

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	417 Bettyhill Avenue, Duarte, CA 91010	Order ID	6679894	Property ID	28261675
Inspection Date	04/01/2020	Date of Report	04/02/2020		
Loan Number	40571	APN	8602-016-012		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 03.31.20	Tracking ID 1	BotW New Fac-DriveBy BPO 03.31.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Teresa H Sullivan	Condition Comments	Subject property is well maintained from exterior. Subject property is conforming to surrounding properties and is in a residential neighborhood of maintained homes; with well maintained landscaping and good quality building structure. No immediate repairs noted at time of inspection.
R. E. Taxes	\$1,690		
Assessed Value	\$92,119		
Zoning Classification	DUR17500		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	The neighborhood consist of conforming, average to good quality SFR's with average to good maintenance levels. Most homes in this area are owner occupied and commercial uses are limited and located mostly on thoroughfares and in shopping centers. Supporting services, schools and parks are located within close proximity, as are freeways and employment centers.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$600,000 High: \$785,000		
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	417 Bettyhill Avenue	2992 Hacienda Dr	616 Woodbluff St	304 Tocino Dr
City, State	Duarte, CA	Duarte, CA	Duarte, CA	Duarte, CA
Zip Code	91010	91010	91010	91010
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.20 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$749,000	\$650,000	\$739,000
List Price \$	--	\$749,000	\$650,000	\$739,000
Original List Date		01/31/2020	02/03/2020	03/08/2020
DOM · Cumulative DOM	-- · --	20 · 62	56 · 59	24 · 25
Age (# of years)	66	41	41	64
Condition	Average	Average	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 Contemporary	1.5 Stories Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,678	1,859	1,558	1,668
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	3 · 2
Total Room #	7	9	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 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	0.18 acres	0.11 acres	0.16 acres	0.31 acres
Other	--	--	--	--

* Listing 3 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 Comparable List 1 is similar to subject with similar buyer and market appeal. Similar to subject with similar GLA, bed and bath and condition.

Listing 2 Comparable List 2 is in similar condition to subject, well maintained with no seller incentives to report.

Listing 3 List 3 is similar to subject due to similar GLA, similar bed and bath, condition and location.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	417 Bettyhill Avenue	3209 Elda St	708 Greenbank Ave	68 Las Lomas Rd
City, State	Duarte, CA	Duarte, CA	Duarte, CA	Duarte, CA
Zip Code	91010	91010	91010	91010
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.25 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$650,000	\$710,000	\$758,000
List Price \$	--	\$650,000	\$710,000	\$758,000
Sale Price \$	--	\$650,000	\$710,000	\$758,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	01/24/2020	12/06/2019	12/20/2019
DOM · Cumulative DOM	-- · --	11 · 61	33 · 38	27 · 52
Age (# of years)	66	58	62	39
Condition	Average	Average	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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,678	1,346	1,438	1,745
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 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	0.18 acres	0.15 acres	0.14 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	+\$35,176	+\$29,320	-\$3,700
Adjusted Price	--	\$685,176	\$739,320	\$754,300

* 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.

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

Sold 1 Sale 1 similar to subject due to similar buyer and market appeal, similar condition and location, well maintained with no seller incentives to report.

Sold 2 Comparable Sale 2 is similar to subject with similar buyer and market appeal. Similar property style and condition.

Sold 3 Sale 3 is similar to subject due to condition and location. Similar property style, buyer and market appeal.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				N/A			
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	\$729,000	\$729,000
Sales Price	\$720,000	\$720,000
30 Day Price	\$676,000	--
Comments Regarding Pricing Strategy		
<p>Property value of the subject was assessed based upon the values of comparable properties in the area, as well as their condition, and comparison to the subject. All comparables fit subject property dimensions. Subject's value was also based on GLA, year built, lot size and condition. Lot sizes in the area vary having a minimal effect on values. Lot Sizes of comparables bracket that of subject property. Ages of comps used are typical for the make up of the subject neighborhood and bracket subjects current age.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.41 miles and the sold comps
Notes closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 2992 Hacienda Dr
Duarte, CA 91010



