

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	13105 Palos Grande Drive, Victorville, CA 92395	Order ID	7200553	Property ID	29880833
Inspection Date	03/29/2021	Date of Report	03/31/2021		
Loan Number	43999	APN	3088-241-23-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	0329BPO	Tracking ID 1	0329BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Ibrahim, Brandon	Condition Comments	
R. E. Taxes	\$3,769	Subject property is middle aged, moderately larger single story home in HOA community known as Spring Valley Lake. Currently listed/pending in MLS. Indicates tenant occupied & owner does show address in different city/county. Interior photos do show very dated interior features but generally good condition. Tenants to have pets. Fenced back yard, landscaped front yard, trees, shrubs. Comp shingle roof shows signs of patching in areas, slightly different shingle color. There are no issues evident with roof other than different colored shingles Rear covered patio.	
Assessed Value	\$292,511		
Zoning Classification	R1-one SFR per lot		
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	Spring Valley lake HOA		
Association Fees	\$1200 / Year (Pool,Tennis,Greenbelt,Other: lake, parks, beaches)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Large, sprawling HOA community known as Spring Valley Lake, Originally developed in the 60's, the oldest homes in the community date to that time. The improved properties in the community are represented by a very wide range of sizes & values of homes. HOA of approx. \$1200 per year allows for use of large man made lake, greenbelts, beaches, community center, more. Extra fees pay for country club & golf course. Onsite security & management, strict CCR's. This is a contained but not gated community. It is never appropriate to pull comps from outside of the community, even though in...	
Sales Prices in this Neighborhood	Low: \$229,000 High: \$725,000		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Large, sprawling HOA community known as Spring Valley Lake, Originally developed in the 60's, the oldest homes in the community date to that time. The improved properties in the community are represented by a very wide range of sizes & values of homes. HOA of approx. \$1200 per year allows for use of large man made lake, greenbelts, beaches, community center, more. Extra fees pay for country club & golf course. Onsite security & management, strict CCR's. This is a contained but not gated community. It is never appropriate to pull comps from outside of the community, even though in some cases they may be more proximate. The area has very strong market activity & higher than AVG resale values compared to other parts of Victorville. This community is actually in an unincorporated area of Victorville but falls under the sphere of influence of Victorville. Homes with lake & golf course frontage carry the highest values.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	13105 Palos Grande Drive	18092 Sunburst Rd.	18236 Deauville Dr.	13045 Palos Grande Dr.
City, State	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92395	92395	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.67 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,900	\$339,000	\$376,000
List Price \$	--	\$359,900	\$339,000	\$376,000
Original List Date		02/28/2021	03/26/2021	03/03/2021
DOM · Cumulative DOM	-- · --	30 · 31	4 · 5	7 · 28
Age (# of years)	37	36	34	38
Condition	Average	Average	Average	Good
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	1,939	1,955	1,807	1,956
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	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	.17 acres	.25 acres	.18 acres	.17 acres
Other	fence, comp roof, patio	fence, tile roof, porch	fence, tile roof, patio	fence, comp roof, patio

* 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** Regular resale in same community. Similar size, age, garage size, other features. Larger lot- adjusted at about \$10K per acre in this area. Fenced back yard, landscaped yard areas, trees, shrubs. Tile roof, front porch, large rear patio. Newer flooring, other features original & dated but maintained condition.
- Listing 2** Regular resale in same HOA community. Slightly smaller SF, similar age, exterior style, features, lot size, garage. Fenced back yard, rockscaped front yard, trees, shrubs. Tile roof, rear covered patio. Some updated features-kitchen & bath features, newer flooring. Not a current rehab. In escrow after only 4 DOM, probably at higher than list price.
- Listing 3** Regular resale in same community, same street. Similar size, age, exterior style, features, lot size, garage. Fenced back yard, rockscaped front yard with shrubs. Comp shingle roof, front porch. Back yard has patio slab area, landscaping. Kitchen completely remodeled, new paint & flooring throughout. In escrow after only 7 DOM.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	13105 Palos Grande Drive	17735 Vista Point Dr.	13320 Country Club Dr.	13194 Schooner Dr.
City, State	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92395	92395	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.73 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$345,000	\$355,000	\$379,900
List Price \$	--	\$334,900	\$355,000	\$379,900
Sale Price \$	--	\$338,400	\$355,000	\$379,900
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	01/29/2021	01/11/2021	03/23/2021
DOM · Cumulative DOM	-- · --	40 · 120	35 · 92	36 · 62
Age (# of years)	37	35	35	35
Condition	Average	Average	Average	Good
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	1,939	2,095	1,779	2,024
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	6	7	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	.17 acres	.17 acres	.17 acres	.17 acres
Other	fence, comp roof, patio	fence, tile roof, patio	fence, comp roof, patio	fence, tile roof, patio
Net Adjustment	--	-\$11,500	+\$4,000	-\$10,125
Adjusted Price	--	\$326,900	\$359,000	\$369,775

