

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	7760 Vineyard Avenue, Rancho Cucamonga, CA 91730	Order ID	6969861	Property ID	29180156
Inspection Date	12/03/2020	Date of Report	12/05/2020		
Loan Number	42699	APN	0207-422-13-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	1203BPOs	Tracking ID 1	1203BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	George Family Trust	Condition Comments Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in mid 20th century. Subject conforms to neighborhood which is comprised primarily of single story properties.
R. E. Taxes	\$585	
Assessed Value	\$48,646	
Zoning Classification	Residential	
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 area is a suburban developed tract with both single-level and two-story homes. There are SFRs, condos and town homes in a one-mile radius. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average-to-good curb appeal. The market demand is strong and prices are rising. Seller concessions are few and REO activity is less than 5% of the resale market. Industrial and other external factors are minimal.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$940,000	
Market for this type of property	Increased 7.4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7760 Vineyard Avenue	7381 Onyx Ave	9244 San Bernardino Rd	9520 Ironwood St
City, State	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA
Zip Code	91730	91730	91730	91730
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.78 ¹	0.53 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$475,000	\$450,000	\$409,999
List Price \$	--	\$475,000	\$450,000	\$409,999
Original List Date		10/24/2020	10/30/2020	09/10/2020
DOM · Cumulative DOM	-- · --	4 · 42	36 · 36	86 · 86
Age (# of years)	56	46	63	49
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,151	1,240	1,271	1,240
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	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	0.17 acres	0.16 acres	0.16 acres	0.18 acres
Other	--	--	--	--

* Listing 1 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.

Current Listings - Cont.

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

- Listing 1** MLS Description: A great property at an unbeatable price. This Charming, unique 3 bedrooms 2 bath single story home is located in the desirable city of Rancho Cucamonga. Located in a quiet cul-de-sac neighborhood of Rancho Cucamonga. The property is well maintained with plenty to offer. The property features spacious bedrooms, spacious, cozy living room great for family game nights, moving watching nights, and much much more. A kitchen ready for the cook of the house to personalize and cook those family favorites. Large, private desirable back yard with a patio for entertaining guests. Attached 2 car garage. MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable is superior due to GLA and garage count. Comparable is in pending status since 10/29/20. Comparable is a probate sale, no court confirmation is required. Comparable is most comparable due to GLA and proximity.
- Listing 2** MLS Description: Classic 1950's home in the beautiful city of Rancho Cucamonga. Great location, nearby local parks, schools, and stores. This charming 3 bedroom home comes complete with 2 bathrooms and large backyard. Front of the home has large parking area for many cars to park or a 5th wheel. Don't miss this opportunity!! Great Price! No HOA! Low Taxes! MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable is superior due to GLA and garage count. Comparable is in active under contract status since 11/03/20.
- Listing 3** MLS Description: WOW, CAN'T BEAT THIS DEAL WITH A STICK! ANOTHER GREAT PROPERTY AT AN UNBEATABLE PRICE. THIS CHARMING 3 BED 2 BATH RANCHO CUCAMONGA HOME FEATURES OVER 1200 SQFT WITH AN ADDITION OF APPROXIMATELY ANOTHER 300 SQFT OR SO, ON NEARLY AN 8000 SQFT LOT! DON'T MISS THIS UNIQUE OPPORTUNITY TO OWN YOUR OWN RANCHO CUCAMONGA HOME FOR AN AMAZING PRICE!!! WON'T LAST LONG! MY COMMENTS: Comparable and subject are in similar communities. Comparable and subject are substantially equal. Comparable is tenant occupied. Comparable is in active status.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7760 Vineyard Avenue	9117 Candlewood St	7695 Lion Street	7344 Alta Cuesta Dr
City, State	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA
Zip Code	91730	91730	91730	91730
Datasource	Tax Records	MLS	MLS	Public Records
Miles to Subj.	--	0.39 ¹	0.40 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$489,900	\$420,000	\$474,900
List Price \$	--	\$489,900	\$420,000	\$474,900
Sale Price \$	--	\$495,000	\$428,000	\$492,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	08/06/2020	08/26/2020	06/10/2020
DOM · Cumulative DOM	-- · --	5 · 27	10 · 54	17 · 104
Age (# of years)	56	55	34	65
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	1,151	1,151	1,434	1,236
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	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	0.17 acres	0.17 acres	0.26 acres
Other	--	--	--	--
Net Adjustment	--	-\$19,000	-\$12,500	-\$18,600
Adjusted Price	--	\$476,000	\$415,500	\$473,400

* Sold 3 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.

Recent Sales - Cont.

