>	179-34-711-073		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	4.1_BPO	<b>Tracking ID 1</b>	4.1_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	TIA FOX MA	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. Clark County Tax Assessor data shows Cost Class as Fair for this property. Subject property is a 2 story, single family detached home with 1 car attached garage with entry into house. Roof is pitched concrete tile, typical for age and neighborhood. It has no fireplace, pool or spa. Property is owner occupied per tax records. This property is located in the far southern area of Henderson in the Paradise Coach Resort subdivision. This tract is comprised of 354 single family detached homes which vary in living area from 1,275-1,747 square feet. Access to schools, shopping and freeway entry is within 1/2-2 miles. Most likely buyer is first time home buyer with FHA/VA financing.
<b>R. E. Taxes</b>	\$1,232	
<b>Assessed Value</b>	\$94,730	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	Liberty at Paradise 702-737-8580	
<b>Association Fees</b>	\$165 / Month (Pool,Other: Gated Entry)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	There is a short supply of competing listings within Paradise Coach Resorts. There are no currently listed prop15 closed MLS transactions in this neighborhood. This indicates a short supply of listings, assuming 90 days on market. Average days on market time was 39 days with range 1-253 day. Average sale price was 98% of final list price. Radius expanded to have sufficient listings for this report.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$287920 High: \$532000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1140 Desert Mountain Drive	540 Albacate St	526 Eresma St	433 Riverton Rd
City, State	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
Zip Code	89002	89015	89015	89015
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.89 <sup>1</sup>	2.87 <sup>1</sup>	2.64 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$375,000	\$432,000
List Price \$	--	\$350,000	\$365,000	\$416,000
Original List Date		03/15/2024	03/07/2024	02/22/2024
DOM · Cumulative DOM	-- · --	13 · 17	8 · 25	5 · 39
Age (# of years)	18	19	19	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	1,611	1,419	1,419	1,617
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	2 · 2 · 1	3 · 2 · 1
Total Room #	7	4	4	6
Garage (Style/Stalls)	Attached 1 Car	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	0.06 acres	0.06 acres	0.06 acres	0.09 acres
Other	No Fireplace	No Fireplace	No Fireplace	No Fireplace

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 baths, condition, lot size, no fireplace and nearly identical in age. It is inferior in square footage but is superior in garage capacity. This property is inferior to subject property.

**Listing 2** Under contract, will be FHA sale. Vacant property when listed. Identical in baths, condition, lot size, no fireplace and nearly identical in age. It is inferior in square footage but is superior in garage capacity. This property is inferior to subject property.

**Listing 3** Not under contract. Vacant property when listed. Identical in baths, condition, no fireplace and nearly identical in age and square footage. It is superior in garage capacity and lot size. This property is superior to subject property.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1140 Desert Mountain Drive	1099 Paradise Coach Dr	1143 Safari Creek Dr	1159 Safari Creek Dr
<b>City, State</b>	Henderson, NEVADA	Henderson, NV	Henderson, NV	Henderson, NV
<b>Zip Code</b>	89002	89002	89002	89002
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.11 <sup>1</sup>	0.08 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$365,000	\$375,000	\$385,000
<b>List Price \$</b>	--	\$365,000	\$365,000	\$384,900
<b>Sale Price \$</b>	--	\$352,500	\$360,000	\$384,900
<b>Type of Financing</b>	--	Cash	Cash	Fha
<b>Date of Sale</b>	--	02/29/2024	12/07/2023	10/16/2023
<b>DOM · Cumulative DOM</b>	-- · --	19 · 41	26 · 90	49 · 91
<b>Age (# of years)</b>	18	17	18	18
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level	2 Stories Bi-level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,611	1,478	1,611	1,611
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	7	6	7	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.06 acres	0.06 acres	0.06 acres	0.06 acres
<b>Other</b>	No Fireplace	No Fireplace	No Fireplace	No Fireplace, Concessions
<b>Net Adjustment</b>	--	+\$12,300	\$0	-\$29,000
<b>Adjusted Price</b>	--	\$364,800	\$360,000	\$355,900

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Cash sale with \$1,000 in seller paid concessions. Vacant property when listed. Identical in baths, garage capacity, lot size and nearly identical in age. It is inferior in square footage adjusted @ \$100/square foot \$13,300, but superior in seller paid concessions (\$1,000).
- Sold 2** Cash sale with no seller paid concessions. Vacant property when listed. Identical in square footage, bedrooms, baths, garage capacity, lot size and identical in age.
- Sold 3** FHA sale with \$9,000 in seller paid concessions. Owner occupied property when listed. Identical in square footage, bedrooms, baths, garage capacity, lot size, and identical in age. It is superior in condition (\$20,000) and in seller paid concessions (\$9,000). This property is superior overall to subject property.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There are no sales or MLs records for subject property within the past 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$375,900	\$375,900
<b>Sales Price</b>	\$362,000	\$362,000
<b>30 Day Price</b>	\$355,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property should be priced near mid high range of competing listings due to shortage of directly competing properties, but slowing of pending sales. It would be expected to sell near high range of adjusted recently closed sales with 90 days on market.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



