

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	3773 English Drive, Hemet, CA 92544	Order ID	7289648	Property ID	30140153
Inspection Date	05/11/2021	Date of Report	05/12/2021		
Loan Number	44184	APN	438322004		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	0511BPO	Tracking ID 1	0511BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	NORMAN S HALL III	Condition Comments Average exterior condition with no repairs needed from exterior. No external influences affecting value
R. E. Taxes	\$3,970	
Assessed Value	\$342,784	
Zoning Classification	Residential RA	
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 Established area of mixed use. Desirable to move up buyers. and has established parks and schools
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$271800 High: \$451000	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3773 English Drive	537 Bolt Ln	1043 Amherst Ave	560 Tell Ln
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	0.41 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$372,000	\$390,000
List Price \$	--	\$340,000	\$372,000	\$390,000
Original List Date		03/21/2021	04/09/2021	05/04/2021
DOM · Cumulative DOM	-- · --	4 · 52	10 · 33	6 · 8
Age (# of years)	32	30	28	22
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 Contemporary	2 Stories Contemporary	1 Story Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,872	2,049	1,804	1,983
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	4 · 2 · 1
Total Room #	6	8	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	0.46 acres	0.18 acres	0.23 acres	0.18 acres
Other	Unknown	Unknown	Unknown	Unknown

* 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.

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

Listing 1 Pending sale with no price change. Has 1 more bedroom/bath -4000 and smaller lot +22000 and larger square feet -1500 and 1 more garage -3000 and rest of amenities and area

Listing 2 Pending sale with no price change. Has smaller lot +18000 and rest of amenities and area as subject inferior

Listing 3 Still available no price change. Has 1 more bedroom and 1 more bath -4000 and smaller lot +22000 and larger square feet -1000 and rest of amenities inferior

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3773 English Drive	715 Chardonnay Pl	2125 Brittany Ct	2148 Capet St
City, State	Hemet, CA	Hemet, CA	San Jacinto, CA	San Jacinto, CA
Zip Code	92544	92544	92583	92583
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.37 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,900	\$359,900	\$375,000
List Price \$	--	\$359,900	\$359,900	\$375,000
Sale Price \$	--	\$364,000	\$370,000	\$385,000
Type of Financing	--	Va	Va	Conventional
Date of Sale	--	10/02/2020	11/12/2020	01/26/2021
DOM · Cumulative DOM	-- · --	12 · 46	3 · 44	5 · 50
Age (# of years)	32	33	18	18
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,872	1,946	2,087	2,087
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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
Lot Size	0.46 acres	0.24 acres	0.23 acres	0.25 acres
Other	Unknown	Unknown	Unknown	Unknown
Net Adjustment	--	+\$13,000	+\$11,500	+\$10,000
Adjusted Price	--	\$377,000	\$381,500	\$395,000

* 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** Sold over list price within 3 days of listing and paid -5000 in closing cost. Has smaller lot +18000 and rest of amenities inferior
- Sold 2** sold over list price with no closing cost paid . Has smaller lot +18500 and 1 more bedroom -2000 and 1 more garage -3000 larger square feet -2000 and newer -6000 inferior
- Sold 3** Sold over list price with in 5 days of listing. Has larger square feet -2000 and 1more garage -3000 and 1 more bedroom -2000 and larger lot +17000 inferior

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Last sold 11/17/2004					
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	\$383,000	\$383,000
Sales Price	\$382,900	\$382,900
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
<p>This country is still hit with a pandemic and stay at home orders. A Lot of people are working from home and a major amount of people are Unemployed. The interest rate is at an all time low and there is buyers but very limited inventory. There were sufficient comps in the subject area to comp the subject to. There are still REO and short sales in this county, but not currently the drive of market pricing at this time. All the comps are in the same area as subject and with minor adjustments would be comparable.</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



