

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	4535 Ramona Avenue 9, La Verne, CA 91750	Order ID	6376534	Property ID	27417893
Inspection Date	10/17/2019	Date of Report	10/19/2019		
Loan Number	38940	APN	8661-021-085		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 10.16.19-1	Tracking ID 1	BotW New Fac-DriveBy BPO 10.16.19-1
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Prop Fund 2016	Condition Comments	
R. E. Taxes	\$1,385	Subject property is a single family condo in average condition. Property is free of exterior defects or damages. Property shows average levels of upkeep.	
Assessed Value	\$110,467		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Ramona Hill		
Association Fees	\$210 / Month (Pool,Landscaping)		
Visible From Street	Not Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject property is located in a suburban residential neighborhood that is populated primarily by single family homes in average condition. Properties in area show good levels of upkeep. Neighborhood is located near multiple schools, recreational facilities and shopping destinations.	
Sales Prices in this Neighborhood	Low: \$230,000 High: \$305,000		
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	4535 Ramona Avenue 9	4525 Ramona Ave Apt 12	2363 Pepper St	3066 Gladstone St., #2
City, State	La Verne, CA	La Verne, CA	La Verne, CA	Pomona, CA
Zip Code	91750	91750	91750	91767
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	1.90 ¹	2.67 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$250,000	\$285,000	\$325,000
List Price \$	--	\$250,000	\$285,000	\$325,000
Original List Date		10/11/2019	09/20/2019	09/26/2019
DOM · Cumulative DOM	-- · --	5 · 8	26 · 29	19 · 23
Age (# of years)	42	42	49	39
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	616	616	836	847
Bdrm · Bths · ½ Bths	1 · 1	1 · 1	2 · 1	2 · 1 · 1
Total Room #	3	3	4	4
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	--	--	--	--

* 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 LC1 is equal to subject property based on square footage. Property has comparable style, design and amenities in comparison to subject property.

Listing 2 LC2 is equal to subject property. Property has comparable gross living area and design in comparison to subject.

Listing 3 LC3 is equal to subject property based on size. Property is equal to subject in terms of amenities and design.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4535 Ramona Avenue 9	4535 Ramona Ave Apt 8	4545 Ramona Ave Apt 8	4545 Ramona Ave Apt 5
City, State	La Verne, CA	La Verne, CA	La Verne, CA	La Verne, CA
Zip Code	91750	91750	91750	91750
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.00 ¹	0.00 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$270,000	\$263,500	\$265,000
List Price \$	--	\$255,000	\$259,999	\$265,000
Sale Price \$	--	\$247,000	\$259,999	\$270,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/12/2019	10/10/2019	06/21/2019
DOM · Cumulative DOM	-- · --	127 · 127	138 · 138	53 · 53
Age (# of years)	42	42	42	42
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	616	616	616	616
Bdrm · Bths · ½ Bths	1 · 1	1 · 1	1 · 1	1 · 1
Total Room #	3	3	3	3
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$247,000	\$259,999	\$270,000

* 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 SC1 is equal to subject property. Property is built in similar style, has comparable square footage and is a like structure.

Sold 2 SC2 is similar to subject property and is an equivalent comparable. Property has similar amenities and is built in the same style as subject property.

Sold 3 SC3 is equal to subject property based on square footage. Property has comparable style and design in comparison to subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property has neither been listed or sold in the past twelve months.			
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	\$260,000	\$260,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$250,000	--
Comments Regarding Pricing Strategy		
Best available comparable properties have been selected to determine value for subject property. Both active listings and recently sold comparable properties have been given equal weight in valuation. Subject property has been valued in line with comparable properties in surrounding market area.		

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 2.67 miles and the sold comps closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



