

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	18962 Symeron Road, Apple Valley, CA 92307	Order ID	7204039	Property ID	29886985
Inspection Date	03/30/2021	Date of Report	03/31/2021		
Loan Number	44151	APN	0473-041-12-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	0330BPOa	Tracking ID 1	0330BPOa
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Bell, Lee	Condition Comments	
R. E. Taxes	\$4,411	Subject property is old, moderately larger, single story SFR property in older semi-rural area of Apple Valley. House sits somewhat downhill from street so was only partially visible. Exterior wood trim surfaces are in need of paint. Comp shingle roof looks newer & in good condition. Some, not all, windows have been updated. There is a tarped car in the driveway with tires leaning against it. Lots of natural brush, creosote shrubs on lot. Last MLS from 2005 shows dated interior features but well maintained (possibly different condition & upgrades currently). Large rear raised deck. Storage shed.	
Assessed Value	\$247,200		
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	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Older semi-rural area in the central & western part of Apple Valley. The oldest homes date to the 40's, 50's, 60's. The majority of homes in this area are mid to larger in size, including some very large estate type homes, mostly single story, mostly built in the 70's, 80's, 90's. Also some newer homes from the 00's scattered through the area. Typical lot size can range from .4 to 2 acres or more. This area has strong market activity, especially currently. Higher than AVG resale values compared to some other areas of Apple Valley.	
Sales Prices in this Neighborhood	Low: \$219,000 High: \$725,000		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	18962 Symeron Road	19175 Kinai Rd.	19181 Haida Rd.	15524 Apple Valley Rd.
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92307	92307	92307	92307
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	1.84 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$380,000	\$364,000	\$352,500
List Price \$	--	\$380,000	\$364,000	\$352,500
Original List Date		03/15/2021	02/01/2021	02/24/2021
DOM · Cumulative DOM	-- · --	15 · 16	22 · 58	35 · 35
Age (# of years)	62	46	41	65
Condition	Average	Average	Good	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	1,972	1,836	2,120	1,786
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 3	3 · 2
Total Room #	6	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 4 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	.84 acres	.71 acres	.45 acres	.69 acres
Other	fence, comp roof, patio	fence, comp roof, patio	fence, comp roof, patio	fence, comp roof, patio

* Listing 3 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 market area. Slightly smaller SF, newer age but very similar dated exterior style. Has 2 separate double attached garages-one appears to have been added after original construction. Smaller lot-still typical for the area & adjusted at about \$10K per acre in this area. Fenced lot, rockscaped yard areas, trees, bushes. Covered patio. Interior has original dated features, well maintained.
- Listing 2** Regular resale in same market area, search expanded. Newer age, larger SF with extra BR, BA. Similar exterior style, features, garage. Smaller lot-still typical for the area & adjusted at about \$10K per acre. Fenced & x-fenced lot, covered patio. Interior completely remodeled including, paint, flooring, kitchen & bath features. \$7000 closing cost credit offered. In escrow after 22 DOM.
- Listing 3** Regular resale in same market area. Smaller SF, similar age, exterior style, features. Smaller lot-still typical for the area & adjusted at about \$10K per acre in this area. Fenced lot, rockscaped yard areas with shrubs. Circle drive & extra side concrete parking area that extends down side of house to oversized, single garage sized shed. Rear covered patio. Many interior features updated but not a current remodel. Located on very busy, cross town connecting street.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	18962 Symeron Road	15671 Mondamon Rd.	16097 Palmero Rd.	18511 Cocqui Rd.
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92307	92307	92307	92307
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.77 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$340,000	\$359,000	\$384,900
List Price \$	--	\$340,000	\$359,000	\$384,900
Sale Price \$	--	\$350,000	\$362,500	\$400,000
Type of Financing	--	Fha	Private Party	Conventional
Date of Sale	--	03/09/2021	03/24/2021	03/08/2021
DOM · Cumulative DOM	-- · --	6 · 108	73 · 105	7 · 48
Age (# of years)	62	63	58	48
Condition	Average	Average	Good	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	1,972	1,996	1,662	1,946
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	6	8	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes Spa - Yes
Lot Size	.84 acres	.57 acres	.98 acres	.75 acres
Other	fence, comp roof, patio	fence, comp roof, patio	fence, comp roof, porch	extra detached garage
Net Adjustment	--	-\$400	-\$3,650	-\$15,950
Adjusted Price	--	\$349,600	\$358,850	\$384,050

* Sold 1 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 market area. Similar size, age, has extra BR & 1/2 BA. Smaller lot size-still typical for the area. Significant updating done over the past 12 years but not a current remodel, maintained updated features. Fenced back yard, rockscaped front yard with trees, shrubs. Covered patio. Adjusted for smaller lot (+\$2700) & offset by slightly larger SF (-\$600), extra 1/2 BA (-\$2500).
- Sold 2** Regular resale in same market area. Smaller SF, similar age, exterior style, features, garage. Larger lot-still typical for the area. Fenced lot, many trees, bushes. Front porch, rear covered patio. Interior has been completely remodeled including paint, flooring, fixtures, kitchen & bath features. Adjusted for remodeled condition (-\$7500), larger lot (-\$1400), extra 1/2 BA (-\$2500) & offset by smaller SF (+\$7750).
- Sold 3** Regular resale in same market area. Newer age but very similar dated exterior style & features. Interior features also very dated with no significant updating done. Fenced lot, many trees, bushes, landscaped yard areas. Custom inground pool/spa. Has extra detached garage with RV space. Adjusted for larger attached garage (-\$1500), newer age (-\$1200), extra detached garage (-\$6000), pool (-\$7500) & offset by smaller SF (+\$650), smaller lot (+\$900). Multiple offers drove SP higher than LP with no concessions paid.

