

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	11929 Bluff Court, Adelanto, CA 92301	Order ID	7191528	Property ID	29863354
Inspection Date	03/24/2021	Date of Report	03/25/2021		
Loan Number	43903	APN	3128-791-34-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	0324BPOa	Tracking ID 1	0324BPOa
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Torres, John	Condition Comments	
R. E. Taxes	\$4,108	Subject property is mid sized plan in newer tract of homes located at extreme NE corner of very large market area. Is vacant, secured. Appears to be recently vacated. Lots of junk, debris in yard areas, side fence is broken. Broken piece of concrete in front yard. Yard areas are overgrown, weedy, messy. Based on exterior appearance it is highly likely that interior will need trashout, cleaning, rehab. Fenced back yard, small narrow porch at entry. Aerial view appears to show rockscaped back yard, possibly solar panels on rear roof.	
Assessed Value	\$269,194		
Zoning Classification	R1-one SFR per lot		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(all windows, doors appear intact, closed, locked)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Newer tract of small to mid sized single story homes, all very similar in exterior style, features. This tract is located at the extreme NE corner of a very large market area that is made up of dozens of different tracts. The oldest tracts date to the late 80's, the newest were built in the 00's. The older & newer tracts are equally interspersed through out the area, along with some remaining sections of undeveloped land. To the north of subject location is vast area of open, undeveloped land. Subject immediate area is made up of mostly newer tracts. This is a good commuter locatio...	
Sales Prices in this Neighborhood	Low: \$189,000 High: \$385,000		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Newer tract of small to mid sized single story homes, all very similar in exterior style, features. This tract is located at the extreme NE corner of a very large market area that is made up of dozens of different tracts. The oldest tracts date to the late 80's, the newest were built in the 00's. The older & newer tracts are equally interspersed through out the area, along with some remaining sections of undeveloped land. To the north of subject location is vast area of open, undeveloped land. Subject immediate area is made up of mostly newer tracts. This is a good commuter location with major commuting route within 1/2 mile of subject. Moderate sized newer shopping areas are about 1-2 miles away. Large regional shopping center is about 7 miles away.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	11929 Bluff Court	11911 Bluff Ct.	11741 Cool Water St.	11814 Broad Oak Ct.
City, State	Adelanto, CA	Adelanto, CA	Adelanto, CA	Adelanto, CA
Zip Code	92301	92301	92301	92301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.24 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$370,500	\$310,000	\$360,000
List Price \$	--	\$370,500	\$310,000	\$360,000
Original List Date		02/08/2021	03/08/2021	02/15/2021
DOM · Cumulative DOM	-- · --	44 · 45	9 · 17	8 · 38
Age (# of years)	4	4	17	17
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	1,642	2,002	1,756	1,904
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	8	7	8
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	.17 acres	.19 acres	.18 acres	.23 acres
Other	fence, tile roof	fence, tile roof	fence, tile roof, patio	fence, tile roof, porch

* 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.

Current Listings - Cont.

