

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	4316 W 167th Street, Lawndale, CA 90260	Order ID	6215788	Property ID	26697068
Inspection Date	06/20/2019	Date of Report	06/23/2019		
Loan Number	37702	APN	4075-010-016		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 06.19.19 -1	Tracking ID 1	BotW New Fac-DriveBy BPO 06.19.19 -1
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Prop Fund 2016 LI	Condition Comments	
R. E. Taxes	\$1,226		Subject needs a new roof. Roof appears uneven and excessively worn. Subject property needs fresh exterior paint. Current exterior paint suffers from excessive wear and tear.
Assessed Value	\$63,296		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$12,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$12,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable		Market area is considered the entire small city of Lawndale. The city of Lawndale is 1.97 square miles in area and consists of mixed commercial, 1 and 2 story single family residences, and multi family properties of mixed occupancies.
Sales Prices in this Neighborhood	Low: \$500,000 High: \$694,888		
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	4316 W 167th Street	15129 Fonthill Ave	4533 W 165th St	15205 Cerise Ave
City, State	Lawndale, CA	Lawndale, CA	Lawndale, CA	Gardena, CA
Zip Code	90260	90260	90260	90249
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.22 ¹	0.32 ¹	1.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$564,900	\$575,000	\$525,000
List Price \$	--	\$564,900	\$575,000	\$525,000
Original List Date		06/04/2019	04/20/2019	05/10/2019
DOM · Cumulative DOM	-- · --	12 · 19	49 · 64	7 · 44
Age (# of years)	75	68	67	72
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Adverse ; Other
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,313	1,081	1,299	1,001
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Attached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.12 acres	0.12 acres	0.14 acres
Other	--	Bonus Room	--	--

* 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.

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

Listing 1 This listing is considered in similar condition to the subject property in square footage. Also considering the bonus room, the floorplan amenities are similar as well. This listing has a slightly smaller lot size than the subject property.

Listing 2 Listing 2 is considered to be in similar condition the subject with a similar floorplan and larger square footage. The home needs paint and the carpeting needs replacement.

Listing 3 Listing 3 backs a water reservoir channel. Kitchen is considered average and not remodeled. Home needs fresh paint and has less than 5 years remaining for roof. Peeling paint on front roof fascia.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4316 W 167th Street	4330 W 154th St	14706 Inglewood Ave	4347 W 171st St
City, State	Lawndale, CA	Lawndale, CA	Lawndale, CA	Lawndale, CA
Zip Code	90260	90260	90260	90260
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ¹	1.43 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$580,000	\$585,000	\$575,000
List Price \$	--	\$550,000	\$502,000	\$575,000
Sale Price \$	--	\$550,000	\$502,000	\$575,000
Type of Financing	--	Conventional	Fha	Cash
Date of Sale	--	04/10/2019	02/26/2019	01/30/2019
DOM · Cumulative DOM	-- · --	28 · 147	170 · 214	3 · 128
Age (# of years)	75	69	68	75
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Commercial	Adverse ; Busy Road	Neutral ; Commercial
View	Neutral ; Residential	Neutral ; Residential	Neutral ; City Street	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,313	1,109	1,155	986
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	Detached 1 Car	Detached 2 Car(s)	Attached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.12 acres	0.10 acres	0.15 acres
Other	--	--	5000 Concessions	--
Net Adjustment	--	-\$2,000	+\$16,500	+\$12,000
Adjusted Price	--	\$548,000	\$518,500	\$587,000

* Sold 1 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 Sale1 Backs commercial. Adjustments for Location 5k, Bath -8k, Garage -4k. GLA +5k, MLS says Sale 1 needs TLC.

Sold 2 Sale 2 is on a major street with a partial view of commercial property. Adjustments for concession -5k, bath -8k, location +25k, GLA +4.5k.

Sold 3 Per MLS, corrective work must be done to the garage so that the property is brought into compliance with city regulations. Adjustment of +20k for location and -8k for bath.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed on a public market exchange within the last 12 months. Agent notes that it was necessary to extend beyond 1 mile to find suitable comparables to the subject property. This was due to a lack of similar recent sales within the subjects market area. It was necessary to use an across the board adjutment for square footage and bathroom counts. The adjustments were based on the agents experience with the market area and a phone interview with another knowledgeable agent within the market area.			
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	\$518,500	\$530,000
Sales Price	\$518,500	\$530,000
30 Day Price	\$505,000	--
Comments Regarding Pricing Strategy		
Considering the marketing time of properties within this market area and the sale price versus listing price, the best strategy for this market is to market the subject property directly at what the valuation is at. Considering price reductions within the comps, pricing at or slightly below valuation levels is paramount.		

