

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 | 17501 Bromley Avenue, Lake Elsinore, CA 92530 | Order ID | 7523257 | Property ID | 30884404 |
| Inspection Date | 08/21/2021 | Date of Report | 08/22/2021 | | |
| Loan Number | 46045 | APN | 378133027 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Riverside | | |

Tracking IDs

| | | | |
|--------------------------|---------|----------------------|---------|
| Order Tracking ID | 0820BPO | Tracking ID 1 | 0820BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------|
| Owner | STL VENTURE PARTNERS | Condition Comments Per MLS subject has been refurbished. Exterior appear in good condition with no repairs needed. |
| R. E. Taxes | \$2,997 | |
| Assessed Value | \$239,700 | |
| Zoning Classification | Residential R1 | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Good | |
| 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 | Urban | Neighborhood Comments Homes in the area appear in average condition with average curb appeal, no boarded or vandalized homes in the area. Located close to schools, shopping centers all other amenities. |
| Local Economy | Slow | |
| Sales Prices in this Neighborhood | Low: \$399,900 High: \$458,000 | |
| Market for this type of property | Increased 2.5% in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|-------------------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Street Address | 17501 Bromley Avenue | 33004 Seville St | 16430 Bailey St | 226 White Oak Rd |
| City, State | Lake Elsinore, CA | Lake Elsinore, CA | Lake Elsinore, CA | Lake Elsinore, CA |
| Zip Code | 92530 | 92530 | 92530 | 92530 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.01 ¹ | 1.16 ¹ | 1.42 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$497,000 | \$440,000 | \$449,900 |
| List Price \$ | -- | \$497,000 | \$440,000 | \$449,900 |
| Original List Date | | 08/04/2021 | 07/20/2021 | 07/20/2021 |
| DOM · Cumulative DOM | -- · -- | 9 · 18 | 5 · 33 | 28 · 33 |
| Age (# of years) | 43 | 15 | 34 | 36 |
| Condition | Good | Good | Good | 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 ; City Skyline | Neutral ; Residential |
| Style/Design | 1 Story Traditional | 1 Story Traditional | 1 Story Traditional | 1 Story Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,320 | 1,520 | 1,312 | 1,316 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 5 | 5 | 5 | 5 |
| 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 | 0.17 acres | .1 acres | .2 acres | .16 acres |
| Other | None | None | None | None |

* 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 Comp is superior to subject, GLA is bigger and it is newer, similar location and condition.

Listing 2 Comp GLA is similar to subject, comp has better view, similar location and style.

Listing 3 Comp GLA and lot are similar to subject, same location and condition.

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 17501 Bromley Avenue | 231 White Oak Rd | 29499 Hursh St | 207 Townsend St |
| City, State | Lake Elsinore, CA | Lake Elsinore, CA | Lake Elsinore, CA | Lake Elsinore, CA |
| Zip Code | 92530 | 92530 | 92530 | 92530 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.39 ¹ | 1.15 ¹ | 1.32 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$388,000 | \$445,000 | \$335,000 |
| List Price \$ | -- | \$388,000 | \$429,000 | \$335,000 |
| Sale Price \$ | -- | \$421,000 | \$434,000 | \$410,000 |
| Type of Financing | -- | Conv | Fha | Conv |
| Date of Sale | -- | 03/23/2021 | 07/23/2021 | 05/17/2021 |
| DOM · Cumulative DOM | -- · -- | 6 · 33 | 23 · 63 | 153 · 112 |
| Age (# of years) | 43 | 36 | 33 | 47 |
| Condition | Good | Good | Good | 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 Traditional | 1 Story Traditional | 2 Stories Traditional | 1 Story Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,320 | 1,206 | 1,460 | 1,254 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 1 · 1 | 2 · 1 |
| Total Room # | 5 | 5 | 5 | 3 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.17 acres | .15 acres | .11 acres | 0 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | +\$11,080 | -\$13,608 | \$0 |
| Adjusted Price | -- | \$432,080 | \$420,392 | \$410,000 |

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Comp is inferior to subject, GLA is smaller, similar location and condition. GLA \$ 11080

Sold 2 Comp is superior to subject, GLA is bigger, similar condition and location. GLA \$ 13608

Sold 3 Comp is similar to subject, same GLA, lot and age, similar location and condition.

Subject Sales & Listing History

| | | | | | | | |
|----------------------------------------------------|--------------------------------|---------------------------------|-------------------------|------------------|--------------------|---------------------|---------------|
| Current Listing Status | Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | eXp Realty of California, Inc. | MLS # SW21159448 | | | | | |
| Listing Agent Name | Anthony Camou | | | | | | |
| Listing Agent Phone | 909-687-0348 | | | | | | |
| # 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 |
| 07/20/2021 | \$429,999 | 08/12/2021 | \$429,999 | Pending/Contract | 08/11/2021 | \$429,999 | MLS |

Marketing Strategy

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$410,000 | \$410,000 |
| Sales Price | \$410,000 | \$410,000 |
| 30 Day Price | \$399,900 | -- |
| Comments Regarding Pricing Strategy | | |
| For value purpose the most weight was given to comp sale # 3, similar GLA, lot and age, same location and condition. Due to very low inventory and lack of similar comps search has been extended over one mile. "During inspection I was not able to located the house number. I provide the house number from across the street for reference" | | |

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 33004 Seville St
Lake Elsinore, CA 92530



