

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>	3094 Small Canyon Drive, Highland, CA 92346	<b>Order ID</b>	6040164	<b>Property ID</b>	25880937
<b>Inspection Date</b>	01/08/2019	<b>Date of Report</b>	01/09/2019		
<b>Loan Number</b>	36832	<b>APN</b>	1199-191-23-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 01.07.19	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO
<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	The property is in average condition and does not require any exterior repairs. The property features some minor deferred maintenance and physical deterioration due to normal wear and tear.	
<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>		The subject property is currently not listed for sale.	
<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
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**III. Neighborhood & Market Data**

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The property is located on a clean and quiet neighborhood in the older area of Highland. The property is located within .5 miles of schools, parks and shopping centers.	
<b>Sales Prices in this Neighborhood</b>	Low: \$325,000 High: \$447,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3094 Small Canyon Drive	1986 Palm Ave	4084 Mirada St	2435 Denair Ave
City, State	Highland, CA	Highland, CA	Highland, CA	Highland, CA
Zip Code	92346	92346	92346	92346
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.03 <sup>1</sup>	0.28 <sup>1</sup>	0.54 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$369,000	\$365,000	\$399,000
List Price \$	--	\$325,000	\$365,000	\$379,900
Original List Date		05/25/2018	09/28/2018	06/21/2018
DOM · Cumulative DOM	-- · --	227 · 229	101 · 103	180 · 202
Age (# of years)	42	84	42	24
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Modern	2 Stories Conventional	1 Story Modern	2 Stories Modern
# Units	1	1	1	1
Living Sq. Feet	2,249	2,394	1,850	2,531
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	4 · 2	5 · 3
Total Room #	7	9	7	10
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 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	0.39 acres	0.23 acres	0.25 acres	0.22 acres
Other	0	0	0	0

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

**Listing 1** This comp is similar in size but is older in age. This comp is in similar condition and is located in the similar neighborhood as the subject property. This comp is situated on a smaller size lot than the subject property.

**Listing 2** This comp is similar in age and is smaller in square feet than the subject property. This comp is in similar condition and is in a similar neighborhood as the subject property. This comp is situated on a smaller size lot than the subject property.

**Listing 3** This comp is newer in age and is larger in square feet than the subject property. This comp is in similar condition and is in a similar neighborhood as the subject property. This comp is situated on a smaller size lot than the subject property.

\* Listing 1 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	3094 Small Canyon Drive	3964 Piedmont Dr	3641 29th St	2841 La Praix St
City, State	Highland, CA	Highland, CA	Highland, CA	Highland, CA
Zip Code	92346	92346	92346	92346
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 <sup>1</sup>	0.51 <sup>1</sup>	0.24 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$369,900	\$380,000	\$370,000
List Price \$	--	\$350,000	\$380,000	\$370,000
Sale Price \$	--	\$350,000	\$370,000	\$375,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	1/16/2018	7/18/2018	12/6/2018
DOM · Cumulative DOM	-- · --	91 · 151	15 · 62	28 · 65
Age (# of years)	42	45	41	43
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Modern	2 Stories Modern	2 Stories Modern	2 Stories Modern
# Units	1	1	1	1
Living Sq. Feet	2,249	2,074	2,317	2,667
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	4 · 2 · 1	5 · 2 · 1
Total Room #	7	7	7	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.39 acres	0.20 acres	0.25 acres	0.29 acres
Other	0	0	0	Patio
Net Adjustment	--	+\$17,093	-\$10,300	-\$18,100
Adjusted Price	--	\$367,093	\$359,700	\$356,900

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

**Sold 1** This comp is similar in age and is smaller in square feet than the subject property. This comp is in similar condition and is in a similar neighborhood as the subject property. This comp is situated on a smaller size lot than the subject property. SoldComp1adj: \$300 inf age, + \$8750 inf sqft, + \$8043 inf lot = \$17093 over all inf adj;

**Sold 2** This comp is the closest sold comp as far as size and age are concerned. This comp is in similar condition and is in a similar neighborhood as the subject property. This comp is situated on a smaller size lot than the subject property. SoldComp2adj: \$-100 sup age, + \$-3400 sup sqft, + \$-2500 sup garage, + \$-10000 sup pool, + \$5700 inf lot = \$-10300 over all sup adj;

