

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	1504 W 151st Street, Compton, CA 90220	Order ID	7510482	Property ID	30845723
Inspection Date	08/16/2021	Date of Report	08/17/2021		
Loan Number	45963	APN	6142-002-025		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	20210816BPO	Tracking ID 1	20210816BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	Perez-Coats Esther	Based on exterior observation, subject property is in Average condition with repairs noted.
R. E. Taxes	\$1,709	
Assessed Value	\$65,943	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$2,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Suburban	Subject is located in a neighborhood mostly comprised of SFR style homes. Subject is near by schools, parks, shopping, transportation, highways, commercial businesses.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$420,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1504 W 151st Street	1644 E 115th Street	931 131 St	125 E Cedar Street
City, State	Compton, CA	Los Angeles, CA	Compton, CA	Compton, CA
Zip Code	90220	90059	90222	90220
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.45 ¹	1.33 ¹	1.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$415,000	\$419,000
List Price \$	--	\$300,000	\$415,000	\$419,000
Original List Date		04/15/2021	11/16/2020	08/06/2021
DOM · Cumulative DOM	-- · --	123 · 124	273 · 274	10 · 11
Age (# of years)	77	93	70	98
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	1,162	1,093	855	840
Bdrm · Bths · ½ Bths	4 · 2	2 · 1	2 · 1	2 · 1
Total Room #	7	4	7	4
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.120 acres	0.14 acres	0.07 acres	0.09 acres
Other	None	None	None	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.

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

Listing 1 Active1 => Bed= \$8000, Bath= \$2000, GLA= \$1380, Age= \$400, Total= \$11780, Net Adjusted Value= \$311780 The property is similar in GLA and similar in condition to the subject.

Listing 2 Active2 => Bed= \$8000, Bath= \$2000, GLA= \$6140, Lot= \$100, Total= \$16240, Net Adjusted Value= \$431240 The property is inferior in GLA and similar in view to the subject.

Listing 3 Active3 => Bed= \$8000, Bath= \$2000, GLA= \$6440, Age= \$525, AMENITIES =-1000, Garage= \$2000, Total= \$17965, Net Adjusted Value= \$436965 The property is inferior in GLA and similar in STYLE to the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1504 W 151st Street	930 W Cedar Street	812 W Magnolia Street	2105 W 153rd Street
City, State	Compton, CA	Compton, CA	Compton, CA	Compton, CA
Zip Code	90220	90220	90220	90220
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.63 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$365,000	\$425,000
List Price \$	--	\$410,000	\$365,000	\$425,000
Sale Price \$	--	\$410,000	\$360,000	\$360,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/14/2020	03/01/2021	07/12/2021
DOM · Cumulative DOM	-- · --	78 · 78	158 · 158	272 · 272
Age (# of years)	77	69	69	74
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	1,162	899	839	1,020
Bdrm · Bths · ½ Bths	4 · 2	2 · 1	2 · 1	3 · 1
Total Room #	7	4	4	7
Garage (Style/Stalls)	Attached 1 Car	None	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.120 acres	0.06 acres	0.07 acres	0.14 acres
Other	None	PORCH	None	None
Net Adjustment	--	+\$16,380	+\$16,560	+\$6,840
Adjusted Price	--	\$426,380	\$376,560	\$366,840

