

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	2233 Alise Street, North Las Vegas, NEVADA 89030	Order ID	9256294	Property ID	35270570
Inspection Date	04/04/2024	Date of Report	04/06/2024		
Loan Number	57160	APN	139-22-111-092		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	4.4_BPO	Tracking ID 1	4.4_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Lindo Lloyd Ainsley & Lindo Thameea T	Condition Comments The subject is a one 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	\$594	
Assessed Value	\$42,778	
Zoning Classification	Single Family	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 90 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$234000 High: \$412600	
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	2233 Alise Street	2209 Englestad St	2229 Matheson St	2060 La Salle St
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	Las Vegas, NV
Zip Code	89030	89030	89030	89106
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.05 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$360,000	\$289,900	\$339,900
List Price \$	--	\$355,000	\$289,900	\$329,999
Original List Date		03/06/2024	03/06/2024	02/07/2024
DOM · Cumulative DOM	-- · --	31 · 31	31 · 31	59 · 59
Age (# of years)	59	61	59	49
Condition	Average	Good	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 Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,568	1,350	1,418	1,637
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	8	7	6	6
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.15 acres	0.14 acres	0.19 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** FULLY REMODELED 4 bedroom, 2 bath home with fenced front yard and RV parking potential! This gorgeous single story features a BRIGHT & OPEN floor-plan with NEW luxury vinyl floors in the family room and wet areas! Kitchen features NEW quartz counter tops, NEW SS appliances, & NEW shaker cabinets! Separate dining area with french doors to back yard. Good size primary & secondary bedrooms with NEW upgraded carpet. Bathrooms have also been remodeled with NEW quartz counters, NEW vanities, NEW toilets, & CUSTOM tile work in showers! NEW doors baseboards & fixtures throughout! NOT YOUR AVERAGE REHAB! NEW ROOF, NEW PLUMBING, NEW DRYWALL, AND NEW ROOF TRUSSES! MUST SEE!
- Listing 2** This single-family home is a charming testament to the 1960s architectural style and is nestled in a community with no homeowners' association. The seller has lovingly maintained this property since the 1970s, ensuring a sense of pride and care that is reflected in the home. Boasting four bedrooms and two full bathrooms, the home provides ample space. The one car garage not only offers convenient parking but also allows for additional storage. Stepping into the backyard, you are greeted by lush landscaping, perfect for relaxing or entertaining. The covered patio extends the living space outdoors providing an ideal setting for dining and gatherings.
- Listing 3** Welcome to home to your spacious 3-bed, 2-bath haven with a bonus den! This home boasts fresh paint and flooring throughout, creating a bright and inviting atmosphere. The kitchen features sleek stainless steel appliances, perfect for culinary enthusiasts. Situated on an expansive nearly quarter-acre lot, there's plenty of outdoor space for gardening, entertaining, or simply enjoying the fresh air. Don't miss the opportunity to make this charming property your own! Schedule a viewing today and envision the possibilities of your new home in beautiful Las Vegas, NV.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2233 Alise Street	604 Marcella Ave	2500 Englestad St	2132 Travis St
City, State	North Las Vegas, NEVADA	North Las Vegas, NV	North Las Vegas, NV	North Las Vegas, NV
Zip Code	89030	89030	89030	89030
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.38 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,900	\$350,000	\$374,995
List Price \$	--	\$319,900	\$350,000	\$374,995
Sale Price \$	--	\$320,000	\$350,000	\$378,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	02/27/2024	02/23/2024	03/07/2024
DOM · Cumulative DOM	-- · --	56 · 56	28 · 28	44 · 44
Age (# of years)	59	59	53	61
Condition	Average	Average	Good	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 Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,568	1,198	1,152	2,021
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	5 · 2
Total Room #	8	6	6	8
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.14 acres	0.23 acres	0.15 acres
Other	none	none	Seller contribution \$4000	Seller contributio , \$9000
Net Adjustment	--	+\$18,500	+\$3,500	-\$27,650
Adjusted Price	--	\$338,500	\$353,500	\$350,350

* Sold 2 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 3-Bedroom Single Story Home - Great Location with I-15 Access

Sold 2 Discover the epitome of modern living in this stunningly remodeled single-story home, nestled on a spacious 10,000 sq ft lot. Boasting 4 bedrooms, 2 bathrooms, a covered carport, and RV parking, this is the home you've been searching for! Seize the opportunity to make it yours at an incredible price of just \$350,000. Your dream home awaits – act now and turn your vision into reality!

Sold 3 Welcome to this fully upgraded 5BR/2BA home, a perfect blend of style and modernity. The heart of the house is the kitchen, featuring elegant quartz countertops, stainless steel appliances, and sleek black shaker cabinets with soft-closing doors. Freshly painted throughout, it boasts stylish 5-inch baseboards and durable vinyl flooring (LVP) for a contemporary look. The bathrooms are a highlight, with new custom tile showers adding a touch of luxury. This home offers an open floor plan and extra-large bedrooms, catering to both comfort and space. With plenty of parking, including RV access, it is ideal for those with multiple vehicles or who enjoy hosting guests. fully upgraded property under 190 per sqft living area. The completely upgraded property also comes with solar panels, fully paid off, ensuring energy efficiency and peace of mind. This home combines practicality with refined design, making it a must-see for those seeking an elegant and functional living space.