* 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 in same HOA community. Slightly larger SF with extra 1/2 BA, similar age, exterior style, features, lot size, garage. Fenced back yard, landscaped front yard with trees, shrubs. Tile roof, front porch, rear covered patio. Has newer paint & flooring, other features are original & dated. Adjusted for concessions paid (-\$5000), larger SF (-\$3900), extra 1/2 BA (-\$2500), tile roof (-\$500).
- Sold 2** Regular resale in same community. Smaller SF, similar age, exterior style, features, lot size, garage. Fenced back yard, land/rockscaped front yard with some shrubs. Comp shingle roof. Front porch, rear covered patio. Some interior features updated but not a current rehab. Adjusted only for smaller SF.
- Sold 3** Regular resale in same community. Investor owned & completely rehabbed including paint, flooring, fixtures, updated kitchen & bath features. Fenced back yard, landscaped front yard. Tile roof, rear covered patio. Extensive exterior concrete work in back yard. Adjusted for rehabbed condition (-\$7500), larger SF (-\$2125), tile roof (-\$500).

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams Covina	Listed 1/12/21 for \$330,000. Shows accepted offer on 3/12/21, current LP \$300,000					
Listing Agent Name	Ivana Valiente						
Listing Agent Phone	626-966-3641						
# 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
01/12/2021	\$330,000	03/03/2021	\$300,000	Pending/Contract	03/15/2021	\$300,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$359,000	\$359,000
Sales Price	\$357,000	\$357,000
30 Day Price	\$345,000	--
Comments Regarding Pricing Strategy		
<p>Search was expanded to find best comps for subject & also those to bracket subject features. This is a large geographic market area that loosely surrounds a large man-made lake & golf course. Any property within the community is considered to be part of same market area. Every effort made to find/use comps with as close proximity as possible. In this case search was expanded up to 1 mile, all of the comps are within 3/4 mile. Subject age is not bracketed by the sold comps but is by the active comps, all of the sold comps are within 2 years of subject age.</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

