

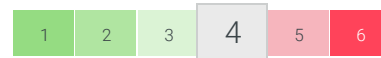
Subject Details

PROPERTY TYPE	GLA
SFR	1,216 Sq. Ft.
BEDS	BATHS
3	2.0
STYLE	YEAR BUILT
Ranch	1955
LOT SIZE	OWNERSHIP
0.17 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Central	Wall
COUNTY	APN
Los Angeles	2113016011

Analysis Of Subject

Provided by Appraiser

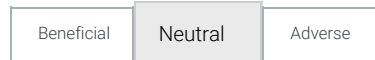
CONDITION RATING



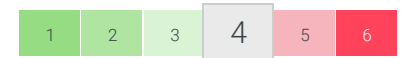
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

VIEW

Residential



QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

LOCATION

Residential







SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

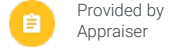
Per the property inspection report and the current listings subject's condition is estimated to be in C4. It is marketed as a fixer. Lot size is typical for the area.

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 20650 Leadwell St Winnetka, CA 91306 <small>Winnetka 3/26/20: 2020 at 10:49:24 AM PDT Legal-3/26/20: 2020 at 10:49:24 AM PDT 20650 Leadwell St Los Angeles</small>	 6844 Delco Winnetka, CA 91306	 20363 Hartland Street Winnetka, CA 91306	 6609 Gazette Avenue Winnetka, CA 91306
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.68 miles	0.70 miles	0.93 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS; Tax Records	MLS; Tax Records	MLS; Tax Records
LIST PRICE	--	--	--	--
LIST DATE	--	07/28/2020	06/10/2020	02/28/2020
SALE PRICE/PPSF	--	\$560,000 \$384/Sq. Ft.	\$560,000 \$455/Sq. Ft.	\$512,000 \$412/Sq. Ft.
CONTRACT/ PENDING DATE	--	07/29/2020	06/15/2020	03/04/2020
SALE DATE	--	09/11/2020	06/30/2020	03/18/2020
DAYS ON MARKET	--	0	4	4
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.17 Acre(s)	0.19 Acre(s)	0.19 Acre(s)	0.17 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	65	67	67	64
CONDITION	C4	C4	C4	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	8/3/2	6/3/2	5/3/1.1 \$5,000	5/3/2
GROSS LIVING AREA	1,216 Sq. Ft.	1,457 Sq. Ft. -\$18,000	1,232 Sq. Ft.	1,242 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Central	Floor/Wall	Floor/Wall	Central
COOLING	Wall	Wall	Wall	None
GARAGE	2 GA	2 GA	2 GA	2 GD
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-3.21% -\$18,000	0.89% \$5,000	0.00% \$0
GROSS ADJUSTMENTS		3.21% \$18,000	0.89% \$5,000	0.00% \$0
ADJUSTED PRICE		\$542,000	\$565,000	\$512,000

Value Conclusion + Reconciliation



\$550,000
AS-IS VALUE

5-45 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comparables are selected as they are indicated as "fixers".

EXPLANATION OF ADJUSTMENTS

Living area adjustment is made at \$75 per square foot for differences over 100 sq.ft.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

The sales comparison approach was utilized as this is the best indicator of market value. The Cost and Income Approach were not deemed applicable. Comparable 1 is given most weight as it is the most recent sale.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Per the property inspection report and the current listings subject's condition is estimated to be in C4. It is marketed as a fixer. Lot size is typical for the area.

Neighborhood and Market

From Page 6

Subject is located in an established residential area consisting mostly of sfrs of varying size and age. Community support facilities including schools, shopping and employment centers are proximate. Access to area freeways is good.