Front

L2 616 Woodbluff St
Duarte, CA 91010



Front

L3 304 Tocino Dr
Duarte, CA 91010



Front

Sales Photos

S1 3209 Elda St
Duarte, CA 91010



Front

S2 708 Greenbank Ave
Duarte, CA 91010



Front

S3 68 Las Lomas Rd
Duarte, CA 91010



Front

ClearMaps Addendum

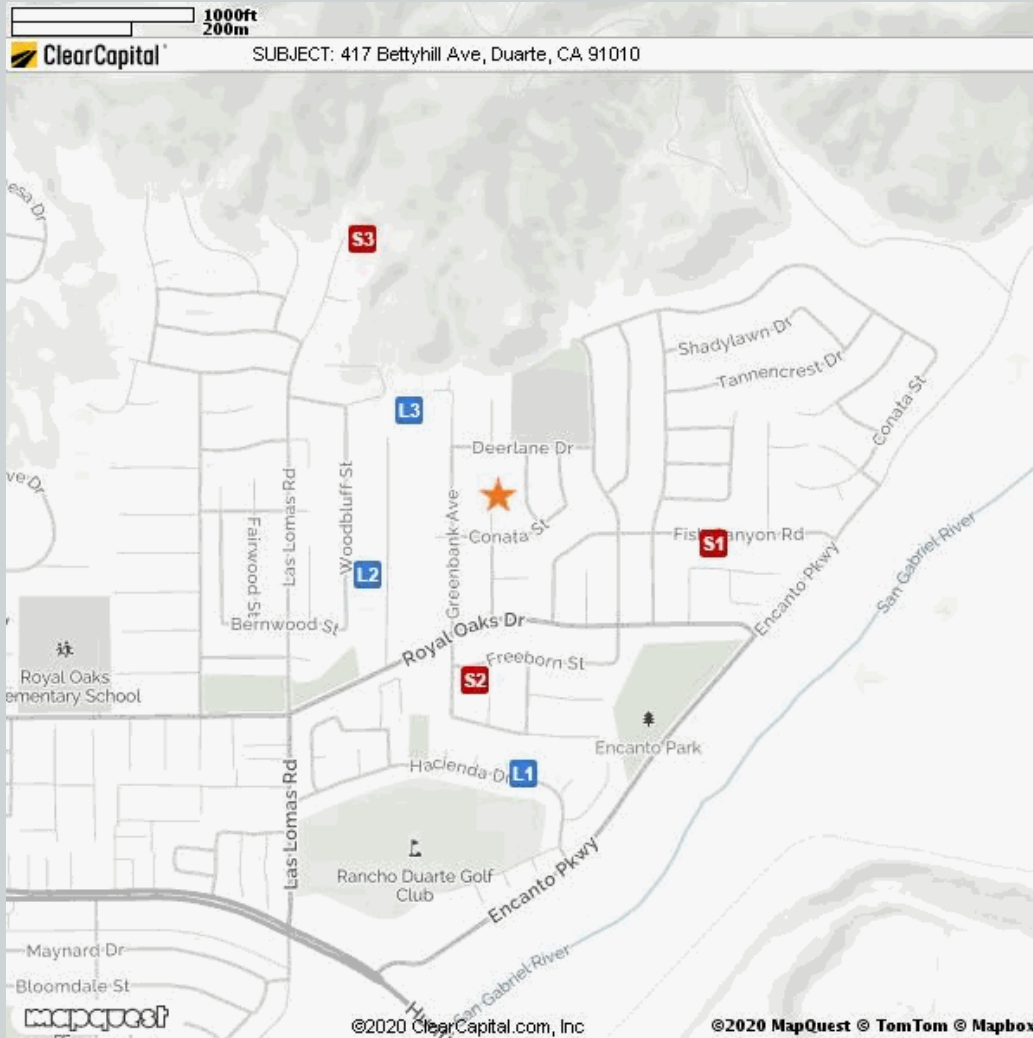
Address ★ 417 Bettyhill Avenue, Duarte, CA 91010

Loan Number 40571

Suggested List \$729,000

Suggested Repaired \$729,000

Sale \$720,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	417 Bettyhill Ave, Duarte, CA	--	Parcel Match
L1 Listing 1	2992 Hacienda Dr, Duarte, CA	0.39 Miles ¹	Parcel Match
L2 Listing 2	616 Woodbluff St, Duarte, CA	0.20 Miles ¹	Parcel Match
L3 Listing 3	304 Tocino Dr, Duarte, CA	0.18 Miles ¹	Parcel Match
S1 Sold 1	3209 Elda St, Duarte, CA	0.32 Miles ¹	Parcel Match
S2 Sold 2	708 Greenbank Ave, Duarte, CA	0.25 Miles ¹	Parcel Match
S3 Sold 3	68 Las Lomas Rd, Duarte, CA	0.41 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	Fernando Amaya	Company/Brokerage	Las Casas Realty, Inc.
License No	01763685	Address	5713 York Blvd Los Angeles CA 90042
License Expiration	10/24/2022	License State	CA
Phone	3232440127	Email	arseniavazquez@gmail.com
Broker Distance to Subject	14.49 miles	Date Signed	04/01/2020

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.