**Sold 3** This comp is similar in age and is larger in square feet than the subject property. This comp is in similar condition and is in a similar neighborhood as the subject property. This comp is situated on a smaller size lot than the subject property. SoldComp3adj: \$100 inf age, + \$-20900 sup sqft, + \$-500 sup room count, + \$4200 inf lot, + \$-1000 sup patio = \$-18100 over all sup adj;

\* 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>	\$367,000	\$367,000
<b>Sales Price</b>	\$362,000	\$362,000
<b>30 Day Price</b>	\$357,000	--

### Comments Regarding Pricing Strategy

Price in the high 300's to compete with comps in the area. The price per sqft ranges from \$125 per sqft to around \$222 per sqft in the area. Of the 8 comparable listings within 1 miles of the subject property; 0 are REO, 0 are short sales and 8 standard sales. The comparable active listing price within 1 miles of the subject ranges between; 325K to 447K.

## VII. 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.

**VIII. Property Images**

**Address** 3094 Small Canyon Drive, Highland, CA 92346  
**Loan Number** 36832

**Suggested List** \$367,000

**Suggested Repaired** \$367,000

**Sale** \$362,000



**Subject** 3094 Small Canyon Dr

**View** Front



**Subject** 3094 Small Canyon Dr

**View** Front



VIII. Property Images (continued)

Address 3094 Small Canyon Drive, Highland, CA 92346  
Loan Number 36832 Suggested List \$367,000 Suggested Repaired \$367,000 Sale \$362,000



Subject 3094 Small Canyon Dr

View Address Verification



Subject 3094 Small Canyon Dr

View Street

VIII. Property Images (continued)

Address 3094 Small Canyon Drive, Highland, CA 92346  
Loan Number 36832 Suggested List \$367,000 Suggested Repaired \$367,000 Sale \$362,000



Subject 3094 Small Canyon Dr

View Street



Subject 3094 Small Canyon Dr

View Other

Comment "private driveway leading to property"

**VIII. Property Images (continued)**

**Address** 3094 Small Canyon Drive, Highland, CA 92346  
**Loan Number** 36832      **Suggested List** \$367,000      **Suggested Repaired** \$367,000      **Sale** \$362,000



**Listing Comp 1** 1986 Palm Ave      **View** Front



**Listing Comp 2** 4084 Mirada St      **View** Front



**VIII. Property Images (continued)**

**Address** 3094 Small Canyon Drive, Highland, CA 92346  
**Loan Number** 36832

**Suggested List** \$367,000

**Suggested Repaired** \$367,000

**Sale** \$362,000



**Listing Comp 3** 2435 Denair Ave

**View** Front



**Sold Comp 1** 3964 Piedmont Dr

**View** Front

**VIII. Property Images (continued)**

**Address** 3094 Small Canyon Drive, Highland, CA 92346  
**Loan Number** 36832      **Suggested List** \$367,000      **Suggested Repaired** \$367,000      **Sale** \$362,000



