

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>	16165 Juniper Street, Hesperia, CA 92345	<b>Order ID</b>	6498997	<b>Property ID</b>	27833127
<b>Inspection Date</b>	01/22/2020	<b>Date of Report</b>	01/23/2020		
<b>Loan Number</b>	39905	<b>APN</b>	0413-042-02-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 01.22.20(1)	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 01.22.20(1)
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Romero Jose A L	<b>Condition Comments</b> Subject is average in appeal with comp roofing and established landscaping. The square footage and room counts are common for the build as well as the lot size. Minor repairs appropriate to age as well as normal wear and tear updating should be expected though a full interior inspection is needed. Improved properties are still common so some level of updating may be needed to meet average market standards. Parameters for search used were: 6 months sale date, half mile radius, +- 200 sqft, +-10 year age difference. 4 sold comps and 3 list comps were returned. Comps chosen are similar in marketability and amenity as well as location, unless otherwise noted due to a lack of available comps. This report is completed assuming subject was built using standard builder grade materials with no assumed updating.
<b>R. E. Taxes</b>	\$1,970	
<b>Assessed Value</b>	\$180,000	
<b>Zoning Classification</b>	Residential	
<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>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<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> The market remains dominated by traditional sales with the majority of the homes sold in the last 6 months having been FMV. The market values have shown an average increase of around 3.7% for the last 12 months but have shown a total increase of 0.2% in the past month. Standard seller concessions remain at 3% sale price. Average marketing time is at 42 days. Median GLA for SFR is 1139. Data based on half mile radius and 6 month sale date. Subject is located in a typically older area of Hesperia with a mixture of homes and apartments. The lots run smaller than average with most o...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$167,000 High: \$293,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Neighborhood Comments

The market remains dominated by traditional sales with the majority of the homes sold in the last 6 months having been FMV. The market values have shown an average increase of around 3.7% for the last 12 months but have shown a total increase of 0.2% in the past month. Standard seller concessions remain at 3% sale price. Average marketing time is at 42 days. Median GLA for SFR is 1139. Data based on half mile radius and 6 month sale date. Subject is located in a typically older area of Hesperia with a mixture of homes and apartments. The lots run smaller than average with most of the lots in the area about three times the size. The city has made attempts to revamp this portion of Hesperia with sidewalks and street lamps but it remains one of the most affordable areas to live in and purchase. Subjects neighborhood is located in the center of everything with two major roadways to the North and South, both leading to freeway access, multiple dining, multiple entertainment, and schools surrounding the area.

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	16165 Juniper Street	16045 Live Oak St	16172 Orange St	16136 Pine St
<b>City, State</b>	Hesperia, CA	Hesperia, CA	Hesperia, CA	Hesperia, CA
<b>Zip Code</b>	92345	92345	92345	92345
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.47 <sup>1</sup>	0.24 <sup>1</sup>	0.39 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$205,000	\$149,950	\$185,000
<b>List Price \$</b>	--	\$199,900	\$149,950	\$185,000
<b>Original List Date</b>		07/23/2018	01/03/2020	01/17/2020
<b>DOM · Cumulative DOM</b>	-- · --	549 · 549	20 · 20	6 · 6
<b>Age (# of years)</b>	41	49	49	38
<b>Condition</b>	Average	Average	Fair	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	864	816	816	840
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1 · 1	2 · 2	2 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.16 acres	0.17 acres	0.16 acres
<b>Other</b>	Patio, porch	Patio, porch	Patio, porch	Patio, porch

\* Listing 3 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** Similar in build and appeal, interior condition is assumed to need average updating though no interior photos provided, MLS does state TLC is needed, equal in location.

**Listing 2** Equal in location, similar in build and exterior appeal, interior is in need of additional repairs and updating that may be inferior to subjects overall condition, lack of comps forced use.

**Listing 3** Similar in build and appeal, interior appears to need average updating though move in ready, equal in location.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	16165 Juniper Street	9735 5th Ave	16316 Olive St	16132 Live Oak St
City, State	Hesperia, CA	Hesperia, CA	Hesperia, CA	Hesperia, CA
Zip Code	92345	92345	92345	92345
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 <sup>1</sup>	0.40 <sup>1</sup>	0.46 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$209,900	\$210,000	\$190,000
List Price \$	--	\$209,900	\$200,000	\$190,000
Sale Price \$	--	\$211,000	\$200,000	\$190,000
Type of Financing	--	3k Conv	2k Conv	0 Conv
Date of Sale	--	01/10/2020	12/06/2019	08/22/2019
DOM · Cumulative DOM	-- · --	10 · 56	15 · 62	2 · 38
Age (# of years)	41	48	45	42
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
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	864	864	864	864
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.24 acres	0.23 acres	0.17 acres	0.21 acres
Other	Patio, porch	Patio, porch	Patio, porch	Patio, porch
Net Adjustment	--	-\$9,000	\$0	\$0
Adjusted Price	--	\$202,000	\$200,000	\$190,000

\* 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** Equal in location, similar in build and exterior appeal, interior has been fully updated and is move in ready. -15K cond, +6K garage
- Sold 2** Equal in location, similar in build and appeal, interior appears clean and ready for move in having been partially updated with new flooring recently.
- Sold 3** Equal in location, similar in build and appeal, interior appears clean and ready for move in having been partially updated in 2014.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				One prior MLS sale in 2005			
<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>	\$210,000	\$210,000
<b>Sales Price</b>	\$200,000	\$200,000
<b>30 Day Price</b>	\$190,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Adjustments to the comps have been made, where necessary, to bring the comps as close to subject as possible for accurate pricing. The most weight has been placed on sold comp 2 which is most similar in overall appeal and condition. Subject is located in a populated area that can be marketed to most average home buyers. Subject list price should be competitive with the available list comps for maximum exposure with pricing emphasis placed on the pending list comps. 90 day marketing times are uncommon in this area so an increased list price above available list comps would be needed if 90+ day marketing time is the goal. Value is based on exterior only and the assumption the interior is in average condition. Any discrepancies in this assumption could affect the suggested value either way.</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