## Listing Photos

**L1** 540 Albacate St  
Henderson, NV 89015



Front

**L2** 526 Eresma St  
Henderson, NV 89015



Front

**L3** 433 Riverton Rd  
Henderson, NV 89015



Front

## Sales Photos

**S1** 1099 Paradise Coach Dr  
Henderson, NV 89002



Front

**S2** 1143 Safari Creek Dr  
Henderson, NV 89002



Front

**S3** 1159 Safari Creek Dr  
Henderson, NV 89002



Front



## ClearMaps Addendum

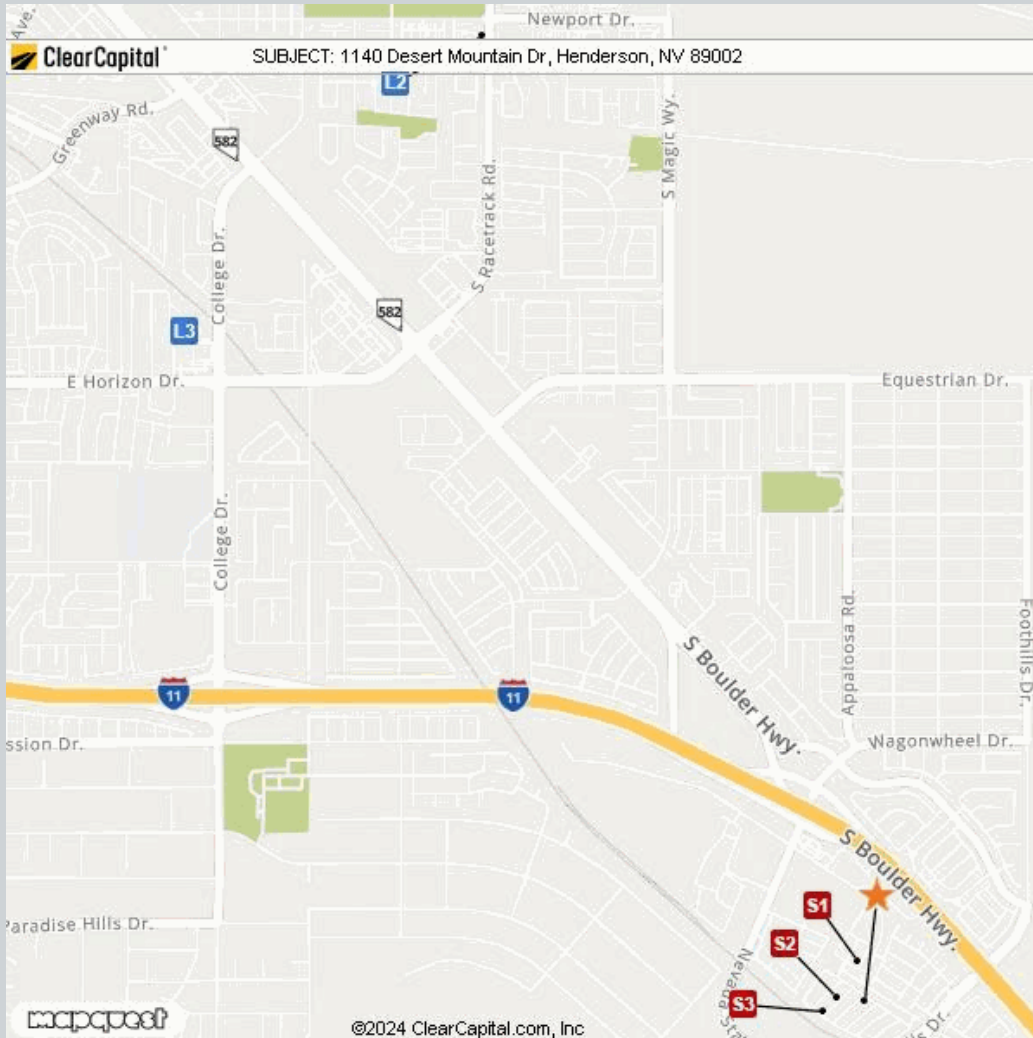
**Address** ★ 1140 Desert Mountain Drive, Henderson, NEVADA 89002

**Loan Number** 57096

**Suggested List** \$375,900

**Suggested Repaired** \$375,900

**Sale** \$362,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1140 Desert Mountain Drive, Henderson, Nevada 89002	--	Parcel Match
L1	540 Albacate St, Henderson, NV 89015	2.89 Miles <sup>1</sup>	Parcel Match
L2	526 Eresma St, Henderson, NV 89015	2.87 Miles <sup>1</sup>	Parcel Match
L3	433 Riverton Rd, Henderson, NV 89015	2.64 Miles <sup>1</sup>	Parcel Match
S1	1099 Paradise Coach Dr, Henderson, NV 89002	0.11 Miles <sup>1</sup>	Parcel Match
S2	1143 Safari Creek Dr, Henderson, NV 89002	0.08 Miles <sup>1</sup>	Parcel Match
S3	1159 Safari Creek Dr, Henderson, NV 89002	0.12 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Linda Bothof	<b>Company/Brokerage</b>	Linda Bothof
<b>License No</b>	B.0056344.INDV	<b>Address</b>	8565 S Eastern Ave Las Vegas NV 89123
<b>License Expiration</b>	05/31/2024	<b>License State</b>	NV
<b>Phone</b>	7025248161	<b>Email</b>	lbothof7@gmail.com
<b>Broker Distance to Subject</b>	11.02 miles	<b>Date Signed</b>	04/01/2024

*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.