

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>         | 11359 Topaz Road, Victorville, CA 92392 | <b>Order ID</b>       | 7621051          | <b>Property ID</b> | 31295161 |
| <b>Inspection Date</b> | 09/28/2021                              | <b>Date of Report</b> | 09/29/2021       |                    |          |
| <b>Loan Number</b>     | 46484                                   | <b>APN</b>            | 3072-141-14-0000 |                    |          |
| <b>Borrower Name</b>   | Breckenridge Property Fund 2016 LLC     | <b>County</b>         | San Bernardino   |                    |          |

|                          |         |                      |         |  |  |
|--------------------------|---------|----------------------|---------|--|--|
| <b>Tracking IDs</b>      |         |                      |         |  |  |
| <b>Order Tracking ID</b> | 0928BPO | <b>Tracking ID 1</b> | 0928BPO |  |  |
| <b>Tracking ID 2</b>     | --      | <b>Tracking ID 3</b> | --      |  |  |

| General Conditions  |                    | Condition Comments  |
|---|--------------------|---|
| <b>Owner</b>  | Havill             | Subject is one of the smaller plans in one of the older tracts located in southern part of very large market area. Subject is currently vacant, secured & workmen were at the property during time of inspection. Appears to be in generally good condition with no repairs noted at time of inspection. Fenced back yard, some rockscaped areas in front yard, some trees, shrubs. Comp shingle roof, front porch. Aerial view shows rear covered patio, more trees. Located directly across street from public park. This is neither a negative or positive factor. |
| <b>R. E. Taxes</b>  | \$2,659            |   |
| <b>Assessed Value</b>   | \$190,195          |   |
| <b>Zoning Classification</b>  | R1-one SFR per lot |   |
| <b>Property Type</b>  | SFR                |   |
| <b>Occupancy</b>  | Vacant             |   |
| <b>Secure?</b>  | Yes                |   |
| (all windows, doors intact, closed locked. Workmen on site at time of inspection) |                    |   |
| <b>Ownership Type</b>   | Fee Simple         |   |
| <b>Property Condition</b>   | Average            |   |
| <b>Estimated Exterior Repair Cost</b>   | \$0                |   |
| <b>Estimated Interior Repair Cost</b>   | \$0                |   |
| <b>Total Estimated Repair</b>   | \$0                |   |
| <b>HOA</b>  | No                 |   |
| <b>Visible From Street</b>  | Visible            |   |
| <b>Road Type</b>  | Public             |   |

| Neighborhood & Market Data               |                                     | Neighborhood Comments   |
|--|-------------------------------------|---|
| <b>Location Type</b>                     | Rural                               | One of the older tracts located at the southern edge of a very large market area that is made up of dozens of different tracts. The oldest tracts in the area date to the 80's, the newest were built in the 00's & there is some ongoing development being done by several large national tract builders. This tract was subdivided with larger lot sizes but is not zoned for horses. All of the homes in this tract area single story, were built by same builder & all have very similar exterior style, features. It is often necessary to expand search for comps outside of the tract. The area overa... |
| <b>Local Economy</b>                     | Stable                              |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$239,000<br>High: \$485,000   |   |
| <b>Market for this type of property</b>  | Increased 8 % in the past 6 months. |   |
| <b>Normal Marketing Days</b>             | <90                                 |   |

## Neighborhood Comments

One of the older tracts located at the southern edge of a very large market area that is made up of dozens of different tracts. The oldest tracts in the area date to the 80's, the newest were built in the 00's & there is some ongoing development being done by several large national tract builders. This tract was subdivided with larger lot sizes but is not zoned for horses. All of the homes in this tract area single story, were built by same builder & all have very similar exterior style, features. It is often necessary to expand search for comps outside of the tract. The area overall, and this tract in particular, has very strong market activity.