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	\$355,000	\$355,000
Sales Price	\$349,000	\$349,000
30 Day Price	\$339,000	--
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 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



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 2209 Englestad St
North Las Vegas, NV 89030



Front

L2 2229 Matheson St
North Las Vegas, NV 89030



Front

L3 2060 La Salle St
Las Vegas, NV 89106



Front

Sales Photos

S1 604 Marcella Ave
North Las Vegas, NV 89030



Front

S2 2500 Englestad St
North Las Vegas, NV 89030



Front

S3 2132 Travis St
North Las Vegas, NV 89030



Front

ClearMaps Addendum

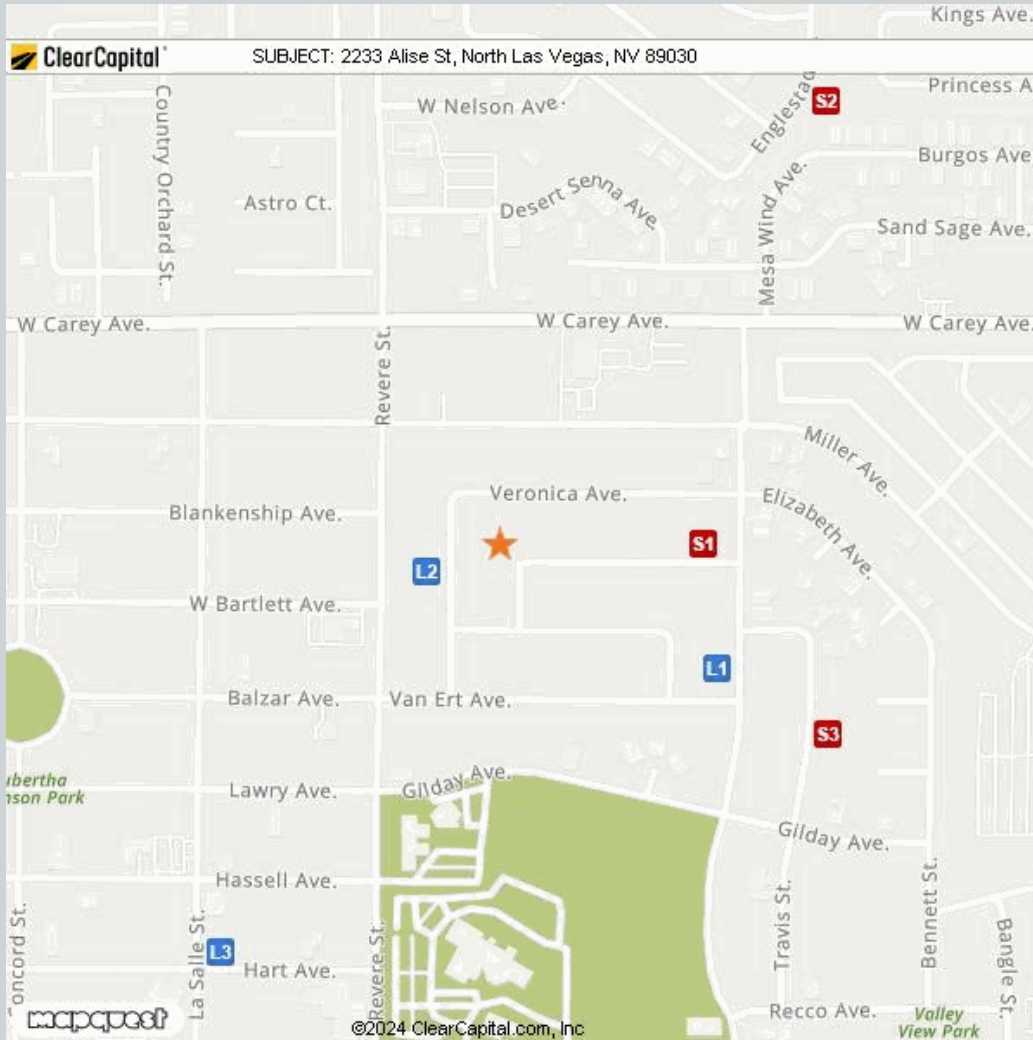
Address ★ 2233 Alise Street, North Las Vegas, NEVADA 89030

Loan Number 57160

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$349,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2233 Alise Street, North Las Vegas, Nevada 89030	--	Parcel Match
L1 Listing 1	2209 Englestad St, North Las Vegas, NV 89030	0.17 Miles ¹	Parcel Match
L2 Listing 2	2229 Matheson St, North Las Vegas, NV 89030	0.05 Miles ¹	Parcel Match
L3 Listing 3	2060 La Salle St, Las Vegas, NV 89106	0.34 Miles ¹	Parcel Match
S1 Sold 1	604 Marcella Ave, North Las Vegas, NV 89030	0.14 Miles ¹	Parcel Match
S2 Sold 2	2500 Englestad St, North Las Vegas, NV 89030	0.38 Miles ¹	Parcel Match
S3 Sold 3	2132 Travis St, North Las Vegas, NV 89030	0.26 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	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	5.14 miles	Date Signed	04/06/2024

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.