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

- Sold 1** MLS Description: You will want to hurry and make your offer on this adorable Turnkey 3 bedroom home nestled in foothills of Rancho Cucamonga. This single story boasts beautiful wood flooring throughout, designer two-toned paint with new base, textured ceilings and recessed lighting, spacious rooms and oversized backyard, two car garage with new door, long driveway affords plenty of room for RV parking and toys. Be the first cook to claim this step saver kitchen graced with water proof flooring, all new stainless steel appliances, new sink/faucet, and gleaming white quartz counters. Sunny breakfast nook is perfect for all dining at home. The indoor laundry with new 1/2 bath is an added convenience. Freshly painted exterior and new lawn makes this a smart buy. MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable and subject appear to be same model. Comparable is in superior condition. Adjustments of -\$15000 condition, -\$4000 garage count for a total adjustment of -\$19000
- Sold 2** MLS Description: Here is your opportunity to live in one of Rancho Cucamonga's most favorite neighborhoods . Nice corner lot. Great Location. Great school district . Great price. Lots of potential here. It is a fixer upper and is being sold AS-IS. MY COMMENTS: Comparable and subject are in similar neighborhoods. Adjustments of -\$8500 GLA difference at \$30/sq ft, -\$4000 garage count for a total adjustment of -\$12,500. Comparable is most comparable due to condition.
- Sold 3** MLS Description: Looking for a charming single-story home in the RED HILL area of Rancho Cucamonga? Take a closer look at this gem located on a desired corner lot with a wonderful mountain view. There is potential for RV parking in the side yard, plus driveway parking and a 2 car garage. The covered porch entryway leads to a spacious formal living room under a vaulted ceiling. Enjoy the brick fireplace and new carpeting! In the attractive kitchen, you have stainless steel cooking appliances, double basin sink with arc faucet, a dishwasher, recessed lighting, laundry area and access to the outdoors. The kitchen has laminate wood flooring that extends into the dining area. You can access the covered patio via the sliding glass door. The master bedroom is located on one side of the house and offers a large walk-in closet and ensuite bathroom. There are 2 additional bedrooms on the other side of the house. One is so large that you could possibly convert it into a 4th bedroom (it has 2 closets and a sliding glass door to the backyard). In the hallway you will find an extra deep closet, the whole house fan vent, and main bathroom with a mosaic back splash. The pool-sized backyard offers an expansive lawn, mature shade trees, large shed, patio cover and more. We are convenient to shops, restaurants and schools. Take a good look at this exceptional property today! Buyer to satisfy self regarding square footage and permits. Tax rolls show 3 bedrooms.MY COMMENTS: Comparable and subject are in similar neighborhoods. Adjustments of -\$12000 closing costs, -\$4000 garage count, -\$2600 GLA difference for a total adjustment of -\$18,600.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows no records for this property. CRMLS is the primary MLS for the area. There are no MLS sheets to include with this report.			
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	\$458,800	\$458,800
Sales Price	\$458,800	\$458,800
30 Day Price	\$458,800	--
Comments Regarding Pricing Strategy		
<p>Sold 3 was given the most weight in the suggested list price with consideration also given to Sold 1 (a same model in superior condition). Sold 2, a larger GLA property which sold for all cash had less consideration in the list price. The listed comparable properties, especially List 1 and List 2, in under contract status, support the list price conclusion. The sale price is expected at full list, somewhat contrary to market dynamics of overbidding a low list price. The 30 day price is same as sale price due to DOM running under 30 days in this marketplace. Sold 1 is included in this analysis, despite condition difference, due to a lack of other comparable properties sold in this market in average condition.</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



