

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>	8833 Mary Avenue, Los Angeles, CA 90002	<b>Order ID</b>	6012281	<b>Property ID</b>	25730802
<b>Inspection Date</b>	12/05/2018	<b>Date of Report</b>	12/06/2018		
<b>Loan Number</b>	36644	<b>APN</b>	6043-025-014		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 12.04.18 (1)	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 12.04.18 (1)
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied	Subject was in average condition based on my inspection from the road. The quality of construction is also of average quality and is consistent with the area. Subject conforms to the area and surrounding properties.	
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		Subject has not been listed in the past 12 months or sold in the past 12 months. There is no current listing for subject property.	
<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		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--------------------	---------------------	-----------------	------------------	--------	-------------	--------------	--------

**III. Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Subject is located in a residential area with commercial use limited to exterior thoroughfares. Located close to parks, schools, freeways and transportation. Market is increasing due to overall economic growth and increasing buyer demand.	
<b>Sales Prices in this Neighborhood</b>	Low: \$295,000 High: \$435,000		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

#### IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8833 Mary Avenue	842 E 82nd St	8704 Beach St	7672 Parmelee Ave
City, State	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA
Zip Code	90002	90001	90002	90001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 <sup>1</sup>	0.50 <sup>1</sup>	0.94 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$390,000	\$363,000
List Price \$	--	\$340,000	\$390,000	\$363,000
Original List Date		09/09/2018	10/03/2018	03/12/2018
DOM · Cumulative DOM	-- · --	4 · 88	64 · 64	2 · 269
Age (# of years)	76	88	83	94
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,078	1,105	1,181	944
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	2 · 1
Total Room #	6	5	6	5
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1 acres	0.12 acres	0.10 acres	0.09 acres
Other	None	None	None	None

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

**Listing 1** Similar to subject with similar condition. Similar property style and dimensions.

**Listing 2** Similar to subject due to similar condition and property type.

**Listing 3** Similar to subject due to condition and property type. Similar property style.

\* 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.

## V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8833 Mary Avenue	10100 Courtney St	850 E 80th St	8204 Holmes Ave
City, State	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA
Zip Code	90002	90002	90001	90001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 <sup>1</sup>	0.86 <sup>1</sup>	0.77 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$377,000	\$400,000	\$350,000
List Price \$	--	\$377,000	\$400,000	\$350,000
Sale Price \$	--	\$380,000	\$375,000	\$350,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/2/2018	10/15/2018	8/1/2018
DOM · Cumulative DOM	-- · --	23 · 151	74 · 131	5 · 42
Age (# of years)	76	66	90	95
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,078	1,044	1,266	864
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1 acres	0.14 acres	0.12 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	-\$3,150	-\$6,700	+\$1,350
Adjusted Price	--	\$376,850	\$368,300	\$351,350

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

**Sold 1** Similar to subject due to condition and similar subject dimensions. Adjusted +850 for gla difference and -4000 for lot size difference.

**Sold 2** Similar to subject due to similar GLA, similar bed and bath, condition and location. Adjusted -2000 for lot size and -4700 for gla variance.

**Sold 3** Similar location and appeal, similar gla and condition. Adjusted +5350 for gla difference and -4000 for lot size difference.

\* 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.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$375,000	\$375,000
<b>Sales Price</b>	\$365,000	\$365,000
<b>30 Day Price</b>	\$345,000	--

### Comments Regarding Pricing Strategy

House number was not available at time of inspection, I verified this was the correct home by parcel map search and mapping subject's parcel location on the street using tax records. Value based on comp data found from the MLS, I used comparables within the same market. Based on the current comps and market the subject should sell in the indicated range as based on competitive sales and listings. After a thorough search in the MLS for comps of similar size and property type, I had to extend over a 1 mile radius in this area due to a lack of comparables found that were similar and reasonable substitutes for subject property.

## VII. Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.94 miles and the sold comps closed within the last 4 months. The market is reported as having increased 6% in the last 6 months. The price conclusion is deemed supported.

## VIII. Property Images

**Address** 8833 Mary Avenue, Los Angeles, CA 90002  
**Loan Number** 36644

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$365,000



**Subject** 8833 Mary Ave

**View** Front



**Subject** 8833 Mary Ave

**View** Address Verification

**Comment** "House number was not available at time of inspection, I verified this was the correct home by parcel map search and mapping subject's parcel location on the street using tax records. "

**VIII. Property Images (continued)**

**Address** 8833 Mary Avenue, Los Angeles, CA 90002  
**Loan Number** 36644

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$365,000



**Subject** 8833 Mary Ave

**View** Side



**Subject** 8833 Mary Ave

**View** Side

**VIII. Property Images (continued)**

**Address** 8833 Mary Avenue, Los Angeles, CA 90002  
**Loan Number** 36644

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$365,000



**Subject** 8833 Mary Ave

**View** Street



**Subject** 8833 Mary Ave

**View** Street

**VIII. Property Images (continued)**

**Address** 8833 Mary Avenue, Los Angeles, CA 90002

**Loan Number** 36644

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$365,000



**Listing Comp 1** 842 E 82nd St

**View** Front



**Listing Comp 2** 8704 Beach St

**View** Front



**VIII. Property Images (continued)**

**Address** 8833 Mary Avenue, Los Angeles, CA 90002  
**Loan Number** 36644      **Suggested List** \$375,000      **Suggested Repaired** \$375,000      **Sale** \$365,000



