

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	44679 Warner Trail, Indian Wells, CA 92210	Order ID	6917084	Property ID	29047837
Inspection Date	11/02/2020	Date of Report	11/02/2020		
Loan Number	42371	APN	633-342-010		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	1102BPOs	Tracking ID 1	1102BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Joanne Sharman	Condition Comments	
R. E. Taxes	\$1,162	Located in a community of 24 homes. Community Pool. West facing, One level, attached 2 car garage. Exterior paint is neutral. Subject conforms to the neighborhood in age, style, maintenance and curb appeal. No adverse conditions noted based on exterior observations.	
Assessed Value	\$34,964		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Secured by Double Locks)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Indian Wells Community Association		
Association Fees	\$225 / Month (Pool,Landscaping,Greenbelt)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Economy and market conditions are improving. Fair Market transactions comprise the majority of current market activity. Demand is currently higher than supply. This property should not have any resale issues on the current market.	
Sales Prices in this Neighborhood	Low: \$285,000 High: \$395,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	44679 Warner Trail	43049 Texas Avenue	77030 Florida Avenue	42730 Wisconsin Avenue
City, State	Indian Wells, CA	Palm Desert, CA	Palm Desert, CA	Palm Desert, CA
Zip Code	92210	92211	92211	92211
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.61 ¹	1.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$315,000	\$349,900
List Price \$	--	\$310,000	\$315,000	\$349,900
Original List Date		10/12/2020	11/01/2020	08/31/2020
DOM · Cumulative DOM	-- · --	21 · 21	1 · 1	63 · 63
Age (# of years)	58	59	51	59
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Flat	1 Story Flat	1 Story Flat	1 Story Flat
# Units	1	1	1	1
Living Sq. Feet	1,332	1,520	1,414	1,583
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 3	3 · 3
Total Room #	6	5	6	6
Garage (Style/Stalls)	Carport 2 Car(s)	Detached 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	0.17 acres	0.15 acres	0.16 acres	0.15 acres
Other	Covered Patio	Covered Patio	Covered Patio	Golf Course Location

* Listing 2 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 Adjustments List Comp 1: GLA (-) \$9,400, Bedroom (+) 4K.

Listing 2 Adjustments List Comp 2: GLA (-) \$4,100, Bathroom (-) 3K.

Listing 3 Adjustments List Comp 3: GLA (-) \$12,500, Bathroom (-) 3K, Garage (-) 3K, Golf Course Location (-) 10K, Interior Upgrades (-) 15K.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	44679 Warner Trail	44732 Dakota Trail	44754 Dakota Trail	44696 Dakota Trail
City, State	Indian Wells, CA	Palm Desert, CA	Indian Wells, CA	Indian Wells, CA
Zip Code	92210	92210	92210	92210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.06 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,900	\$359,000	\$369,900
List Price \$	--	\$329,900	\$335,000	\$369,900
Sale Price \$	--	\$300,000	\$325,000	\$375,500
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	10/07/2020	07/10/2020	09/16/2020
DOM · Cumulative DOM	-- · --	37 · 36	86 · 101	26 · 26
Age (# of years)	58	58	58	58
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Flat	1 Story Flat	1 Story Flat	1 Story Flat
# Units	1	1	1	1
Living Sq. Feet	1,332	1,300	1,353	1,371
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 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	0.17 acres	0.17 acres	0.17 acres	0.17 acres
Other	Covered Patio	Covered Patio	Covered Patio	Covered Patio
Net Adjustment	--	+\$1,600	+\$1,050	-\$33,950
Adjusted Price	--	\$301,600	\$326,050	\$341,550

* 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 Adjustments Sale Comp 1: GLA (+) \$1,600.

Sold 2 Adjustments Sale Comp 2: \$1,050.

Sold 3 Adjustments Sale Comp 3: GLA (-) \$1,950, Garage (-) 3K, Interior upgrades (-) 30K.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Legal Description: LOT 149 MB 037/021 INDIAN WELLS VILLAGE 1 Historical transaction data is not available for this home.			
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	\$340,000	\$340,000
Sales Price	\$330,000	\$330,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
Comps selected for this report are all settled properties within the subject's market area. They are considered to be the best available at the time of inspection and strong indicators of market value. Exposure time is estimated to be 1 to 6 months. Note that overall market conditions have been taken into account in arriving at final opinion of value. Based on exterior observations, there are not any environmental issues (e.g., easements, encroachments, power lines, RR tracks, sewage ponds, negative design traits, etc.). Subject is not located in a flood zone. There is not any functional or economic obsolescence. Subject is located near an Elementary School and Tennis Stadium. This does not have a negative impact on subject property.		

