

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>	1942 Arthur Avenue, Pomona, CA 91768	<b>Order ID</b>	6413063	<b>Property ID</b>	27523521
<b>Inspection Date</b>	11/13/2019	<b>Date of Report</b>	11/14/2019		
<b>Loan Number</b>	39251	<b>APN</b>	8355-015-023		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Los Angeles		

### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 11.12.19	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 11.12.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Tracy Mims	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,742	<p>The subject is a single story detached SFR with stucco siding and a composition shingle roof. It is located on a residential lot with a chain link front fence, and a chain link and block rear fence. Has a 2AG, metal roll-up garage door, and a concrete driveway. There is one newer window. Has forced air heating, central air, fireplace, and solar panels. It is unknown if the solar panels are owned or leased. Needs lawn care and debris removed. There are no known health or safety issues present. It is in close proximity to school and industrial properties.</p>	
<b>Assessed Value</b>	\$285,890		
<b>Zoning Classification</b>	SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$300		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$300		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>Surrounding properties are single story detached SFRs, similar in age, size, and type of exterior building materials. The subject and all comparables are located in a triangular shaped tract bordered by 2 freeways. There are no board-ups in the area. It is 1 block to a middle school, 2 blocks to an elem school, .2 mi to industrial buildings, .3 mi to freeway access, and .4 mi to shopping. Current values are similar to values 6 months ago, with few concessions paid. Distressed sale properties are a minor share of the market, with no impact on neighborhood values.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$280,000 High: \$500,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1942 Arthur Avenue	993 Gleneagles Ave	2252 Laurel Ave	2097 W Orange Grove Ave
City, State	Pomona, CA	Pomona, CA	Pomona, CA	Pomona, CA
Zip Code	91768	91768	91768	91768
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 <sup>1</sup>	0.46 <sup>1</sup>	0.18 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,999	\$379,000	\$395,000
List Price \$	--	\$439,999	\$379,800	\$395,000
Original List Date		10/17/2019	10/18/2019	10/02/2019
DOM · Cumulative DOM	-- · --	27 · 28	26 · 27	42 · 43
Age (# of years)	63	67	67	71
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Commercial	Adverse ; Commercial	Adverse ; Busy Road	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,237	1,284	1,233	984
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	2 · 1
Total Room #	6	66	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 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	0.14 acres	0.16 acres	0.14 acres	0.15 acres
Other	Fence, patio	Fence, patio	Fence, patio	Fence, patio

\* 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.

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

**Listing 1** Has similar GLA, garage, and year built, larger lot size. There is a s/s stove and one upgraded bath. Has no kitchen cabinet, countertop, flooring, or window upgrades. It is one block to a school and 2 blocks to industrial buildings.

**Listing 2** Has similar GLA, lot size, garage, and year built. There are no interior MLS photos available for viewing and no condition comments in the MLS. It is assumed to be in average condition. Has forced air heating and central air. Backs to a freeway.

**Listing 3** Has smaller GLA, similar lot size, garage, and year built. There are new kitchen cabinets, granite countertops, sink and fixtures, upgraded bath, new windows, new paint, and newer roof. Located on a busy street. This 2Br comparable is provided due to proximity and similar condition as the subject.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1942 Arthur Avenue	2264 Laurel Ave	2255 Belinda Ave	1304 Glen Ave
City, State	Pomona, CA	Pomona, CA	Pomona, CA	Pomona, CA
Zip Code	91768	91768	91768	91768
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 <sup>1</sup>	0.62 <sup>1</sup>	0.40 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$439,900	\$435,000	\$435,000
List Price \$	--	\$439,900	\$435,000	\$424,800
Sale Price \$	--	\$445,000	\$430,000	\$424,800
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	08/26/2019	10/04/2019	07/24/2019
DOM · Cumulative DOM	-- · --	45 · 45	69 · 69	126 · 126
Age (# of years)	63	67	64	80
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Commercial	Adverse ; Busy Road	Adverse ; Commercial	Adverse ; Commercial
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,237	1,241	1,200	1,346
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.14 acres	0.17 acres
Other	Fence, patio	1500 concessions	Fence, patio	Fence, patio
Net Adjustment	--	-\$26,500	-\$15,000	-\$3,800
Adjusted Price	--	\$418,500	\$415,000	\$421,000

\* 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.