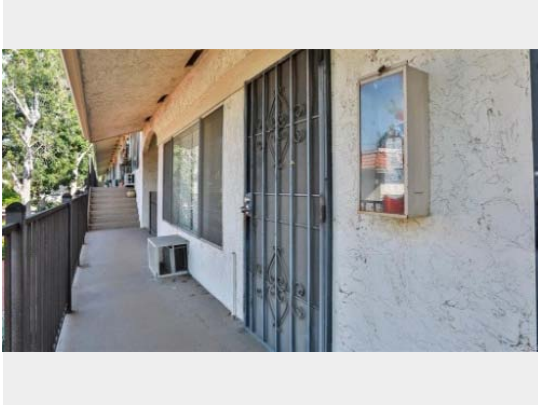
Address Verification



Street

Listing Photos

L1 4525 Ramona Ave Apt 12
La Verne, CA 91750



Front

L2 2363 Pepper St
La Verne, CA 91750



Front

L3 3066 Gladstone St., #2
Pomona, CA 91767



Front

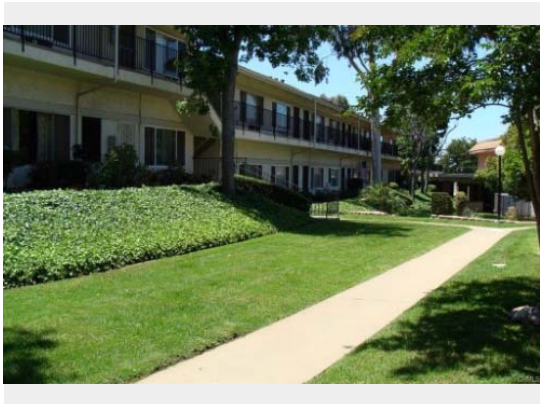
Sales Photos

S1 4535 Ramona Ave Apt 8
La Verne, CA 91750



Front

S2 4545 Ramona Ave Apt 8
La Verne, CA 91750



Front

S3 4545 Ramona Ave Apt 5
La Verne, CA 91750



Front

ClearMaps Addendum

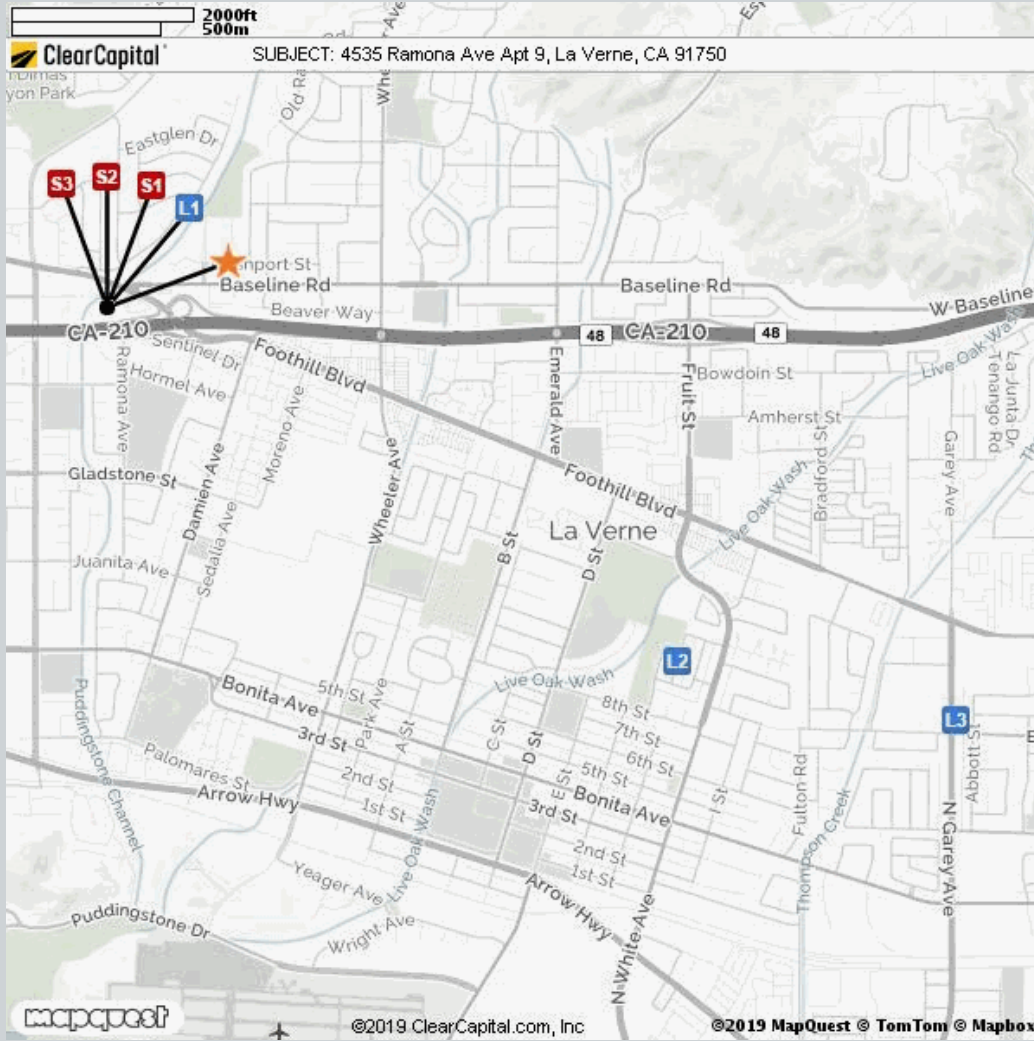
Address ★ 4535 Ramona Avenue 9, La Verne, CA 91750

Loan Number 38940

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$260,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	4535 Ramona Ave Apt 9, La Verne, CA	--	Parcel Match
L1	Listing 1	4525 Ramona Ave Apt 12, La Verne, CA	0.00 Miles ¹	Parcel Match
L2	Listing 2	2363 Pepper St, La Verne, CA	1.90 Miles ¹	Parcel Match
L3	Listing 3	3066 Gladstone St., #2, Pomona, CA	2.67 Miles ¹	Parcel Match
S1	Sold 1	4535 Ramona Ave Apt 8, La Verne, CA	0.00 Miles ¹	Parcel Match
S2	Sold 2	4545 Ramona Ave Apt 8, La Verne, CA	0.00 Miles ¹	Parcel Match
S3	Sold 3	4545 Ramona Ave Apt 5, La Verne, CA	0.00 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	Randy Avery Wallace Jr.	Company/Brokerage	Sunset Realty
License No	01383299	Address	836 S. Mountain Ave. Ontario CA 91762
License Expiration	10/25/2020	License State	CA
Phone	9095186164	Email	rwallace@4sunsetrealty.com
Broker Distance to Subject	8.25 miles	Date Signed	10/18/2019

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.