Analysis of Prior Sales & Listings

From Page 5

Per the MLS subject is a pending sale. Subject has not transferred in the 3 years prior to this report. Subject is currently listed with a list price of \$559,900

Highest and Best Use Additional Comments

All parameters of highest and best use are met

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

No **Event** **Date** **Price** **Data Source**
 No ● Active Sep 3, 2020 \$559,900 MLS SR20179093

LISTING STATUS

Currently Listed

DATA SOURCE(S)

MLS

EFFECTIVE DATE

09/26/2020

SALES AND LISTING HISTORY ANALYSIS

Per the MLS subject is a pending sale. Subject has not transferred in the 3 years prior to this report. Subject is currently listed with a list price of \$559,900

Order Information

BORROWER **LOAN NUMBER**

Breckenridge Property Fund 41987
2016 LLC

PROPERTY ID **ORDER ID**

28856165 6857253

ORDER TRACKING ID **TRACKING ID 1**

0924CV 0924CV

Legal

OWNER **ZONING DESC.**

CHRISTOPHER REEVES Residential

ZONING CLASS **ZONING COMPLIANCE**

LARS Legal

LEGAL DESC.

TRACT # 15248 LOT 11

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE? **FINANCIALLY FEASIBLE?**

✓ ✓

LEGALLY PERMISSABLE? **MOST PRODUCTIVE USE?**

✓ ✓

Economic

R.E. TAXES **HOA FEES** **PROJECT TYPE**

\$6,390 N/A N/A

FEMA FLOOD ZONE

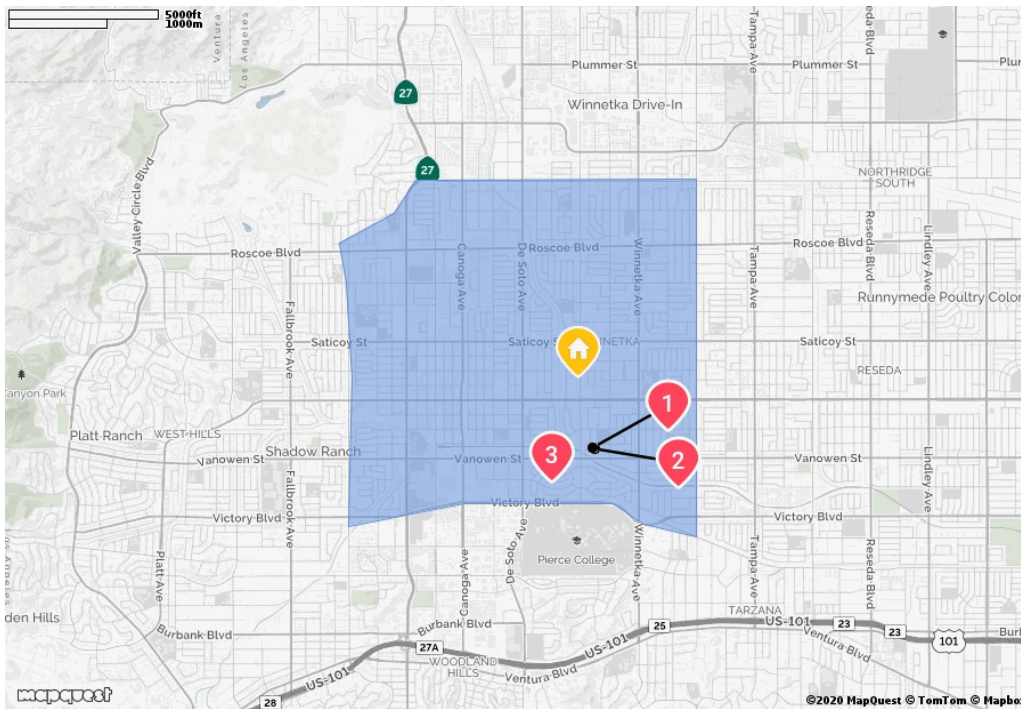
Zone X

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M

375

Months Supply

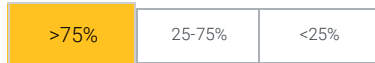
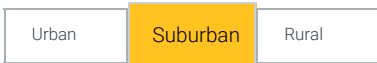
1.0

Avg Days Until Sale

29

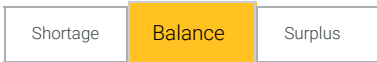
Subject Neighborhood as defined by the Appraiser

TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS

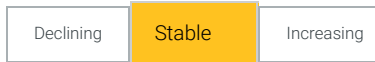


Subject is located in an established residential area consisting mostly of sfrs of varying size and age. Community support facilities including schools, shopping and employment centers are proximate. Access to area freeways is good.