* 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** Sold1 => Bed= \$8000, Bath= \$2000, GLA= \$5260, Garage= \$2000, AMENITIES =-1000, Lot= \$120, Total= \$16380, Net Adjusted Value= \$426380 The property is inferior in GLA and similar in CONDITION to the subject.
- Sold 2** Sold2 => Bed= \$8000, Bath= \$2000, GLA= \$6460, Lot= \$100, Total= \$16560, Net Adjusted Value= \$376560 The property is inferior in GLA and similar in view to the subject.
- Sold 3** Sold3 => Bed= \$4000, Bath= \$2000, GLA= \$2840, Garage= \$-2000, Total= \$6840, Net Adjusted Value= \$366840 The property is inferior in GLA and similar in STYLE to the subject.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Corcoran Global Living	Listing history noted					
Listing Agent Name	Kefflyn Mathews						
Listing Agent Phone	800-468-6188						
# 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
06/23/2021	\$385,000	--	--	Pending/Contract	06/28/2021	\$385,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$395,000	\$398,000
Sales Price	\$385,000	\$388,000
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
<p>The subject is a single family home built in 1944 contains 4 beds and 2 baths, subject details taken from from tax record. Subject in an average condition. The subject is currently pending for \$385000. The subject is located next to highway, river, commercial area, rail track, hospital, park, retail amenities and other facilities. Due to lack of comparables within subject same side it was necessary to cross major boundaries such as highway and rail track, which won't affect it market value. Within 1 mile +/-30% Gla, there were only limited listings available, hence proximity was exceeded up to 3 miles. to locate comparable which is similar to subject attributes age over 10yrs, +/- 20% Gla, garage count, lot size and sold date to 12 months were exceeded. The subject is unique in its bed/bath count to the neighborhood, hence comparables with inferior bed/bath count are used in the report. Due to limited comparables within subject market Gla was not bracketed. Due to limited listings within subject market price range was over 25%. Sold comparable 1 and list comparable 1 were given the most weightage in the final analysis.</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