### Current Listings

|                               | Subject                 | Listing 1               | Listing 2               | Listing 3 *             |
|-------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <b>Street Address</b>         | 11359 Topaz Road        | 12974 Birch Glen Ct.    | 11382 Low Chaparral Dr. | 11311 Courtside St.     |
| <b>City, State</b>            | Victorville, CA         | Victorville, CA         | Victorville, CA         | Victorville, CA         |
| <b>Zip Code</b>               | 92392                   | 92392                   | 92392                   | 92392                   |
| <b>Datasource</b>             | Tax Records             | MLS                     | MLS                     | MLS                     |
| <b>Miles to Subj.</b>         | --                      | 0.09 <sup>1</sup>       | 0.13 <sup>1</sup>       | 0.31 <sup>1</sup>       |
| <b>Property Type</b>          | SFR                     | SFR                     | SFR                     | SFR                     |
| <b>Original List Price \$</b> | \$                      | \$385,000               | \$275,000               | \$299,900               |
| <b>List Price \$</b>          | --                      | \$385,000               | \$275,000               | \$299,900               |
| <b>Original List Date</b>     |                         | 09/03/2021              | 07/16/2021              | 09/06/2021              |
| <b>DOM · Cumulative DOM</b>   | -- · --                 | 7 · 26                  | 1 · 75                  | 9 · 23                  |
| <b>Age (# of years)</b>       | 34                      | 34                      | 34                      | 33                      |
| <b>Condition</b>              | Average                 | Average                 | Average                 | Good                    |
| <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 ; Park          | Neutral ; Residential   | Neutral ; Residential   | Neutral ; Residential   |
| <b>Style/Design</b>           | 1 Story ranch           | 1 Story ranch           | 1 Story ranch           | 1 Story ranch           |
| <b># Units</b>                | 1                       | 1                       | 1                       | 1                       |
| <b>Living Sq. Feet</b>        | 1,268                   | 1,514                   | 1,268                   | 948                     |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 2                   | 3 · 2                   | 3 · 2                   | 2 · 2                   |
| <b>Total Room #</b>           | 6                       | 7                       | 6                       | 5                       |
| <b>Garage (Style/Stalls)</b>  | Attached 3 Car(s)       | Attached 3 Car(s)       | 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>               | .41 acres               | .41 acres               | .41 acres               | .41 acres               |
| <b>Other</b>                  | fence, comp roof, patio | fence, comp roof, patio | fence, comp roof, porch | fence, comp roof, porch |

\* 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** Regular resale in same tract. Larger plan, similar age, exterior style, features, lot size, garage. Fenced back yard, rockcaped front yard, landscaped pack yard with trees. Tile roof, covered patio. Currently in escrow after only 7 DOM but may have problem appraising.
- Listing 2** Regular resale. Same home/tract with slightly different exterior elevation appearance. Fenced back yard, some trees, shrubs. Front porch. Was input to MLS as already pending sale, probably by same list broker. Is priced under market currently.
- Listing 3** Regular resale in same tract. This is the smallest plan in the tract & currently the only other active comp available. Fewer BR, similar age, exterior style, lot size. Smaller garage. Interior has been updated with new paint, flooring, updated kitchen & bath features. In escrow after only 9 DOM, probably at higher than list price. Chosen as most similar to subject as most closely represents subject value on current market.

### Recent Sales

|                               | Subject                 | Sold 1                  | Sold 2 *                | Sold 3                  |
|-------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <b>Street Address</b>         | 11359 Topaz Road        | 12964 Fir Ridge Ct.     | 13282 Hollyberry Rd.    | 13230 Tulore Ct.        |
| <b>City, State</b>            | Victorville, CA         | Victorville, CA         | Victorville, CA         | Victorville, CA         |
| <b>Zip Code</b>               | 92392                   | 92392                   | 92392                   | 92392                   |
| <b>Datasource</b>             | Tax Records             | MLS                     | MLS                     | MLS                     |
| <b>Miles to Subj.</b>         | --                      | 0.41 <sup>1</sup>       | 0.52 <sup>1</sup>       | 0.50 <sup>1</sup>       |
| <b>Property Type</b>          | SFR                     | SFR                     | SFR                     | SFR                     |
| <b>Original List Price \$</b> | --                      | \$279,900               | \$295,000               | \$320,000               |
| <b>List Price \$</b>          | --                      | \$279,900               | \$295,000               | \$320,000               |
| <b>Sale Price \$</b>          | --                      | \$301,000               | \$310,000               | \$345,000               |
| <b>Type of Financing</b>      | --                      | Fha                     | Conventional            | Fha                     |
| <b>Date of Sale</b>           | --                      | 07/10/2021              | 08/19/2021              | 07/22/2021              |
| <b>DOM · Cumulative DOM</b>   | -- · --                 | 88 · 100                | 8 · 37                  | 5 · 43                  |
| <b>Age (# of years)</b>       | 34                      | 35                      | 35                      | 36                      |
| <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 ; Park          | Neutral ; Residential   | Neutral ; Residential   | Neutral ; Residential   |
| <b>Style/Design</b>           | 1 Story ranch           | 1 Story ranch           | 1 Story ranch           | 1 Story ranch           |
| <b># Units</b>                | 1                       | 1                       | 1                       | 1                       |
| <b>Living Sq. Feet</b>        | 1,268                   | 1,268                   | 1,268                   | 1,268                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 2                   | 3 · 2                   | 3 · 2                   | 3 · 2                   |
| <b>Total Room #</b>           | 6                       | 6                       | 6                       | 6                       |
| <b>Garage (Style/Stalls)</b>  | Attached 3 Car(s)       | Attached 2 Car(s)       | 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>               | .41 acres               | .41 acres               | .41 acres               | .46 acres               |
| <b>Other</b>                  | fence, comp roof, patio | fence, comp roof, patio | fence, comp roof, patio | fence, comp roof, patio |
| <b>Net Adjustment</b>         | --                      | \$0                     | \$0                     | -\$2,500                |
| <b>Adjusted Price</b>         | --                      | \$301,000               | \$310,000               | \$342,500               |