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

- Listing 1** Regular resale. Currently this is the only active comp in same tract & of similar age as subject, within 1 mile. Larger SF with extra BR, similar age, exterior style, features, lot size, garage. Located on same street. Fenced back yard, rockscaped front yard with shrubs. Tile roof, small narrow porch at entry. In escrow but may have problem appraising.
- Listing 2** Regular resale in older tract in same market area. Still one of the newer tracts in the area. Larger SF with extra BR, similar exterior style, features, lot size, garage. Fenced back yard. No trees or landscaping but lot is cleared & weed free. Tile roof, small front porch, rear covered patio. In escrow after only 9 DOM.
- Listing 3** Regular resale in same market area. Older age but still one of the newer tracts in the area. Larger SF with extra BR, similar exterior style, features. Larger lot-adjusted at about \$5000 per acre. Fenced back yard, landscaped front yard with shrubs. Tile roof, front porch, rear covered patio. In escrow after only 8 DOM but will probably have problem appraising.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11929 Bluff Court	11720 Cool Water St.	11995 Bluff Ct.	15762 Horizon Way
City, State	Adelanto, CA	Adelanto, CA	Adelanto, CA	Adelanto, CA
Zip Code	92301	92301	92301	92301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.07 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,900	\$311,900	\$320,000
List Price \$	--	\$289,900	\$311,900	\$320,000
Sale Price \$	--	\$305,000	\$310,000	\$325,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/02/2020	01/11/2021	03/09/2021
DOM · Cumulative DOM	-- · --	30 · 56	17 · 44	4 · 53
Age (# of years)	4	17	4	4
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	1,642	1,756	1,642	1,892
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	6	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	.17 acres	.18 acres	.17 acres	.17 acres
Other	fence, tile roof	fence, tile roof, patio, rockscaped	fence, tile roof, rockscaped	fence, tile roof, rockscaped
Net Adjustment	--	-\$3,600	-\$750	-\$7,000
Adjusted Price	--	\$301,400	\$309,250	\$318,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Regular resale. Different, older tract in same market area, still one of the newer tracts in the area. Larger SF, similar exterior style, features, lot size, garage. Fenced back yard, rockscaped front yard with trees, shrubs. Tile roof, rear covered patio. Adjusted for larger SF (-\$2850), superior yard condition (-\$750), rear patio (-\$1500) & offset by older age (+\$1500).
- Sold 2** Regular resale. Same home/tract/street. Fenced back yard, rockscaped front yard. Tile roof, small narrow porch at entry. Adjusted only for superior yard condition.
- Sold 3** Regular resale. Different/similar tract, same market area, built during same time frame, possibly same builder. Larger SF, similar age, exterior style, features, lot size, garage. Fenced back yard, rocskaped front yard with small trees. Tile roof, small porch at entry. Adjusted for larger SF (-\$6250), superior yard condition (-\$750).

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	\$310,000	\$312,000
Sales Price	\$308,000	\$309,000
30 Day Price	\$301,000	--
Comments Regarding Pricing Strategy		
<p>Search was expanded to include the most proximate similar aged tracts in order to find best comps for subject & to try & bracket subject features. Subject specific location at very NE corner of the market area caused search to be even more expanded. Every effort made to find/use comps with as close proximity as possible. Currently there are no active comps of similar age within 1 mile of subject The active comps don't bracket subject GLA but the sold comps do. The active comps represent a very wide value range due to the high market demand & lack of inventory. The sold comps represent a more narrow value range & were weighed more heavily in establishing value for subject.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street