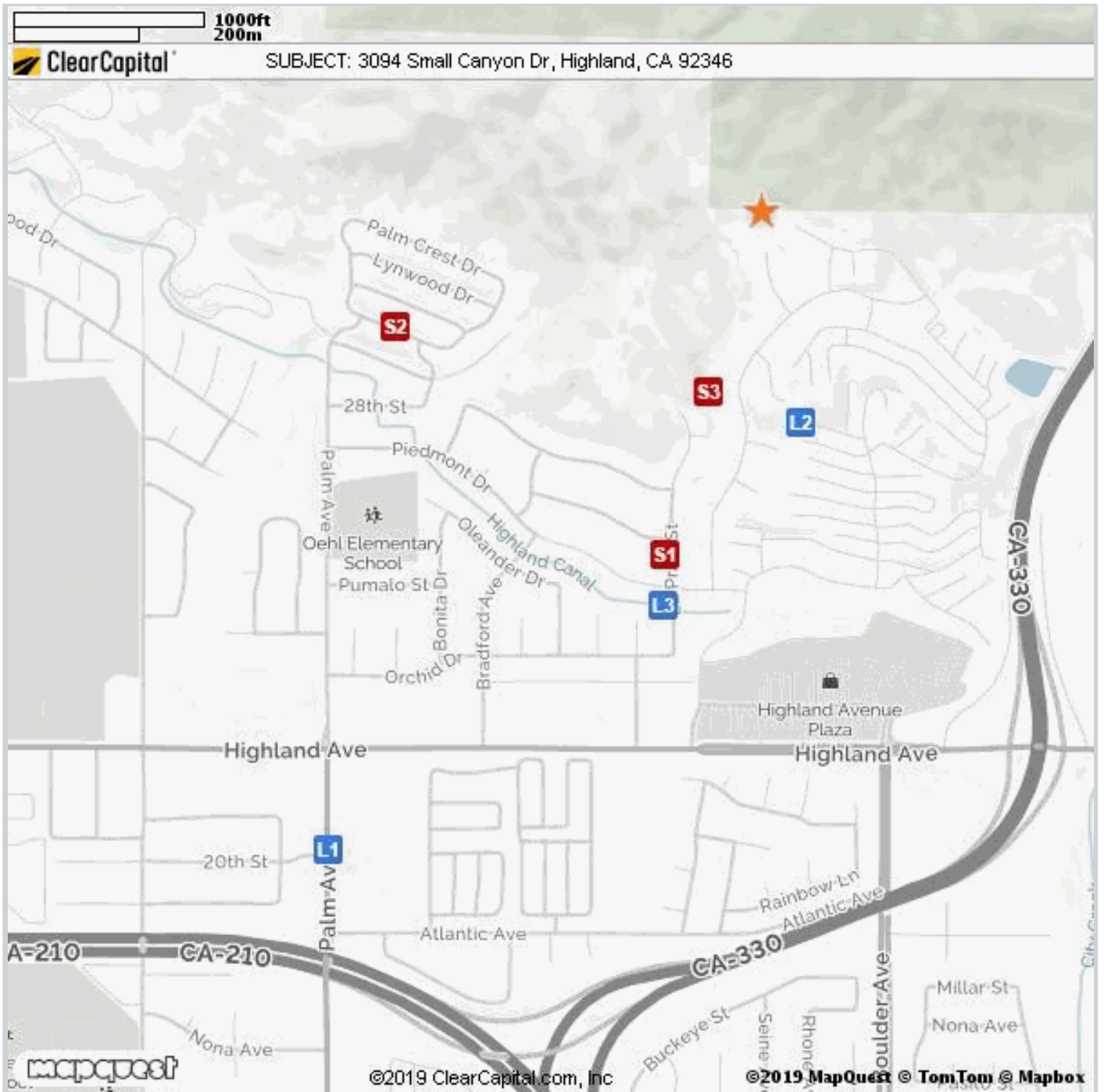
**Sold Comp 2** 3641 29th St      **View** Front



**Sold Comp 3** 2841 La Praix St      **View** Front

**ClearMaps Addendum**

**Address** ★ 3094 Small Canyon Drive, Highland, CA 92346  
**Loan Number** 36832      **Suggested List** \$367,000      **Suggested Repaired** \$367,000      **Sale** \$362,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3094 Small Canyon Dr, Highland, CA	--	Parcel Match
L1 Listing 1	1986 Palm Ave, Highland, CA	1.03 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4084 Mirada St, Highland, CA	0.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2435 Denair Ave, Highland, CA	0.54 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3964 Piedmont Dr, Highland, CA	0.47 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3641 29th St, Highland, CA	0.51 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2841 La Praix St, Highland, CA	0.24 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>	Cem Can Tumkaya	<b>Company/Brokerage</b>	Realty U.S.A.
<b>License No</b>	01440998		
<b>License Expiration</b>	07/18/2020	<b>License State</b>	CA
<b>Phone</b>	9095464604	<b>Email</b>	tumkayan1@hotmail.com
<b>Broker Distance to Subject</b>	8.89 miles	<b>Date Signed</b>	01/09/2019

*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.**