

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.

<b>Address</b>	307 Morningside Terrace, Vista, CA 92084	<b>Order ID</b>	7260822	<b>Property ID</b>	30067757
<b>Inspection Date</b>	04/29/2021	<b>Date of Report</b>	04/30/2021		
<b>Loan Number</b>	44633	<b>APN</b>	1752914300		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Diego		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0427BPO	<b>Tracking ID 1</b>	0427BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	RTED AMERICA LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,430	Property in average condition. Signs of siding damage & termite damage. View was limited due to exterior fencing that lines front of subject. Interior was not inspected, no interior repairs noted. No visual signs of significant damage or repairs needed. Will need full interior inspection in order to interior condition. Assumed interior condition similar to exterior condition. Subject conforms to other properties in neighborhood. Subject has good curb appeal. Subject has low traffic noise. Property appears vacant, with signage posted on door and windows. Car parked on driveway appears it has been parked for sometime (spider webs on tires).	
<b>Assessed Value</b>	\$306,000		
<b>Zoning Classification</b>	Residential R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Property appears secure, doors and windows shut.)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$5,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$5,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Private		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject Neighborhood high demand, homes listed in neighborhood have average Marketing Time of 6 days before accepting an offer or average total days on market between 45 to 60 days. Homes sell at 100% of list price. Minimal seller credits given. Subject neighborhood desirability due to proximity to shopping and transit. Subject neighborhood consists of commercial / residential homes. Very minimal distressed sales past 12 months.	
<b>Sales Prices in this Neighborhood</b>	Low: \$328200 High: \$715000		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	307 Morningside Terrace	1045 Eucalyptus Ave	1057 Anza Ave	1018 Crescent Dr
<b>City, State</b>	Vista, CA	Vista, CA	Vista, CA	Vista, CA
<b>Zip Code</b>	92084	92084	92084	92084
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.93 <sup>1</sup>	0.49 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$675,000	\$575,000	\$590,000
<b>List Price \$</b>	--	\$675,000	\$575,000	\$590,000
<b>Original List Date</b>		04/18/2021	04/08/2021	03/19/2021
<b>DOM · Cumulative DOM</b>	-- · --	10 · 12	20 · 22	40 · 42
<b>Age (# of years)</b>	63	75	45	64
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,036	1,603	1,582	1,398
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	3 · 2	4 · 1 · 1
<b>Total Room #</b>	4	5	5	6
<b>Garage (Style/Stalls)</b>	None	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.158 acres	0.31 acres	.47 acres	0.19 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Comp is superior to subject. Comp larger GLA compared to subject. Comp is .58 miles from subject. Similar design style compared to subject. Comp similar design. Comp older in age compared to subject. Comp has larger lot than subject property.
- Listing 2** Comp is inferior to subject. Comp has smaller lot size compared to subject. Comp is in similar design style and type of home. Comp larger GLA compared to Subject property. Comp newer in age compared to subject. Comp is .93 miles from subject. Comp similar design and architecture compared to subject.
- Listing 3** Comp is similar to subject property Comp similar in age compared to subject. Comp has larger lot size compared to subject property. Comp has larger GLA compared to subject. Most emphasis placed on Comp 3, due to design type, similar condition and size, close proximity. Comp is also 1 story similar to subject Comp is close proximity to subject .49 miles from subject. Comp similar design.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	307 Morningside Terrace	336 Eddie Dr	412 N Citrus Ave	540 Avalon Dr
<b>City, State</b>	Vista, CA	Vista, CA	Vista, CA	Vista, CA
<b>Zip Code</b>	92084	92083	92084	92084
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.50 <sup>1</sup>	0.51 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$550,000	\$525,000	\$635,000
<b>List Price \$</b>	--	\$585,000	\$590,000	\$635,000
<b>Sale Price \$</b>	--	\$620,000	\$590,000	\$635,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	04/15/2021	04/09/2021	04/05/2021
<b>DOM · Cumulative DOM</b>	-- · --	50 · 50	72 · 72	17 · 17
<b>Age (# of years)</b>	63	64	69	64
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,036	1,275	1,061	1,295
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	4	5	5	5
<b>Garage (Style/Stalls)</b>	None	Attached 1 Car	Detached 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.158 acres	0.18 acres	0.20 acres	0.16 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$17,925	-\$1,875	-\$19,425
<b>Adjusted Price</b>	--	\$602,075	\$588,125	\$615,575