## Recent Sales - Cont.

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

- Sold 1** Has similar GLA, lot size, garage, and year built. There are new windows, roof, plumbing, HVAC, flooring, int/ext paint, quartz kitchen countertops, new cabinets, s/s appliances, upgraded baths. Adjustments: condition -25k, concessions -1500. Backs to a freeway.
- Sold 2** Has similar GLA, lot size, year built, inferior parking. There are newer kitchen cabinets, granite countertops, upgraded lighting, and updated baths. Adjustments: garage +10k, condition -25k. It is one block to a high school and 3 blocks to freeway.
- Sold 3** Has larger GLA and lot size, similar garage, slightly older construction. There are s/s appliances, no cabinet, countertop, bath, flooring, window upgrades. Adjustments: GLA -4400, lot size -2600, year built +3200. It is one block to commercial property.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject was last listed on 04/08/2018 for \$407,988, and expired. It last sold on 04/02/2002 for \$171,500.			
<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						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$420,000	\$420,500
<b>Sales Price</b>	\$415,000	\$415,500
<b>30 Day Price</b>	\$405,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The search parameters for comparables were: 937-1537 sq.ft, back 3 months and throughout the subject parcel map area. The 3 month sale date guideline was exceeded due to a lack of more recent solds in similar condition as the subject. Most available solds have been upgraded. The subject and all comparables are in the Pomona city school district, and are on public utilities. Information regarding the subject is from tax records, previous MLS entry, and broker observation.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