Street

Listing Photos

L1 537 Bolt Ln
Hemet, CA 92544



Front

L2 1043 Amherst Ave
Hemet, CA 92544



Front

L3 560 Tell Ln
Hemet, CA 92544



Front

Sales Photos

S1 715 Chardonay Pl
Hemet, CA 92544



Front

S2 2125 Brittany Ct
San Jacinto, CA 92583



Front

S3 2148 Capet St
San Jacinto, CA 92583



Front

ClearMaps Addendum

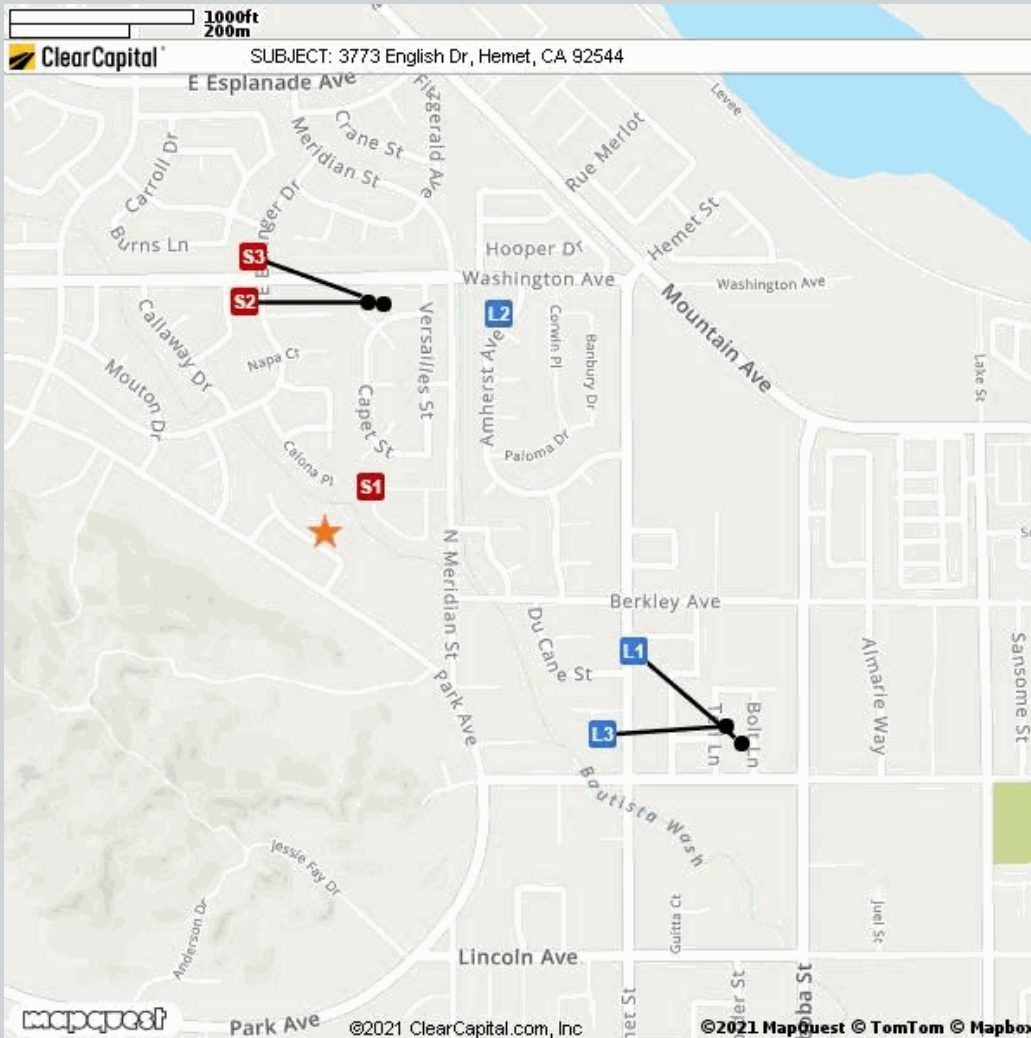
Address ★ 3773 English Drive, Hemet, CA 92544

Loan Number 44184

Suggested List \$383,000

Suggested Repaired \$383,000

Sale \$382,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3773 English Drive, Hemet, CA 92544	--	Parcel Match
L1 Listing 1	537 Bolt Ln, Hemet, CA 92544	0.68 Miles ¹	Parcel Match
L2 Listing 2	1043 Amherst Ave, Hemet, CA 92544	0.41 Miles ¹	Parcel Match
L3 Listing 3	560 Tell Ln, Hemet, CA 92544	0.65 Miles ¹	Parcel Match
S1 Sold 1	715 Chardonnay Pl, Hemet, CA 92544	0.11 Miles ¹	Parcel Match
S2 Sold 2	2125 Brittany Ct, San Jacinto, CA 92583	0.37 Miles ¹	Parcel Match
S3 Sold 3	2148 Capet St, San Jacinto, CA 92583	0.37 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	Beverly Shan	Company/Brokerage	A Team Realty
License No	00852636	Address	1062 Silver dust tr Hemet CA 92545
License Expiration	05/31/2024	License State	CA
Phone	7148657008	Email	ateamrealty5@gmail.com
Broker Distance to Subject	4.57 miles	Date Signed	05/11/2021

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.