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Comp is similar to subject property. Comp similar in age compared to subject. Comp has larger lot size compared to subject property. Comp has larger GLA compared to subject. Most emphasis placed on Comp 1, due to design type, similar condition and size, close proximity. Comp is also 1 story similar to subject. Comp is close proximity to subject .50 miles from subject. Comp similar design. -\$17,925 - GLA adjustment
- Sold 2** Comp is inferior to subject. Comp has larger lot size compared to subject. Comp is in similar design style and type of home. Comp similar GLA compared to Subject property. Comp older in age compared to subject. Comp is .51 miles from subject. Comp similar design and architecture compared to subject. -\$1,875 - GLA adjustment
- Sold 3** Comp is superior to subject. Comp larger GLA compared to subject. Comp is .34 miles from subject. Similar design style compared to subject. Comp similar design. Comp similar in age compared to subject. Comp has similar lot than subject property. Comp 1 most emphasis due to proximity as well as similar GLA. Comp is in same neighborhood as subject. -\$19,425 - GLA adjustment

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No listing or sales history past 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

### Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$590,000	\$600,000
<b>Sales Price</b>	\$590,000	\$600,000
<b>30 Day Price</b>	\$590,000	--
<b>Comments Regarding Pricing Strategy</b>		
Price conclusion list price at \$590,000 (AS-IS) price, \$600,000 REPAIRED price. Price conclusion based upon comparison to sold and listing comps. Price ranges of sold properties between \$588,125 to \$615,575 Typical marketing time for subject neighborhood is 10 days.		

### Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Address Verification



Side



Side



Street



### Subject Photos



Street



Street



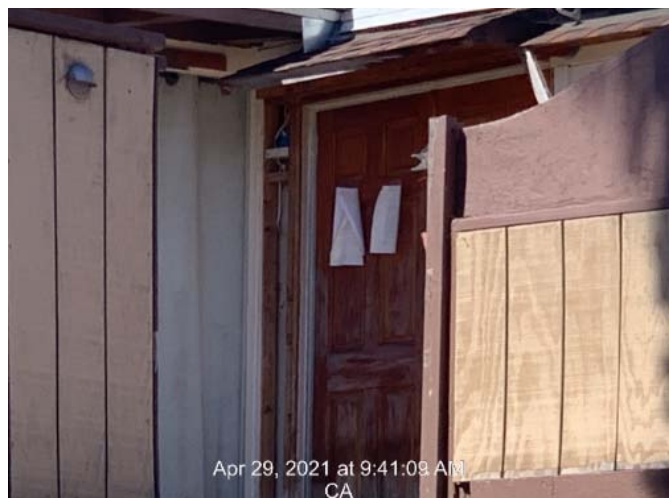
Other



Other



Other



Other



## Subject Photos



Other

## Listing Photos

**L1** 1045 Eucalyptus Ave  
Vista, CA 92084



Front

**L2** 1057 Anza Ave  
Vista, CA 92084



Front

**L3** 1018 Crescent Dr  
Vista, CA 92084



Front

## Sales Photos

**S1** 336 Eddie Dr  
Vista, CA 92083



Front

**S2** 412 N Citrus Ave  
Vista, CA 92084



Front

**S3** 540 Avalon Dr  
Vista, CA 92084



Front

### ClearMaps Addendum

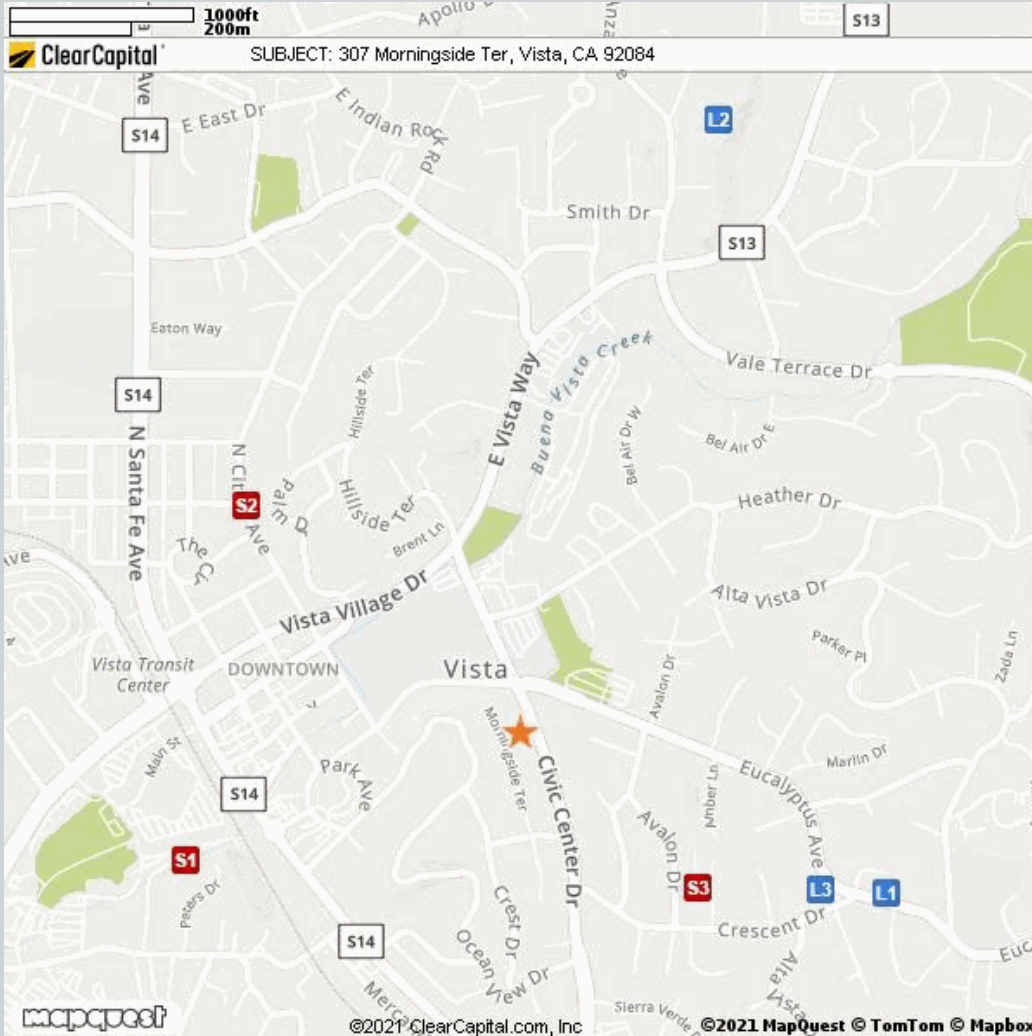
**Address** ★ 307 Morningside Terrace, Vista, CA 92084

**Loan Number** 44633

**Suggested List** \$590,000

**Suggested Repaired** \$600,000

**Sale** \$590,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	307 Morningside Terrace, Vista, CA 92084	--	Parcel Match
L1	1045 Eucalyptus Ave, Vista, CA 92084	0.58 Miles <sup>1</sup>	Parcel Match
L2	1057 Anza Ave, Vista, CA 92084	0.93 Miles <sup>1</sup>	Parcel Match
L3	1018 Crescent Dr, Vista, CA 92084	0.49 Miles <sup>1</sup>	Parcel Match
S1	336 Eddie Dr, Vista, CA 92083	0.50 Miles <sup>1</sup>	Parcel Match
S2	412 N Citrus Ave, Vista, CA 92084	0.51 Miles <sup>1</sup>	Parcel Match
S3	540 Avalon Dr, Vista, CA 92084	0.34 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Thaison Tran	<b>Company/Brokerage</b>	Allison James Estates & Homes
<b>License No</b>	01891156	<b>Address</b>	3028 VIA DENISE CARLSBAD CA 92010
<b>License Expiration</b>	11/14/2022	<b>License State</b>	CA
<b>Phone</b>	7602129194	<b>Email</b>	ttran84@gmail.com
<b>Broker Distance to Subject</b>	5.14 miles	<b>Date Signed</b>	04/29/2021

*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.**