\* 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** Regular resale. Same home/tract. Located on cul-de-sac. Smaller garage. Fenced back yard, landscaped yard areas, trees, shrubs. Front porch, rear covered patio. Adjusted for smaller garage (+\$1500) & offset by superior yard condition (-\$1500). Multiple offers drove SP higher than LP with no concessions paid.
- Sold 2** Regular resale. Same home/tract with slightly different exterior elevation appearance. Smaller garage. Fenced back yard, landscaped front yard with trees, shrubs. Front porch, large rear covered patio. Adjusted for smaller garage (+\$1500) & offset by superior yard condition (-\$1500). Multiple offers drove SP higher than LP with no concessions paid.
- Sold 3** Regular resale. Same home/tract, slightly newer section of tract, different exterior elevation appearance. Fenced back yard, fully landscaped front & back yards with trees, shrubs. Front porch, rear covered patio. Many interior features updated. Adjusted for concessions paid (-\$2500), superior yard condition (-\$1500) & offset by smaller garage (+\$1500). Received multiple offers.

## Subject Sales & Listing History

|  |                            |                        |                         |                                 |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b> |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | n/a                             |                    |                     |               |
| <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

|   | <b>As Is Price</b> | <b>Repaired Price</b> |
|---|--------------------|-----------------------|
| <b>Suggested List Price</b>   | \$322,000          | \$322,000             |
| <b>Sales Price</b>  | \$319,000          | \$319,000             |
| <b>30 Day Price</b>   | \$310,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| <p>Search expanded to include the whole tract, along with the most proximate similar aged tracts, in order to find best comps for subject &amp; to try &amp; bracket subject features. Every effort made to find/use comps with as close proximity as possible. All of the sold comps are model matches of subject. Search had to be further expanded to find active comps. The indicated value is supported due to the lack of available listings in the market area currently. This tract has always sold well, regardless of market condition.</p> |                    |                       |