Front

L2 16430 Bailey St
Lake Elsinore, CA 92530



Front

L3 226 White Oak Rd
Lake Elsinore, CA 92530



Front

Sales Photos

S1 231 White Oak Rd
Lake Elsinore, CA 92530



Front

S2 29499 Hursh St
Lake Elsinore, CA 92530



Front

S3 207 Townsend St
Lake Elsinore, CA 92530



Front

ClearMaps Addendum

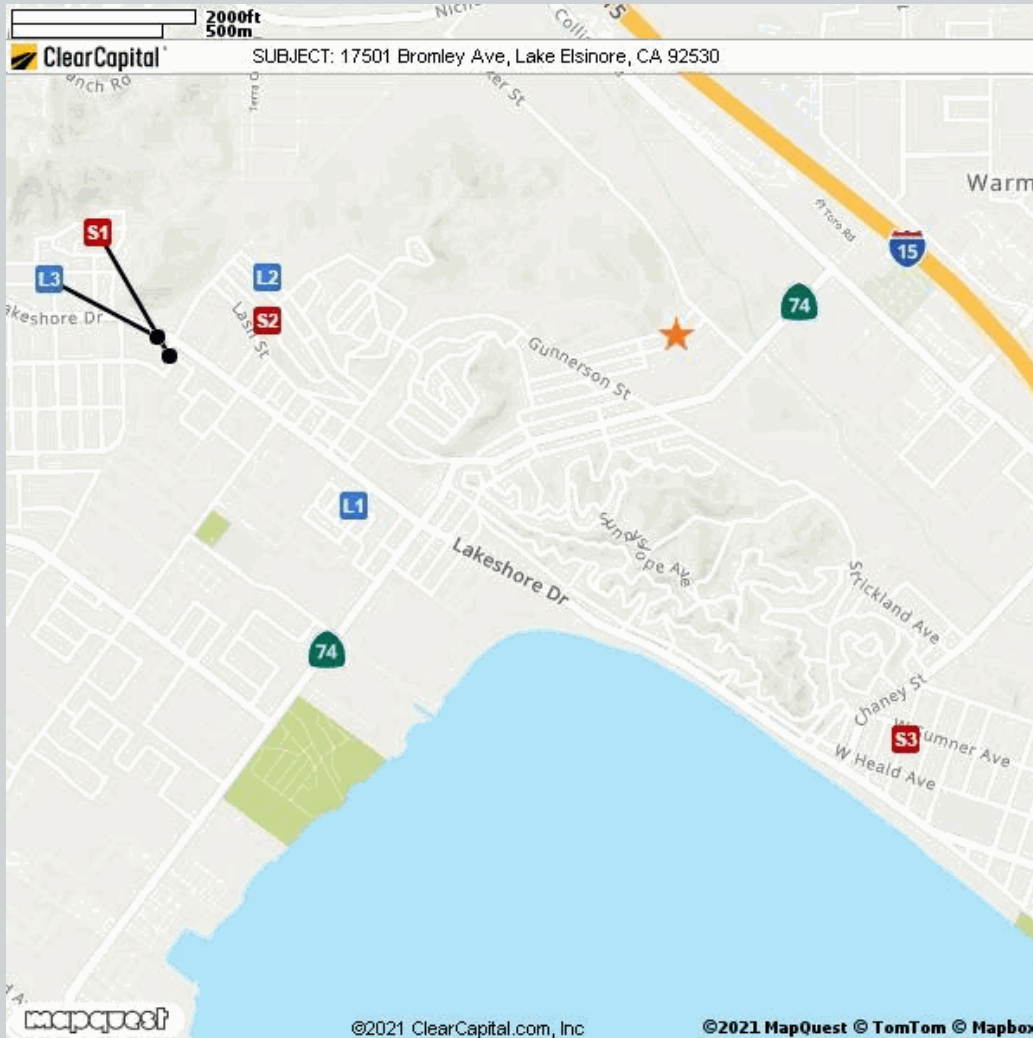
Address ★ 17501 Bromley Avenue, Lake Elsinore, CA 92530

Loan Number 46045

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$410,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|-----------------------------------------------|-------------------------|------------------|
| ★ Subject | 17501 Bromley Avenue, Lake Elsinore, CA 92530 | -- | Parcel Match |
| L1 Listing 1 | 33004 Seville St, Lake Elsinore, CA 92530 | 1.01 Miles ¹ | Parcel Match |
| L2 Listing 2 | 16430 Bailey St, Lake Elsinore, CA 92530 | 1.16 Miles ¹ | Parcel Match |
| L3 Listing 3 | 226 White Oak Rd, Lake Elsinore, CA 92530 | 1.42 Miles ¹ | Parcel Match |
| S1 Sold 1 | 231 White Oak Rd, Lake Elsinore, CA 92530 | 1.39 Miles ¹ | Parcel Match |
| S2 Sold 2 | 29499 Hursh St, Lake Elsinore, CA 92530 | 1.15 Miles ¹ | Parcel Match |
| S3 Sold 3 | 207 Townsend St, Lake Elsinore, CA 92530 | 1.32 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 | Maria Muntean | Company/Brokerage | Maria Muntean Broker |
| License No | 01357167 | Address | 14 Del Santello Lake Elsinore CA 92532 |
| License Expiration | 11/18/2022 | License State | CA |
| Phone | 9512832511 | Email | miorita62@gmail.com |
| Broker Distance to Subject | 3.94 miles | Date Signed | 08/21/2021 |

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.