Listing Photos

L1 18092 Sunburst Rd.
Victorville, CA 92395



Front

L2 18236 Deauville Dr.
Victorville, CA 92395



Front

L3 13045 Palos Grande Dr.
Victorville, CA 92395



Front

Sales Photos

S1 17735 Vista Point Dr.
Victorville, CA 92395



Front

S2 13320 Country Club Dr.
Victorville, CA 92395



Front

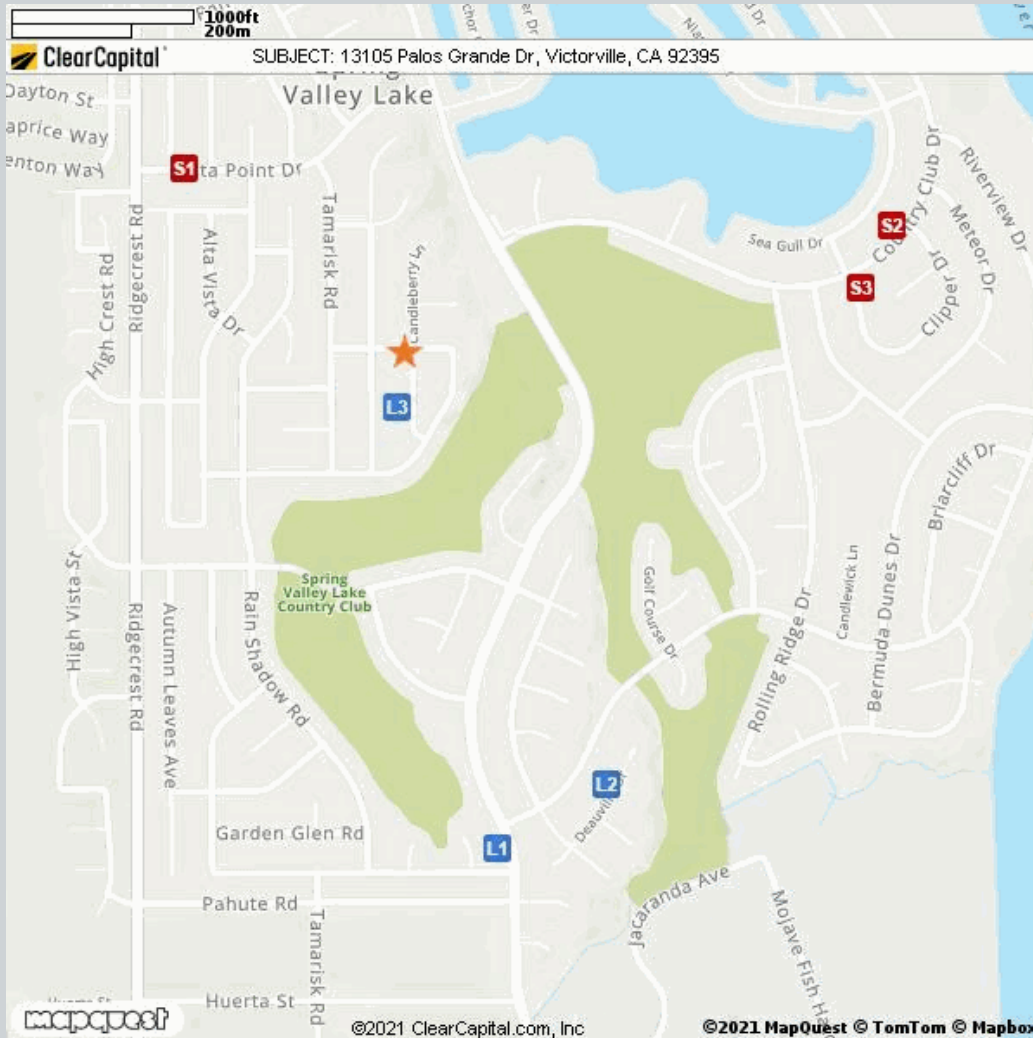
S3 13194 Schooner Dr.
Victorville, CA 92395



Front

ClearMaps Addendum

Address ★ 13105 Palos Grande Drive, Victorville, CA 92395
Loan Number 43999 **Suggested List** \$359,000 **Suggested Repaired** \$359,000 **Sale** \$357,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13105 Palos Grande Drive, Victorville, CA 92395	--	Parcel Match
L1 Listing 1	18092 Sunburst Rd., Victorville, CA 92395	0.71 Miles ¹	Parcel Match
L2 Listing 2	18236 Deauville Dr., Victorville, CA 92395	0.67 Miles ¹	Parcel Match
L3 Listing 3	13045 Palos Grande Dr., Victorville, CA 92395	0.07 Miles ¹	Parcel Match
S1 Sold 1	17735 Vista Point Dr., Victorville, CA 92395	0.40 Miles ¹	Parcel Match
S2 Sold 2	13320 Country Club Dr., Victorville, CA 92395	0.73 Miles ¹	Parcel Match
S3 Sold 3	13194 Schooner Dr., Victorville, CA 92395	0.66 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	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	3.31 miles	Date Signed	03/30/2021

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.