

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	7854 Elm Street, San Bernardino, CA 92410	Order ID	7572543	Property ID	31014318
Inspection Date	09/10/2021	Date of Report	09/11/2021		
Loan Number	46278	APN	0278261050000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	0909BPO	Tracking ID 1	0909BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	JUVENAL ROJAS	OLDER CONFORMING SINGLE STORY HOME IN A SUBURBAN LOCATION OF SAN BERNARDINO. FEATURES INCLUDE: 3 BED 1 BATH, EVAP COOLING, DETACHED GARAGE, PATIO, PORCH. REP DID VERIFY ADDRESS AND CONDITION OF SUBJECT.
R. E. Taxes	\$3,115	
Assessed Value	\$116,008	
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 & Market Data		Neighborhood Comments
Location Type	Suburban	SUBURBAN AREA, CLOSE TO SHOPPING, SCHOOLS AND FREEWAY ACCESS.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$250450 High: \$454000	
Market for this type of property	Increased 13 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7854 Elm Street	24860 5th St	24759 Monterey Ave	7457 Golondrina Dr
City, State	San Bernardino, CA	San Bernardino, CA	San Bernardino, CA	San Bernardino, CA
Zip Code	92410	92410	92410	92410
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	1.11 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$290,000	\$329,900	\$335,000
List Price \$	--	\$290,000	\$329,900	\$335,000
Original List Date		08/12/2021	08/18/2021	08/11/2021
DOM · Cumulative DOM	-- · --	27 · 30	12 · 24	7 · 31
Age (# of years)	76	84	68	86
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 Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	1,315	820	912	962
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	2 · 1
Total Room #	6	5	6	5
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.11 acres	0.15 acres	0.45 acres
Other	Patio	Patio	Patio	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.

Current Listings - Cont.

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

- Listing 1** 2 bedroom 1 bath home (but has another small room that could be considered a 3rd bedroom), great for a family. Do you want space for vehicles? This house has it. Cute small easy to maintain property that is looking for a new owner. Tile throughout, fully gated, fresh new paint and a new AC and Heater installed. The home has ceiling fans, newer roof and fruit trees.
- Listing 2** Charming property in the heart of San Bernardino is now available. This cute and cozy home has been completely remodeled from the inside out. New interior and exterior paint, new laminate flooring and carpet, new countertops, fixtures, remodeled restroom and kitchen, the list just goes on and on. Property sits on a decent sized lot a little upwards of 6,700 square feet. Back yard feels open and spacious, perfect for those family gatherings or some fun with the kids and pets alike. Front yard is gated off for safety of pets and children. Plenty of parking in the driveway and at the street. This property is priced to sell and is absolutely turn-key conditions. Bring your buyers today this beautiful home is ready to welcome a new family asap.
- Listing 3** Wonderful single story home on San Bernardino. Property features 2 bedrooms, 1 full remodeled bathroom with large family room, newer flooring in kitchen and paint inside and out. RV parking and a fully fenced backyard with a large garden shed for storage plus matured trees. There is also a large garage at rear of house measuring 19' x 51'. Home is conveniently located and close to all including schools and shopping centers. Schedule your appointment and come view this property before it is gone!!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7854 Elm Street	7840 Fairfax Ln	25767 7th St	25855 Vine St
City, State	San Bernardino, CA	San Bernardino, CA	San Bernardino, CA	San Bernardino, CA
Zip Code	92410	92410	92410	92410
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.26 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$320,000	\$300,000
List Price \$	--	\$260,000	\$320,000	\$300,000
Sale Price \$	--	\$248,500	\$270,000	\$300,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	06/15/2021	08/19/2021	04/16/2021
DOM · Cumulative DOM	-- · --	1 · 13	97 · 125	11 · 85
Age (# of years)	76	72	77	62
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 Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	1,315	1,122	1,118	1,005
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.30 acres	0.18 acres	0.16 acres
Other	Patio	Patio	Patio	Patio
Net Adjustment	--	-\$200	+\$1,500	+\$500
Adjusted Price	--	\$248,300	\$271,500	\$300,500

* Sold 2 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** LARGE LOT HOME IN A QUIET SAFE CUL DE SAC. BRING YOUR IMAGINATION THIS IS A DIAMOND IN THE ROUGH. FEATURING 3 BEDROOMS AND 1 BATHROOM. HAS HUGE POTENTIAL TO ADD ON AND UNIQUELY MAKE IT YOUR OWN. PRICE TO SELL, COULD BE PERFECT FOR FIRST TIME BUYERS. LOCATED WITHIN 5 MINUTES WALKING DISTANCE TO INDIAN SPRINGS HIGH SCHOOL.
- Sold 2** Nice Three Bedrooms Property, good location close to Schools, Shopping Centers and Freeways, needs some TLC but worth to see it, won't be disappointed.....Thank you for showing our listings
- Sold 3** 3 BED 1 BATH HOME, ATTACHED GARAGE, COMP SHINGLE ROOF, PATIO, PORCH.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No Listing History			
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	\$270,000	\$272,000
Sales Price	\$268,000	\$270,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
AGENT SUGGESTS AN AS-IS MARKETING STRATEGY LIMITING COST AND LIABILITY TO SELLER. THIS IS THE TREND IN SALES IN THE REAL ESTATE MARKET. SUBJECT NEEDS SOME EXTERIOR PAINTING AND LANDSCAPING		