Other

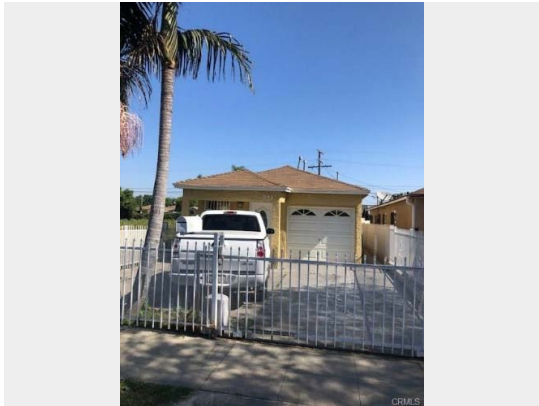
Listing Photos

L1 1644 E 115th Street
Los Angeles, CA 90059



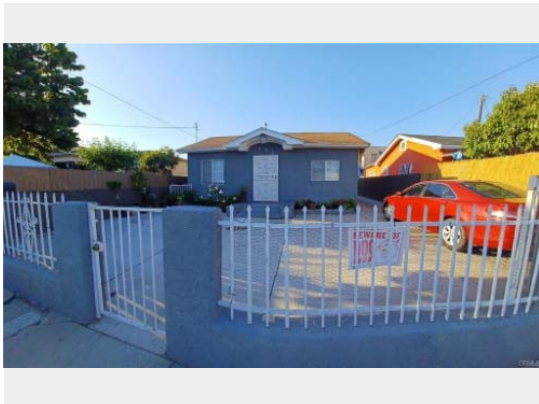
Front

L2 931 131 ST
Compton, CA 90222



Front

L3 125 E Cedar Street
Compton, CA 90220



Front

Sales Photos

S1 930 W Cedar Street
Compton, CA 90220



Front

S2 812 W Magnolia Street
Compton, CA 90220



Front

S3 2105 W 153rd Street
Compton, CA 90220



Front

ClearMaps Addendum

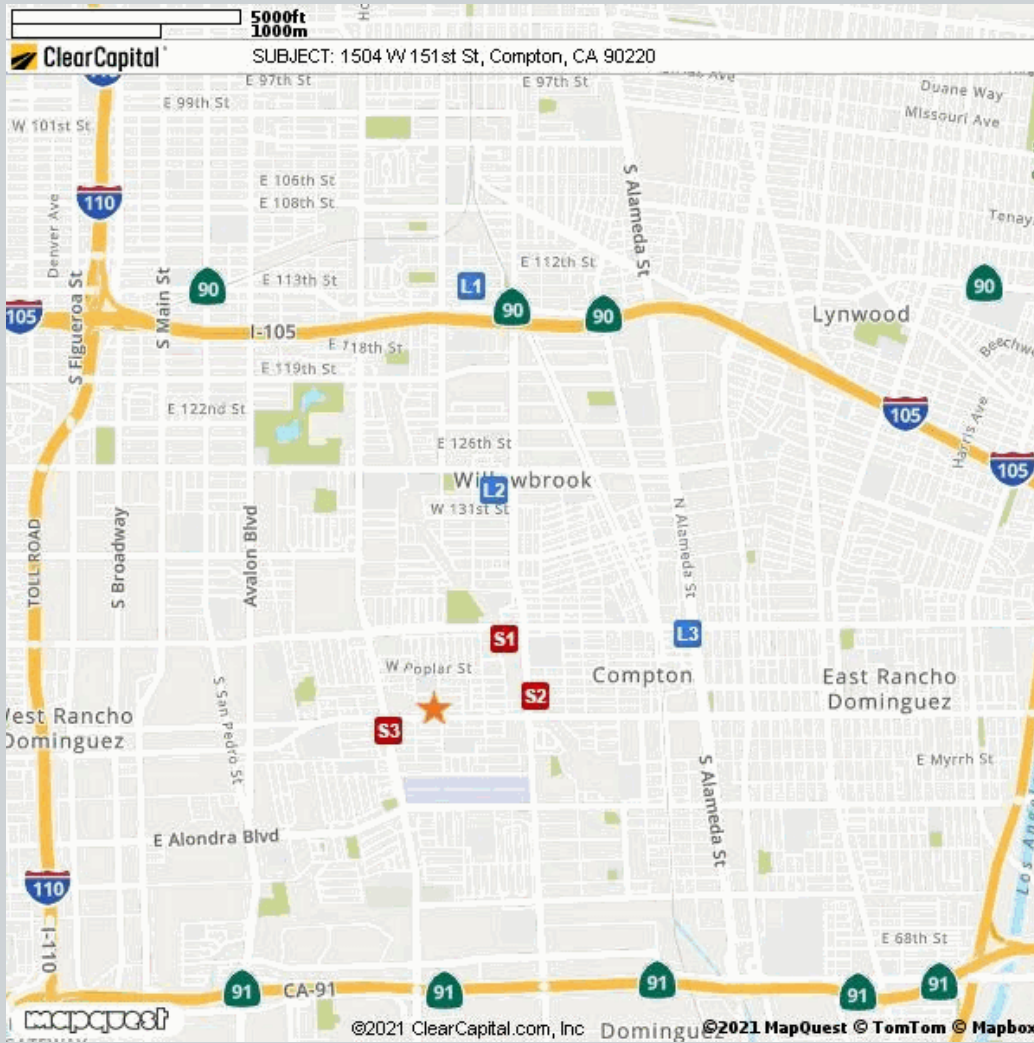
Address ★ 1504 W 151st Street, Compton, CA 90220

Loan Number 45963

Suggested List \$395,000

Suggested Repaired \$398,000

Sale \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1504 W 151st Street, Compton, CA 90220	--	Parcel Match
L1 Listing 1	1644 E 115th Street, Los Angeles, CA 90059	2.45 Miles ¹	Parcel Match
L2 Listing 2	931 131 St, Compton, CA 90222	1.33 Miles ¹	Parcel Match
L3 Listing 3	125 E Cedar Street, Compton, CA 90220	1.56 Miles ¹	Parcel Match
S1 Sold 1	930 W Cedar Street, Compton, CA 90220	0.62 Miles ¹	Parcel Match
S2 Sold 2	812 W Magnolia Street, Compton, CA 90220	0.63 Miles ¹	Parcel Match
S3 Sold 3	2105 W 153rd Street, Compton, CA 90220	0.24 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	Richard Minogue	Company/Brokerage	Redstone Holdings
License No	01378196	Address	375 Redondo Ave Long Beach CA 90814
License Expiration	10/17/2023	License State	CA
Phone	9492660869	Email	rminoguere1@gmail.com
Broker Distance to Subject	10.19 miles	Date Signed	08/17/2021

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.