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

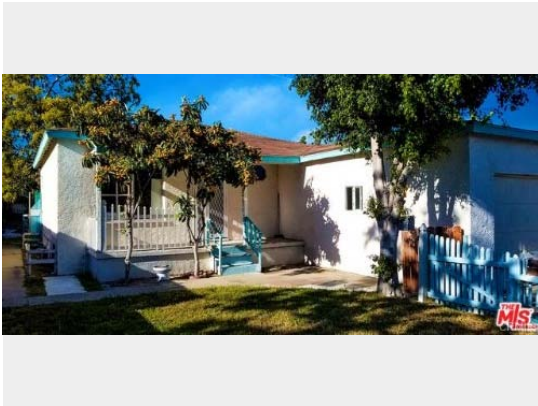
Listing Photos

L1 15129 Fonthill Ave
Lawndale, CA 90260



Front

L2 4533 w 165th st
Lawndale, CA 90260



Front

L3 15205 Cerise Ave
Gardena, CA 90249



Front

Sales Photos

S1 4330 w 154th st
Lawndale, CA 90260



Front

S2 14706 Inglewood Ave
Lawndale, CA 90260



Front

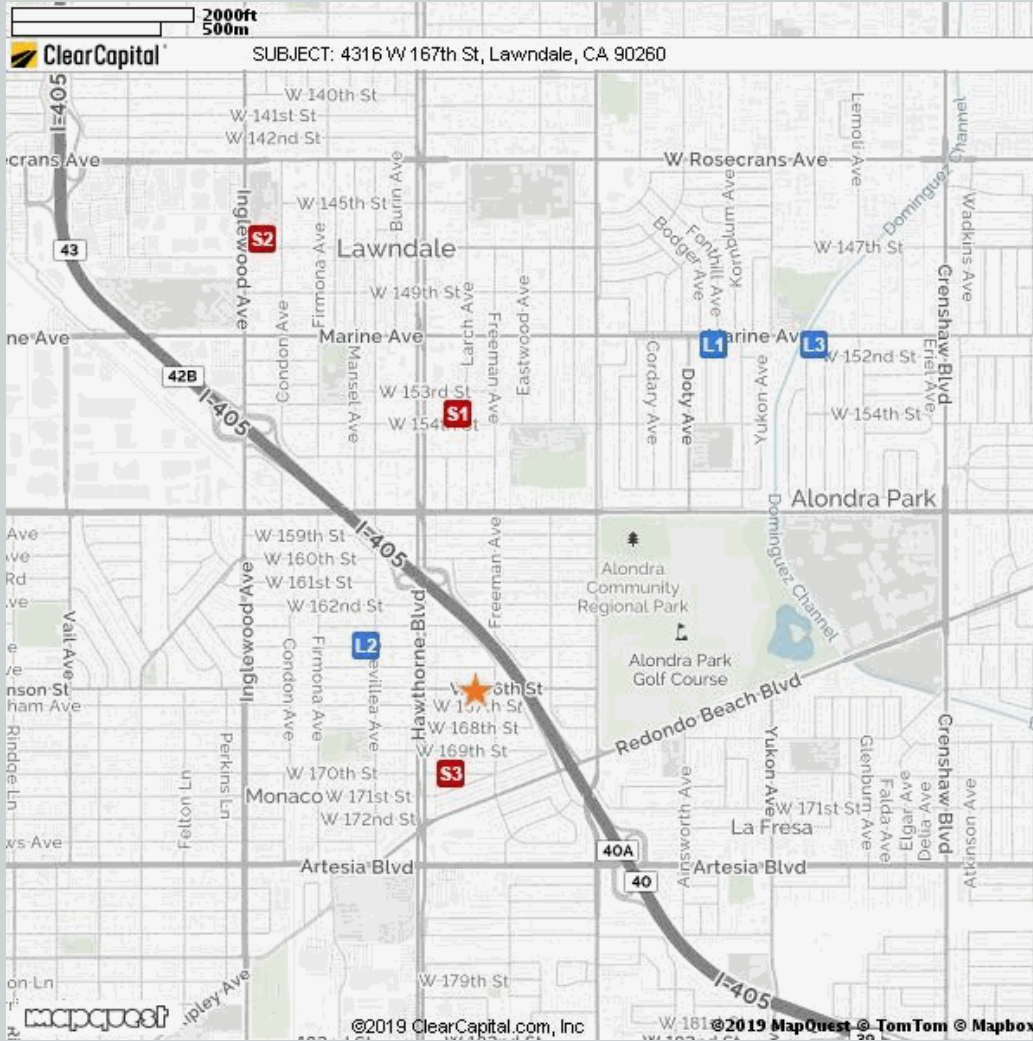
S3 4347 w 171st st
Lawndale, CA 90260



Front

ClearMaps Addendum

Address ★ 4316 W 167th Street, Lawndale, CA 90260
Loan Number 37702 **Suggested List** \$518,500 **Suggested Repaired** \$530,000 **Sale** \$518,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4316 W 167th St, Lawndale, CA	--	Parcel Match
L1 Listing 1	15129 Fonthill Ave, Lawndale, CA	1.22 Miles ¹	Parcel Match
L2 Listing 2	4533 W 165th St, Lawndale, CA	0.32 Miles ¹	Parcel Match
L3 Listing 3	15205 Cerise Ave, Gardena, CA	1.41 Miles ¹	Parcel Match
S1 Sold 1	4330 W 154th St, Lawndale, CA	0.80 Miles ¹	Parcel Match
S2 Sold 2	14706 Inglewood Ave, Lawndale, CA	1.43 Miles ¹	Parcel Match
S3 Sold 3	4347 W 171st St, Lawndale, CA	0.22 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.

*** 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

Broker Name	William Ward	Company/Brokerage	Grand Avenue Real Estate
License No	01929627	Address	3731 Camerino St Lakewood CA 90712
License Expiration	05/20/2021	License State	CA
Phone	3235153357	Email	wward@etalrealty.com
Broker Distance to Subject	11.79 miles	Date Signed	06/22/2019

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 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.