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



Address Verification



Side



Side



Back

Subject Photos



Street



Street



Other



Other



Other



Other

Listing Photos

L1 24860 5th St
San Bernardino, CA 92410



Front

L2 24759 Monterey Ave
San Bernardino, CA 92410



Front

L3 7457 Golondrina Dr
San Bernardino, CA 92410



Front

Sales Photos

S1 7840 Fairfax Ln
San Bernardino, CA 92410



Front

S2 25767 7th St
San Bernardino, CA 92410



Front

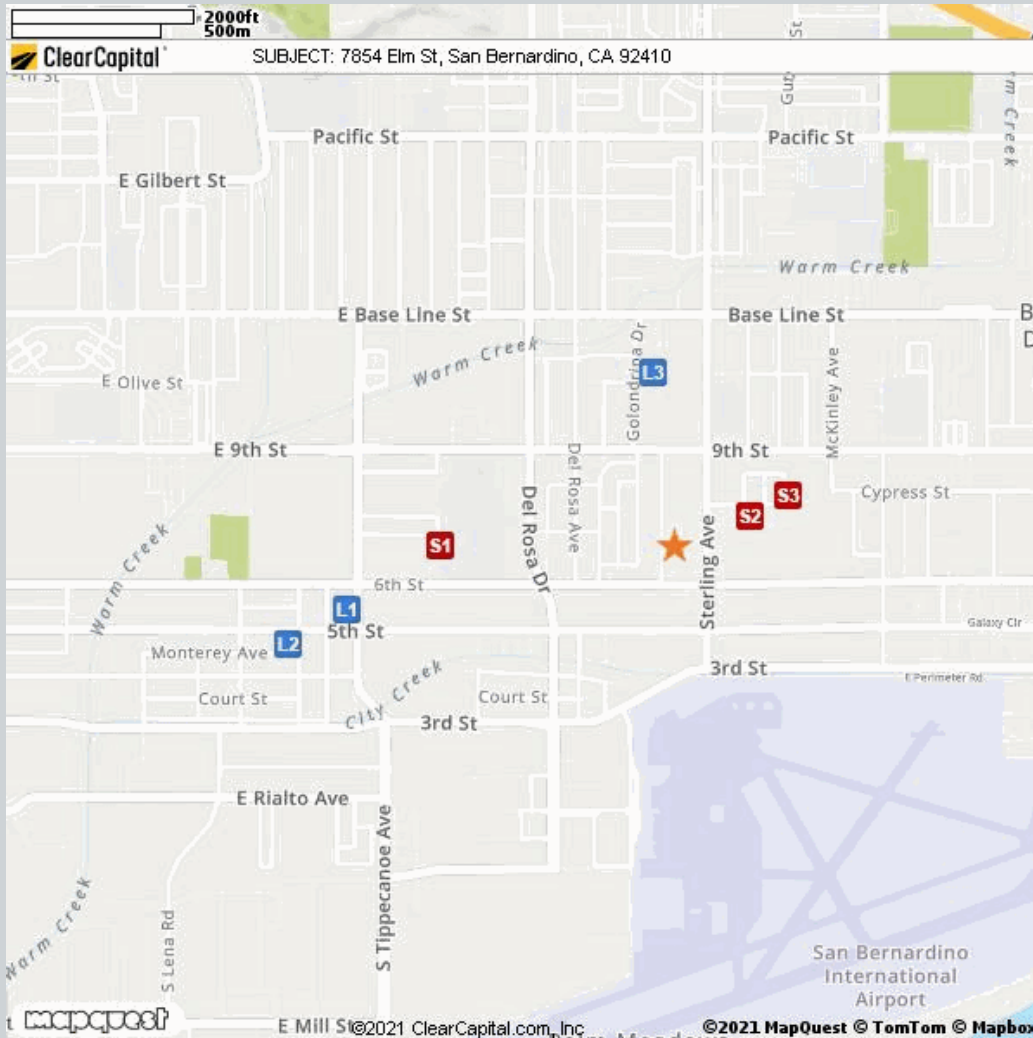
S3 25855 Vine St
San Bernardino, CA 92410



Front

ClearMaps Addendum

Address ★ 7854 Elm Street, San Bernardino, CA 92410
Loan Number 46278 **Suggested List** \$270,000 **Suggested Repaired** \$272,000 **Sale** \$268,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7854 Elm Street, San Bernardino, CA 92410	--	Parcel Match
L1 Listing 1	24860 5th St, San Bernardino, CA 92410	0.92 Miles ¹	Parcel Match
L2 Listing 2	24759 Monterey Ave, San Bernardino, CA 92410	1.11 Miles ¹	Parcel Match
L3 Listing 3	7457 Golondrina Dr, San Bernardino, CA 92410	0.51 Miles ¹	Parcel Match
S1 Sold 1	7840 Fairfax Ln, San Bernardino, CA 92410	0.64 Miles ¹	Parcel Match
S2 Sold 2	25767 7th St, San Bernardino, CA 92410	0.26 Miles ¹	Parcel Match
S3 Sold 3	25855 Vine St, San Bernardino, CA 92410	0.38 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	James Boyd	Company/Brokerage	JAMES BOYD REALTY
License No	01078616	Address	5604 N ACACIA AVE SAN BERNARDINO CA 92407
License Expiration	12/03/2022	License State	CA
Phone	9097261168	Email	JETS1701@GMAIL.COM
Broker Distance to Subject	5.57 miles	Date Signed	09/10/2021

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.