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



Back



Back

Subject Photos



Back



Street

Listing Photos

L1 43049 Texas Avenue
Palm Desert, CA 92211



Front

L2 77030 Florida Avenue
Palm Desert, CA 92211



Front

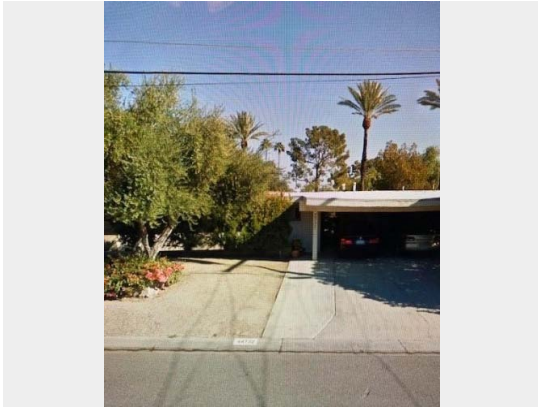
L3 42730 Wisconsin Avenue
Palm Desert, CA 92211



Dining Room

Sales Photos

S1 44732 Dakota Trail
Palm Desert, CA 92210



Front

S2 44754 Dakota Trail
Indian Wells, CA 92210



Front

S3 44696 Dakota Trail
Indian Wells, CA 92210



Front

ClearMaps Addendum

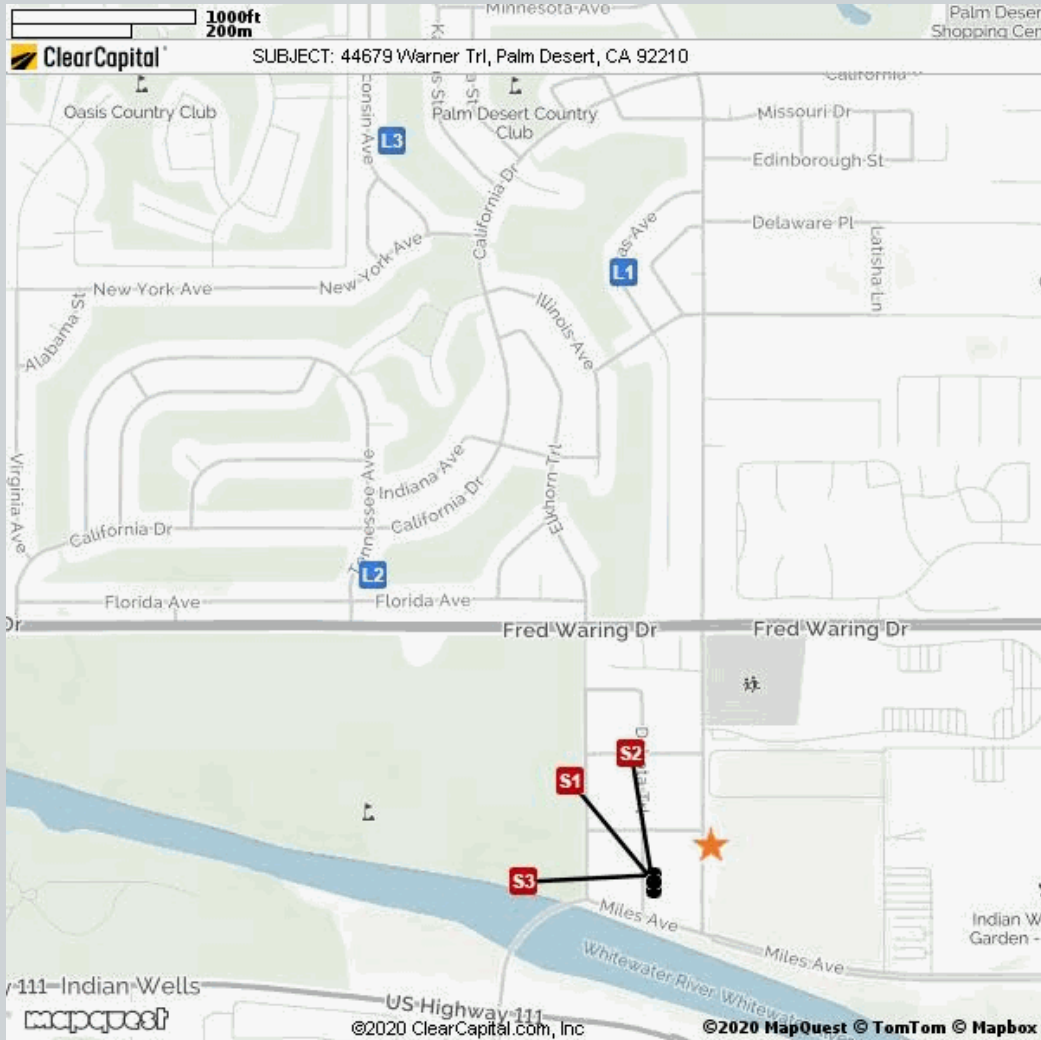
Address ★ 44679 Warner Trail, Indian Wells, CA 92210

Loan Number 42371

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	44679 Warner Trail, Indian Wells, CA 92210	--	Parcel Match
L1 Listing 1	43049 Texas Avenue, Palm Desert, CA 92211	0.83 Miles ¹	Parcel Match
L2 Listing 2	77030 Florida Avenue, Palm Desert, CA 92211	0.61 Miles ¹	Parcel Match
L3 Listing 3	42730 Wisconsin Avenue, Palm Desert, CA 92211	1.11 Miles ¹	Parcel Match
S1 Sold 1	44732 Dakota Trail, Indian Wells, CA 92210	0.06 Miles ¹	Parcel Match
S2 Sold 2	44754 Dakota Trail, Indian Wells, CA 92210	0.06 Miles ¹	Parcel Match
S3 Sold 3	44696 Dakota Trail, Indian Wells, CA 92210	0.05 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	Kathleen Patricia Tabberer	Company/Brokerage	Elite REO Services
License No	01519668	Address	30075 Avenida Los Ninos Cathedral City CA 92234
License Expiration	01/30/2023	License State	CA
Phone	7604085912	Email	kit.tabberer@elitereo.com
Broker Distance to Subject	11.17 miles	Date Signed	11/02/2020

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.