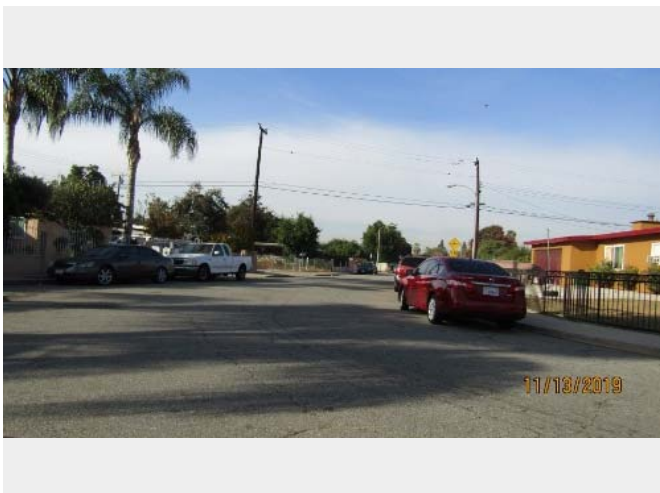
Front



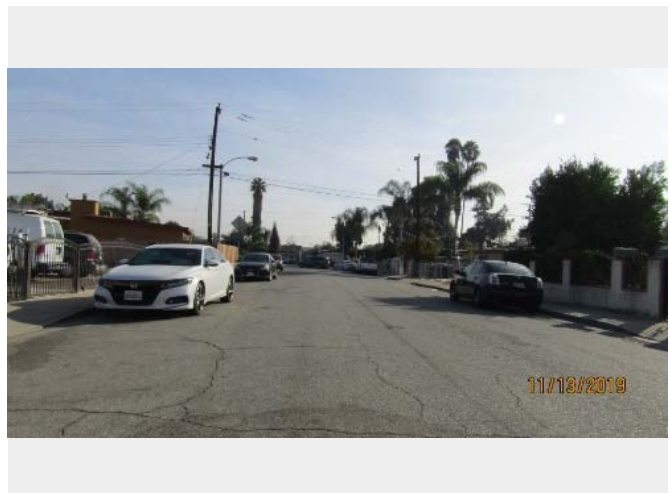
Address Verification



Side

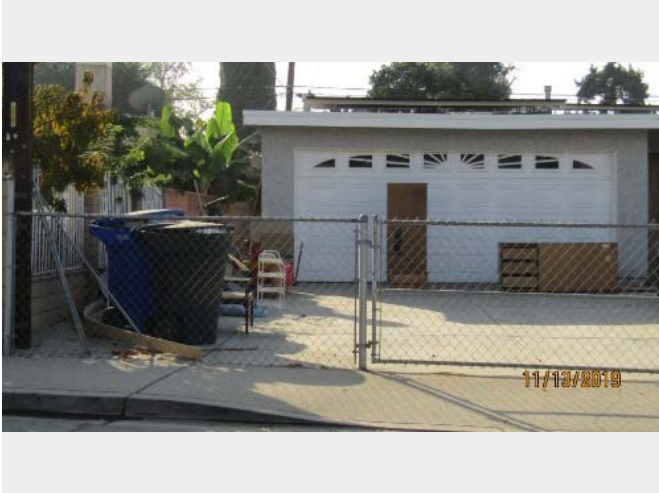


Street

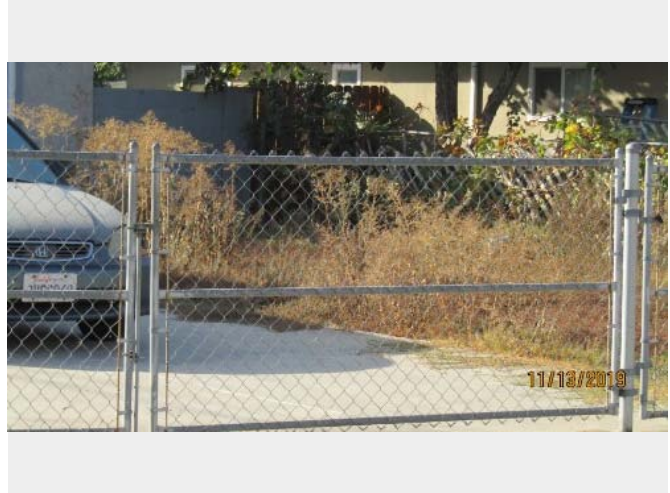


Street

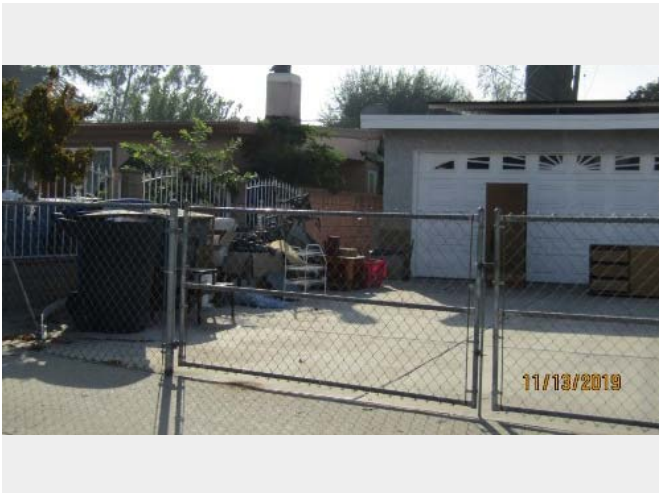
## Subject Photos



Garage



Other



Other



Other



## Listing Photos

**L1** 993 Gleneagles Ave  
Pomona, CA 91768



Front

**L2** 2252 Laurel Ave  
Pomona, CA 91768



Front

**L3** 2097 W Orange Grove Ave  
Pomona, CA 91768



Front

## Sales Photos

**S1** 2264 Laurel Ave  
Pomona, CA 91768



Front

**S2** 2255 Belinda Ave  
Pomona, CA 91768



Front

**S3** 1304 Glen Ave  
Pomona, CA 91768



Front

## ClearMaps Addendum

**Address** ★ 1942 Arthur Avenue, Pomona, CA 91768

**Loan Number** 39251

**Suggested List** \$420,000

**Suggested Repaired** \$420,500

**Sale** \$415,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1942 Arthur Ave, Pomona, CA	--	Parcel Match
L1	993 Gleneagles Ave, Pomona, CA	0.25 Miles <sup>1</sup>	Parcel Match
L2	2252 Laurel Ave, Pomona, CA	0.46 Miles <sup>1</sup>	Parcel Match
L3	2097 W Orange Grove Ave, Pomona, CA	0.18 Miles <sup>1</sup>	Parcel Match
S1	2264 Laurel Ave, Pomona, CA	0.48 Miles <sup>1</sup>	Parcel Match
S2	2255 Belinda Ave, Pomona, CA	0.62 Miles <sup>1</sup>	Parcel Match
S3	1304 Glen Ave, Pomona, CA	0.40 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.

## 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

<b>Broker Name</b>	Phyllis Staton	<b>Company/Brokerage</b>	Phyllis Staton
<b>License No</b>	01005501	<b>Address</b>	9160 La Ronda St Rancho Cucamonga CA 91701
<b>License Expiration</b>	07/29/2023	<b>License State</b>	CA
<b>Phone</b>	9097174169	<b>Email</b>	NationwideAVM@gmail.com
<b>Broker Distance to Subject</b>	11.08 miles	<b>Date Signed</b>	11/14/2019

*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.**