Address Verification



Side



Side



Street



## Listing Photos

**L1** 16045 Live Oak St  
Hesperia, CA 92345



Front

**L2** 16172 Orange St  
Hesperia, CA 92345



Front

**L3** 16136 Pine St  
Hesperia, CA 92345



Front

## Sales Photos

**S1** 9735 5th Ave  
Hesperia, CA 92345



Front

**S2** 16316 Olive St  
Hesperia, CA 92345



Front

**S3** 16132 Live Oak St  
Hesperia, CA 92345



Front

## ClearMaps Addendum

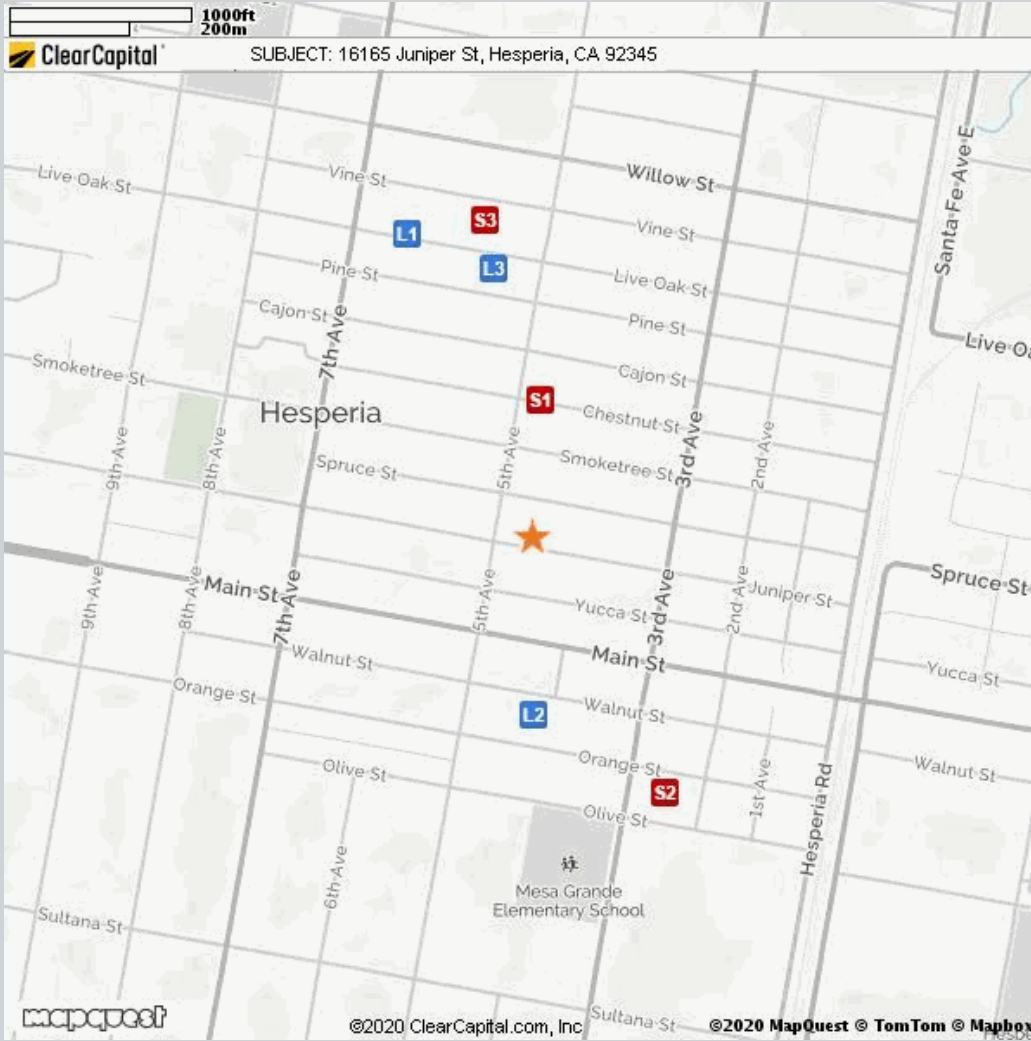
**Address** ★ 16165 Juniper Street, Hesperia, CA 92345

**Loan Number** 39905

**Suggested List** \$210,000

**Suggested Repaired** \$210,000

**Sale** \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16165 Juniper St, Hesperia, CA	--	Parcel Match
L1 Listing 1	16045 Live Oak St, Hesperia, CA	0.47 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	16172 Orange St, Hesperia, CA	0.24 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	16136 Pine St, Hesperia, CA	0.39 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9735 5th Ave, Hesperia, CA	0.21 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	16316 Olive St, Hesperia, CA	0.40 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	16132 Live Oak St, Hesperia, CA	0.46 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>	Jessica Lynn Lewis 1	<b>Company/Brokerage</b>	Elite REO Services
<b>License No</b>	01733706	<b>Address</b>	13735 Kiowa Rd Apple Valley CA 92308
<b>License Expiration</b>	12/27/2022	<b>License State</b>	CA
<b>Phone</b>	7607845224	<b>Email</b>	jessica.lewis@elitereo.com
<b>Broker Distance to Subject</b>	7.95 miles	<b>Date Signed</b>	01/23/2020

*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.**