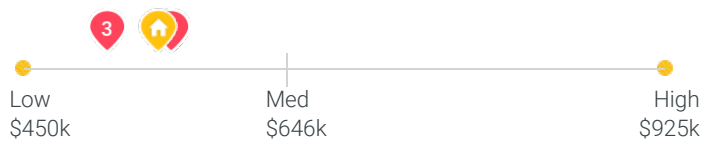
DEMAND / SUPPLY



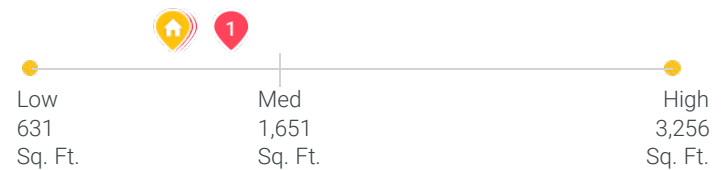
VALUES



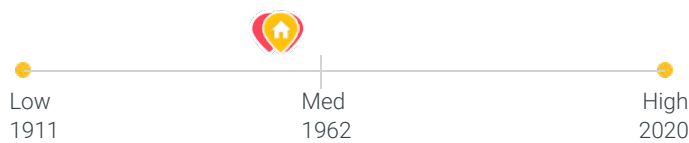
PRICE



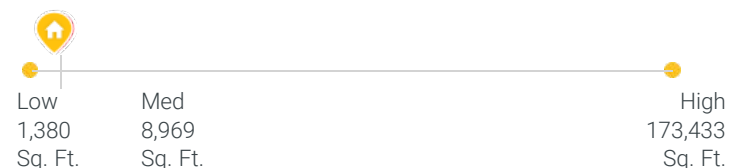
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Comparable Photos

Provided by
Appraiser

1 6844 Delco
Winnetka, CA 91306



Front

2 20363 Hartland Street
Winnetka, CA 91306



Front

3 6609 Gazette Avenue
Winnetka, CA 91306



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Svetlana Martioucheva, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Svetlana Martioucheva and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

EFFECTIVE DATE

DATE OF REPORT

Cheryl Johnston-Dwyer

Cheryl Johnston-Dwyer

09/25/2020

09/26/2020

LICENSE #

STATE

EXPIRATION

COMPANY

AR004595

CA

01/18/2021

Cheryl Johnston-Dwyer

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓ Good	The subject is typical for the market area. Interior condition is assumed to be in average condition based on the exterior condition of the subject property.
SIGNIFICANT REPAIRS NEEDED	✓ No	no immediate repairs are necessary.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	The subject property conforms to the properties in the immediate area as to size, age, location, zoning, style, condition, etc.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	The subject property conforms to the properties in the immediate area as to size, age, location, zoning, style, condition, etc.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	Located within an area of maintained and upgraded/remodeled properties.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	not aware at the time
SUBJECT NEAR POWERLINES	✓ No	not aware at the time
SUBJECT NEAR RAILROAD	✓ No	not aware at the time
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	not aware at the time

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	not aware at the time
ROAD QUALITY	✓	Good	Located within an area of maintained roads.
NEGATIVE EXTERNALITIES	✓	No	No adverse conditions were noted at the time of inspection based on exterior observations.
POSITIVE EXTERNALITIES	✓	Yes	Location within less than a mile from to schools, shopping, major street, transportation, etc.

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Svetlana Martioucheva/	01390940	Svetlana Martioucheva	Svetlana Martioucheva	09/25/2020