Side



Street

Listing Photos

L1 7381 Onyx Ave
Rancho Cucamonga, CA 91730



Front

L2 9244 San Bernardino Rd
Rancho Cucamonga, CA 91730



Front

L3 9520 Ironwood St
Rancho Cucamonga, CA 91730



Front

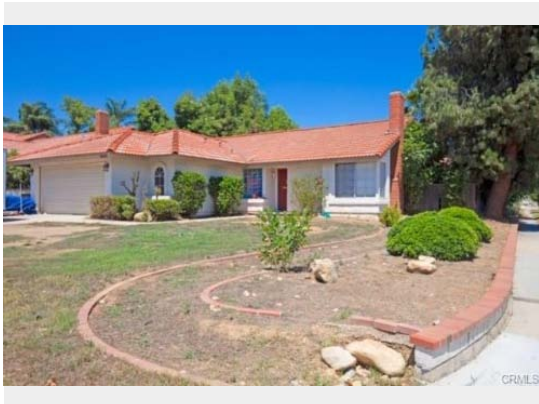
Sales Photos

S1 9117 Candlewood St
Rancho Cucamonga, CA 91730



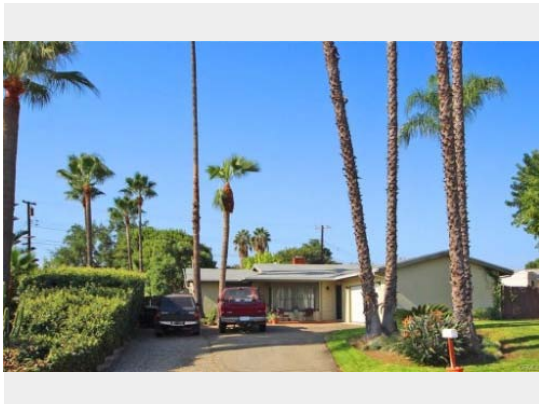
Front

S2 7695 Lion Street
Rancho Cucamonga, CA 91730



Front

S3 7344 Alta Cuesta Dr
Rancho Cucamonga, CA 91730



Front

ClearMaps Addendum

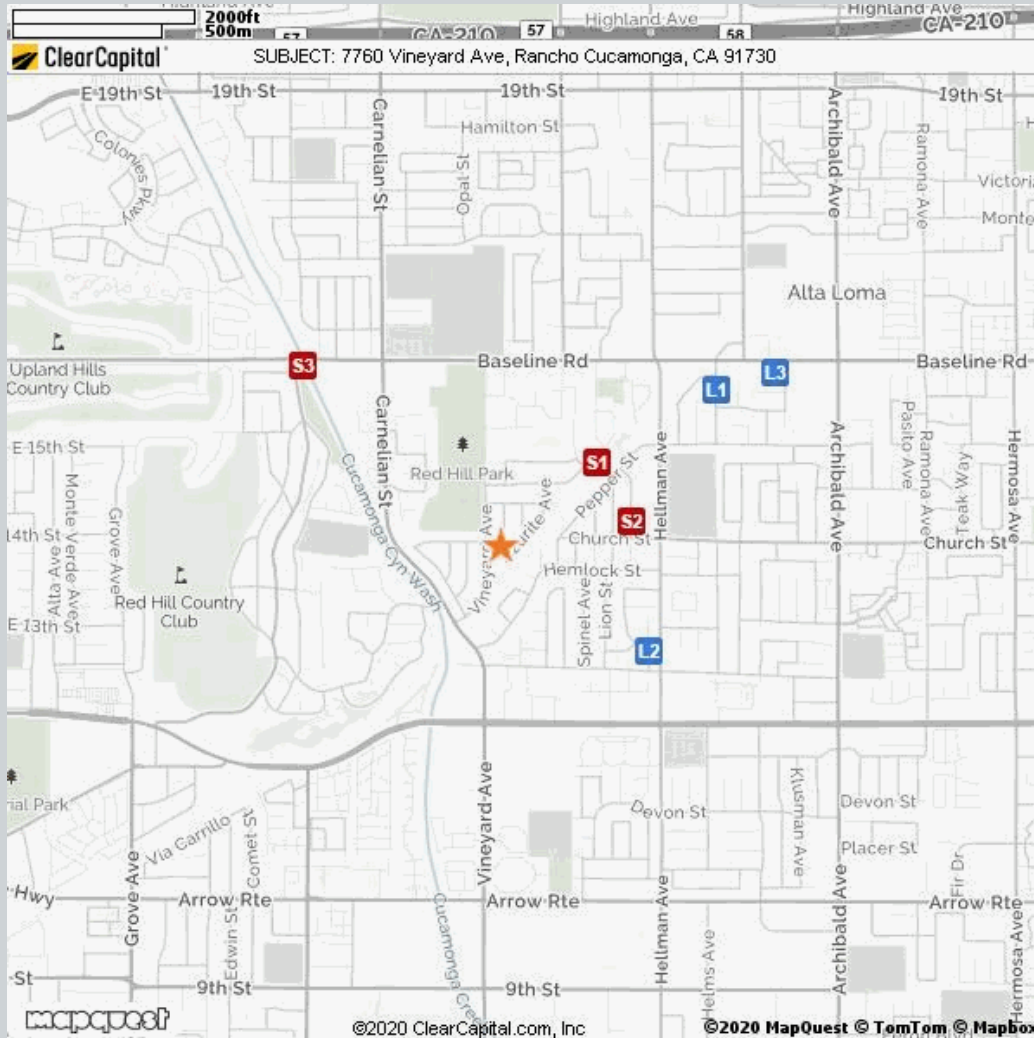
Address ★ 7760 Vineyard Avenue, Rancho Cucamonga, CA 91730

Loan Number 42699

Suggested List \$458,800

Suggested Repaired \$458,800

Sale \$458,800



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7760 Vineyard Avenue, Rancho Cucamonga, CA 91730	--	Parcel Match
L1	7381 Onyx Ave, Rancho Cucamonga, CA 91730	0.78 Miles ¹	Parcel Match
L2	9244 San Bernardino Rd, Rancho Cucamonga, CA 91730	0.53 Miles ¹	Parcel Match
L3	9520 Ironwood St, Rancho Cucamonga, CA 91730	0.95 Miles ¹	Parcel Match
S1	9117 Candlewood St, Rancho Cucamonga, CA 91730	0.39 Miles ¹	Parcel Match
S2	7695 Lion Street, Rancho Cucamonga, CA 91730	0.40 Miles ¹	Parcel Match
S3	7344 Alta Cuesta Dr, Rancho Cucamonga, CA 91730	0.76 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.

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 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.

Report Instructions - cont.

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	Michael O'Connor	Company/Brokerage	Diamond Ridge Realty
License No	01517005	Address	12523 Limonite Avenue Eastvale CA 91752
License Expiration	10/04/2022	License State	CA
Phone	9518474883	Email	RealtorOConnor@aol.com
Broker Distance to Subject	10.02 miles	Date Signed	12/05/2020

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.