### 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



Front



Address Verification



Street

## Listing Photos

**L1** 12974 Birch Glen Ct.  
Victorville, CA 92392



Front

**L2** 11382 Low Chaparral Dr.  
Victorville, CA 92392



Front

**L3** 11311 Courtside St.  
Victorville, CA 92392



Front

## Sales Photos

**S1** 12964 Fir Ridge Ct.  
Victorville, CA 92392



Front

**S2** 13282 Hollyberry Rd.  
Victorville, CA 92392



Front

**S3** 13230 Tulore Ct.  
Victorville, CA 92392



Front

### ClearMaps Addendum

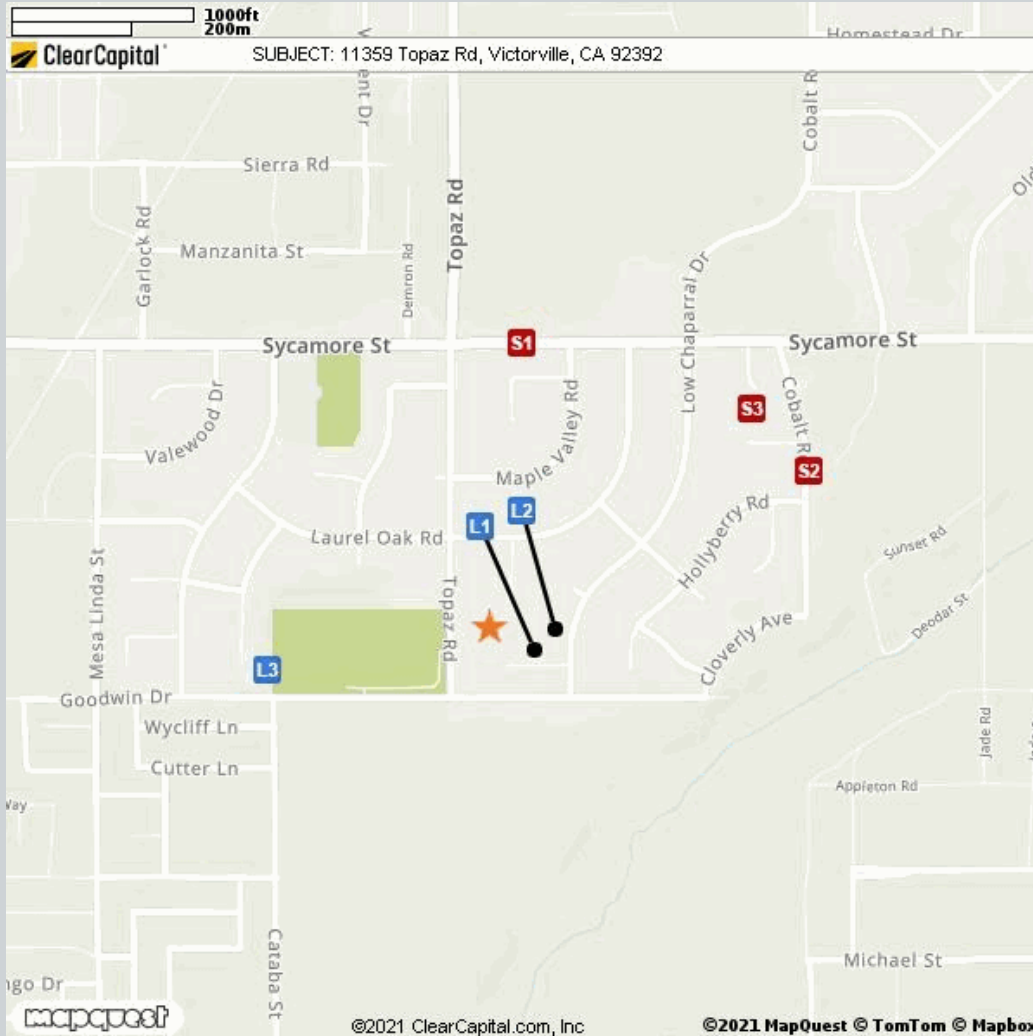
**Address** ★ 11359 Topaz Road, Victorville, CA 92392

**Loan Number** 46484

**Suggested List** \$322,000

**Suggested Repaired** \$322,000

**Sale** \$319,000



| Comparable   | Address  | Miles to Subject        | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject    | 11359 Topaz Road, Victorville, CA 92392        | --                      | Parcel Match     |
| L1 Listing 1 | 12974 Birch Glen Ct., Victorville, CA 92392    | 0.09 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 11382 Low Chaparral Dr., Victorville, CA 92392 | 0.13 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 11311 Courtside St., Victorville, CA 92392     | 0.31 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 12964 Fir Ridge Ct., Victorville, CA 92392     | 0.41 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 13282 Hollyberry Rd., Victorville, CA 92392    | 0.52 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 13230 Tulore Ct., Victorville, CA 92392        | 0.50 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.

\*\*\* 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

|                                   |                  |                          |   |
|-----------------------------------|------------------|--------------------------|---|
| <b>Broker Name</b>                | Teri Ann Bragger | <b>Company/Brokerage</b> | First Team Real Estate                  |
| <b>License No</b>                 | 00939550         | <b>Address</b>           | 15545 Bear Valley Rd. Hesperia CA 92345 |
| <b>License Expiration</b>         | 10/09/2022       | <b>License State</b>     | CA                                      |
| <b>Phone</b>                      | 7609000529       | <b>Email</b>             | teribragger@firstteam.com               |
| <b>Broker Distance to Subject</b> | 3.37 miles       | <b>Date Signed</b>       | 09/29/2021                              |

*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.**