Other



Other

Subject Photos



Other



Other

Listing Photos

L1 11911 Bluff Ct.
Adelanto, CA 92301



Front

L2 11741 Cool Water St.
Adelanto, CA 92301



Front

L3 11814 Broad Oak Ct.
Adelanto, CA 92301



Front

Sales Photos

S1 11720 Cool Water St.
Adelanto, CA 92301



Front

S2 11995 Bluff Ct.
Adelanto, CA 92301



Front

S3 15762 Horizon Way
Adelanto, CA 92301



Front

ClearMaps Addendum

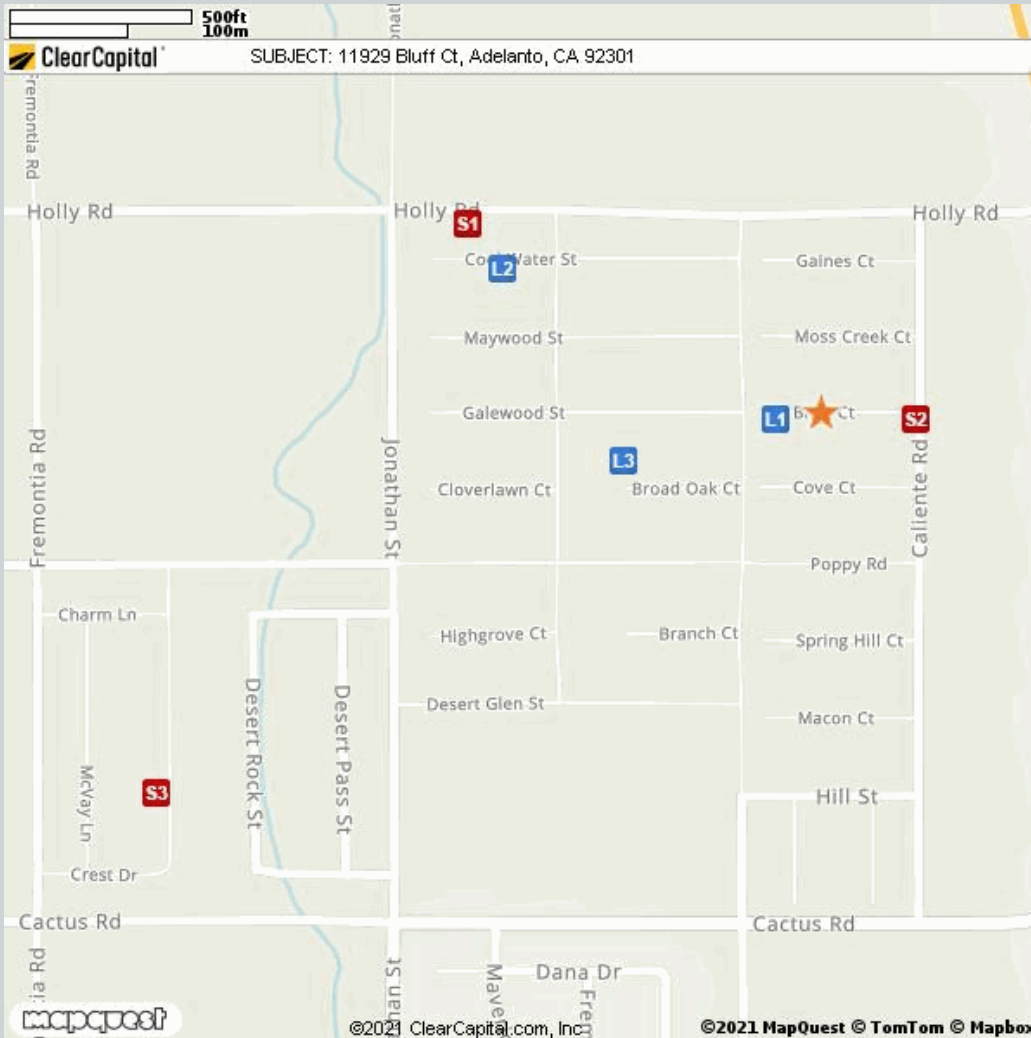
Address ★ 11929 Bluff Court, Adelanto, CA 92301

Loan Number 43903

Suggested List \$310,000

Suggested Repaired \$312,000

Sale \$308,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11929 Bluff Court, Adelanto, CA 92301	--	Parcel Match
L1 Listing 1	11911 Bluff Ct., Adelanto, CA 92301	0.03 Miles ¹	Parcel Match
L2 Listing 2	11741 Cool Water St., Adelanto, CA 92301	0.24 Miles ¹	Parcel Match
L3 Listing 3	11814 Broad Oak Ct., Adelanto, CA 92301	0.14 Miles ¹	Parcel Match
S1 Sold 1	11720 Cool Water St., Adelanto, CA 92301	0.28 Miles ¹	Parcel Match
S2 Sold 2	11995 Bluff Ct., Adelanto, CA 92301	0.07 Miles ¹	Parcel Match
S3 Sold 3	15762 Horizon Way, Adelanto, CA 92301	0.53 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	Teri Ann Bragger	Company/Brokerage	First Team Real Estate
License No	00939550	Address	15545 Bear Valley Rd. Hesperia CA 92345
License Expiration	10/09/2022	License State	CA
Phone	7609000529	Email	teribraggerrealtor@gmail.com
Broker Distance to Subject	6.63 miles	Date Signed	03/24/2021

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.