**Listing Comp 3** 7672 Parmelee Ave      **View** Front



**Sold Comp 1** 10100 Courtney St      **View** Front

**VIII. Property Images (continued)**

**Address** 8833 Mary Avenue, Los Angeles, CA 90002  
**Loan Number** 36644

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$365,000



**Sold Comp 2** 850 E 80th St

**View** Front



**Sold Comp 3** 8204 Holmes Ave

**View** Front

**ClearMaps Addendum**

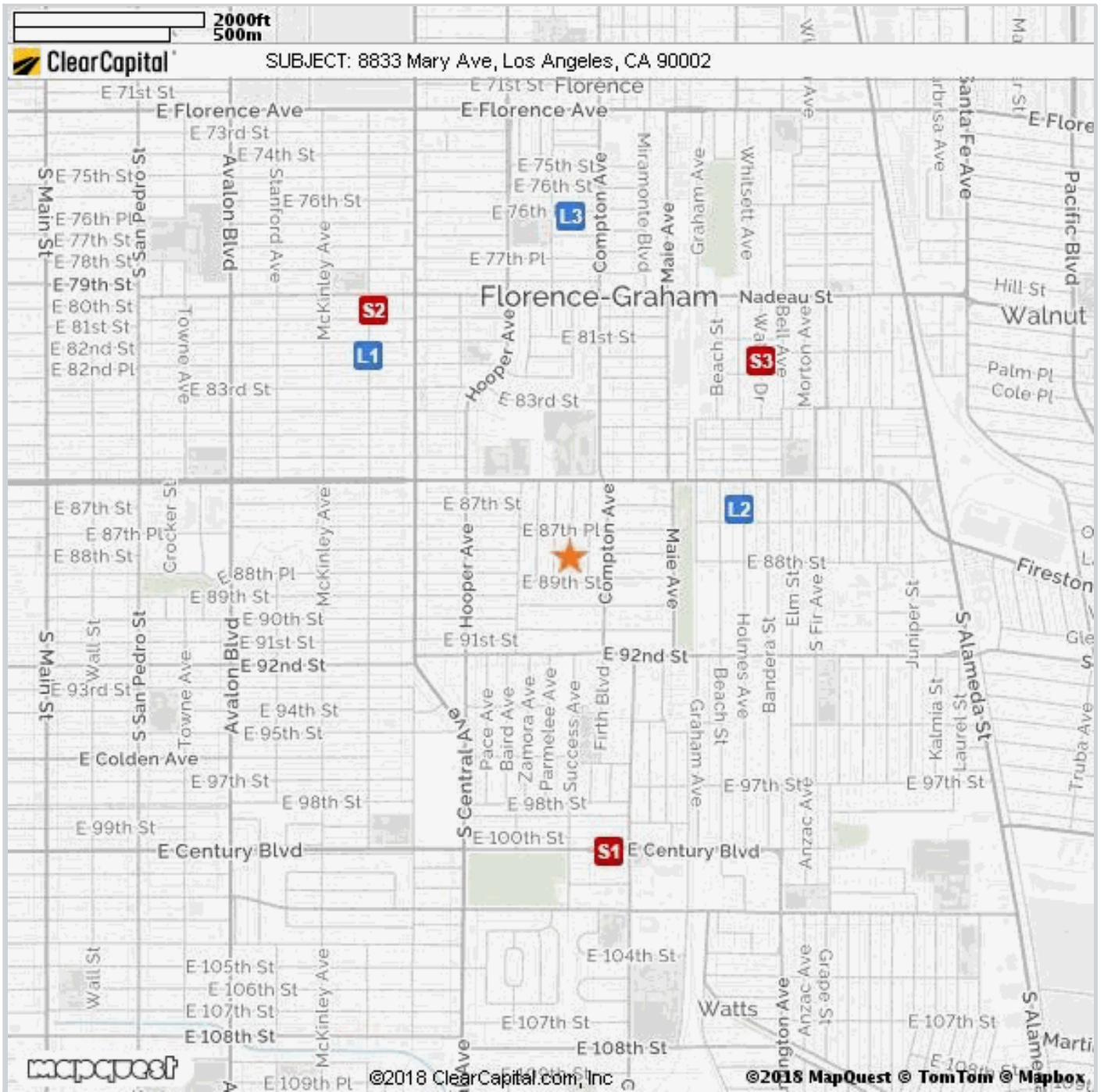
**Address** ★ 8833 Mary Avenue, Los Angeles, CA 90002

**Loan Number** 36644

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8833 Mary Ave, Los Angeles, CA	--	Parcel Match
L1 Listing 1	842 E 82nd St, Los Angeles, CA	0.77 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	8704 Beach St, Los Angeles, CA	0.50 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7672 Parmelee Ave, Los Angeles, CA	0.94 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	10100 Courtney St, Los Angeles, CA	0.80 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	850 E 80th St, Los Angeles, CA	0.86 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8204 Holmes Ave, Los Angeles, CA	0.77 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.

## 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.

## 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 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>	Francisco Ursulo	<b>Company/Brokerage</b>	SYBIL STEVENSON
<b>License No</b>	01946059		
<b>License Expiration</b>	10/18/2020	<b>License State</b>	CA
<b>Phone</b>	3236918242	<b>Email</b>	URFRANCISCO@GMAIL.COM
<b>Broker Distance to Subject</b>	11.21 miles	<b>Date Signed</b>	12/06/2018

*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 Valuation Report.*

### Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

**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.**