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	\$359,000	\$359,000
Sales Price	\$357,000	\$357,000
30 Day Price	\$349,000	--
Comments Regarding Pricing Strategy		
Search was expanded to find best comps for subject & to try & bracket subject features. Every effort made to find/use comps with as close proximity as possible.		

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.
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Subject Photos



Front



Front



Front



Address Verification



Street



Other

Listing Photos

L1 19175 Kinai Rd.
Apple Valley, CA 92307



Front

L2 19181 Haida Rd.
Apple Valley, CA 92307



Front

L3 15524 Apple Valley Rd.
Apple Valley, CA 92307



Front

Sales Photos

S1 15671 Mondamon Rd.
Apple Valley, CA 92307



Front

S2 16097 Palmero Rd.
Apple Valley, CA 92307



Front

S3 18511 Cocqui Rd.
Apple Valley, CA 92307



Front

ClearMaps Addendum

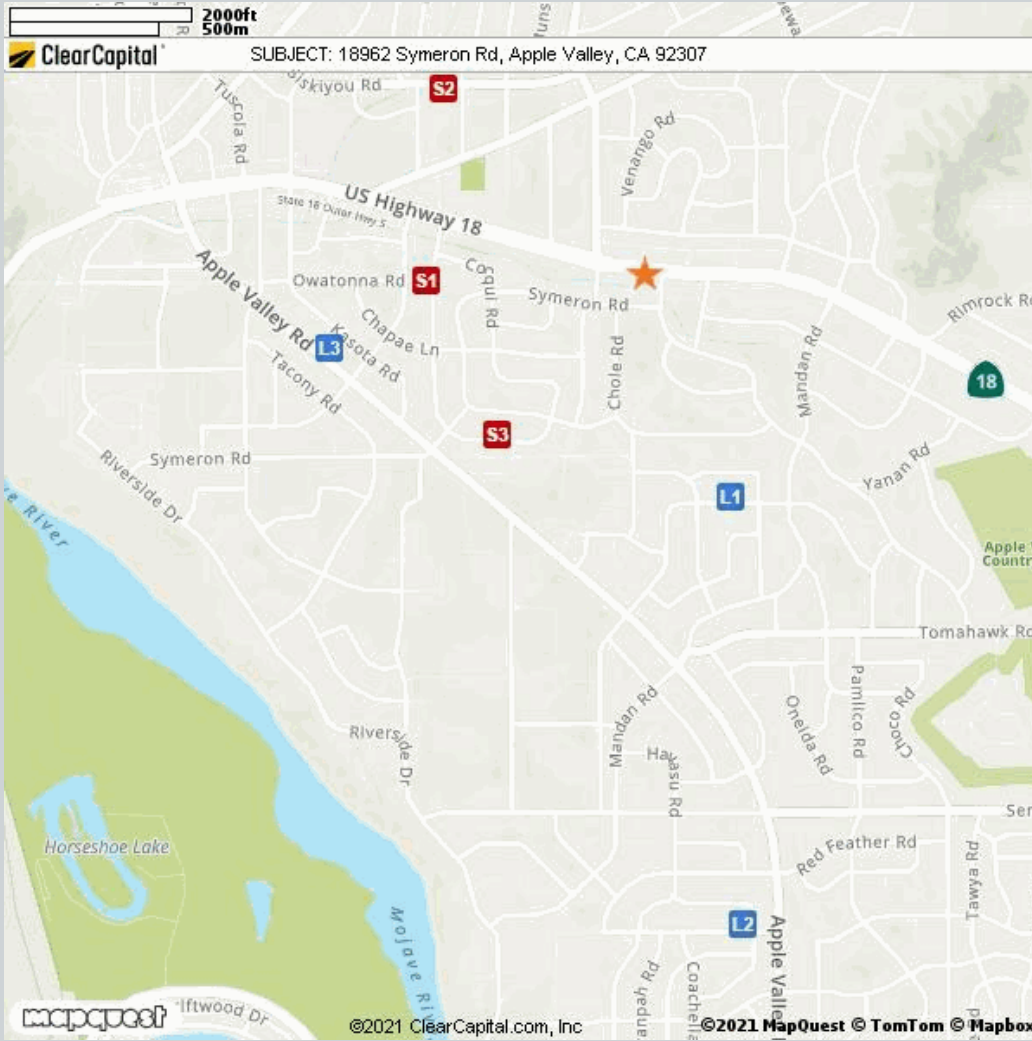
Address ★ 18962 Symeron Road, Apple Valley, CA 92307

Loan Number 44151

Suggested List \$359,000

Suggested Repaired \$359,000

Sale \$357,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18962 Symeron Road, Apple Valley, CA 92307	--	Parcel Match
L1 Listing 1	19175 Kinai Rd., Apple Valley, CA 92307	0.66 Miles ¹	Parcel Match
L2 Listing 2	19181 Haida Rd., Apple Valley, CA 92307	1.84 Miles ¹	Parcel Match
L3 Listing 3	15524 Apple Valley Rd., Apple Valley, CA 92307	0.89 Miles ¹	Parcel Match
S1 Sold 1	15671 Mondamon Rd., Apple Valley, CA 92307	0.60 Miles ¹	Parcel Match
S2 Sold 2	16097 Palmero Rd., Apple Valley, CA 92307	0.77 Miles ¹	Parcel Match
S3 Sold 3	18511 Cocqui Rd., Apple Valley, CA 92307	0.59 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	6.21 miles	Date Signed	03/31/2021

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.