

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>	11051 Waterwood Street, Apple Valley, CA 92308	<b>Order ID</b>	7629684	<b>Property ID</b>	31312066
<b>Inspection Date</b>	09/30/2021	<b>Date of Report</b>	10/03/2021		
<b>Loan Number</b>	46520	<b>APN</b>	0434-744-09-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0930BPO	<b>Tracking ID 1</b>	0930BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Price, Lawrence	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,132	Subject property is one of the smaller plans in newer section of very large, sprawling, age restricted community known as Jess Ranch. This section is known as Sun City by Pulte Homes. Subject is currently vacant, secured. Appears to be in very maintained condition with no repairs noted. Fenced back yard, rockscaped front yard with some trees, shrubs. Concrete walkways around perimeter of home. 2 section rear covered patio, land/rockscaped back yard.	
<b>Assessed Value</b>	\$217,455		
<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 appear intact, closed, locked)			
<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>	Sun City by Del Webb		
<b>Association Fees</b>	\$194 / Month (Pool,Tennis,Greenbelt,Other: community center, parks, walkways)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Newer section of very large, sprawling HOA community. The area overall is known as Jess Ranch. There are several sections that were built by different builders. This section was built by Pulte Homes & is known as Sun City by Del Webb (large national retirement community developer). HOA fees of approx \$184 monthly pay for gated community, road maintenance, parks, greenbelts, community center, pool, tennis & other sports courts, etc. On site security & management. This area always has very strong market activity & demand as it is the only community of it's type in the whole Vict...	
<b>Sales Prices in this Neighborhood</b>	Low: \$239,000 High: \$465,000		
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Neighborhood Comments

Newer section of very large, sprawling HOA community. The area overall is known as Jess Ranch. There are several sections that were built by different builders. This section was built by Pulte Homes & is known as Sun City by Del Webb (large national retirement community developer). HOA fees of approx \$184 monthly pay for gated community, road maintenance, parks, greenbelts, community center, pool, tennis & other sports courts, etc. On site security & management. This area always has very strong market activity & demand as it is the only community of it's type in the whole Victor Valley market area.

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	11051 Waterwood Street	11531 Park Ln.	18991 Raven St.	11147 Avonlea Rd.
<b>City, State</b>	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
<b>Zip Code</b>	92308	92308	92308	92308
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.99 <sup>1</sup>	0.95 <sup>1</sup>	0.31 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$339,000	\$397,500	\$349,999
<b>List Price \$</b>	--	\$319,000	\$397,500	\$349,999
<b>Original List Date</b>		09/11/2021	08/26/2021	09/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	20 · 22	12 · 38	2 · 3
<b>Age (# of years)</b>	16	18	5	16
<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	Beneficial ; Golf Course
<b>View</b>	Neutral ; Residential	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>	1,394	1,501	1,632	1,674
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2	3 · 2	2 · 2
<b>Total Room #</b>	6	6	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 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>	.14 acres	.1 acres	.12 acres	.13 acres
<b>Other</b>	fence, tile roof, patio	fence, tile roof	fence, tile roof, patios	fence, tile roof, patio

\* Listing 1 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. Different section of same community, no active comps from same immediate area as subject. Larger SF, similar age, room count, garage. Smaller lot-still typical for the area, no adjustment at this variance. Rockscaped front yard, landscaped back yard. Back yard is not fenced & opens onto greenbelt & walkway.
- Listing 2** Regular resale in different, newer section of same community. Larger SF with 3rd BR, similar exterior style, features, lot size, garage. Very upgraded finish quality. Fenced back yard, rockscaped front yard, trees, shrubs. Tile roof, rear enclosed patio, 2nd rear covered patio. Extra exterior concrete work. Superior to subject. Shows as being in escrow currently but may have problem appraising at this price. This is one of only 2 available active comps within 1 mile of subject.
- Listing 3** Regular resale in same section of same community. Has golf course frontage, superior location value. Larger SF, similar age, exterior style, features, lot size, garage. Fenced back yard, rockscaped front yard with shrubs, trees. Front porch. Back yard is landscaped, covered patio. Expansive view of golf course.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	11051 Waterwood Street	19406 Shamrock Rd.	11115 Sun River Ct.	11061 Waterwood St.
<b>City, State</b>	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
<b>Zip Code</b>	92308	92308	92308	92308
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.37 <sup>1</sup>	0.06 <sup>1</sup>	0.02 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$280,000	\$310,000	\$295,000
<b>List Price \$</b>	--	\$280,000	\$310,000	\$295,000
<b>Sale Price \$</b>	--	\$291,000	\$310,000	\$300,000
<b>Type of Financing</b>	--	Conventional	Va	Va
<b>Date of Sale</b>	--	07/12/2021	08/30/2021	07/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	5 · 61	5 · 47	23 · 123
<b>Age (# of years)</b>	16	16	17	17
<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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,394	1,394	1,394	1,394
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2	2 · 2	2 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 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>	.14 acres	.14 acres	.11 acres	.14 acres
<b>Other</b>	fence, tile roof, patio	fence, tile roof, patio	fence, tile roof, patio	fence, tile roof, patio
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$291,000	\$310,000	\$300,000

\* 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. Identical to subject in all regards including exterior elevation appearance. Fenced back yard, rockscaped front yard with trees, shrubs. Tile roof, covered patio. No adjustments needed. Multiple offers drove SP higher than LP with no concessions paid.
- Sold 2** Regular resale. Same home/tract. Different exterior elevation appearance. Fenced back yard, land/rockscaped front & back yards, trees, shrubs. Tile roof, rear covered patio. No adjustments needed. Chosen as most similar as is the most recent closed sale.
- Sold 3** Regular resale. Same home/tract/street. Different exterior elevation appearance. Fenced back yard, rockscaped front yard, trees, shrubs. Tile roof, rear covered patio. No adjustments needed.

### 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>	\$312,000	\$312,000
<b>Sales Price</b>	\$310,000	\$310,000
<b>30 Day Price</b>	\$300,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search was expanded to include this whole section of the community 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 &amp; from same immediate area. Search had to be very expanded to find active comps &amp; to include other sections of the same community. The lack of available inventory &amp; very high buyer demand do support a value at the higher end of the value range currently. All of the active comps are larger than subject. This was unavoidable. Search would have to be expanded to include much older homes to find comps of similar size. While the indicated value is the highest supportable value with available comps, this property will more than likely sell for a higher amount.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** A variance is noted from the prior report completed XX/XXXX. However, the current broker relied on subject data provided in the Origination Appraisal, whereas the prior report utilized public records data. The variance is deemed to be due to the differences in subject characteristics.



### Subject Photos



Front



Address Verification



Side



Street

## Listing Photos

**L1** 11531 Park Ln.  
Apple Valley, CA 92308



Front

**L2** 18991 Raven St.  
Apple Valley, CA 92308



Front

**L3** 11147 Avonlea Rd.  
Apple Valley, CA 92308



Front

## Sales Photos

**S1** 19406 Shamrock Rd.  
Apple Valley, CA 92308



Front

**S2** 11115 Sun River Ct.  
Apple Valley, CA 92308



Front

**S3** 11061 Waterwood St.  
Apple Valley, CA 92308



Front

### ClearMaps Addendum

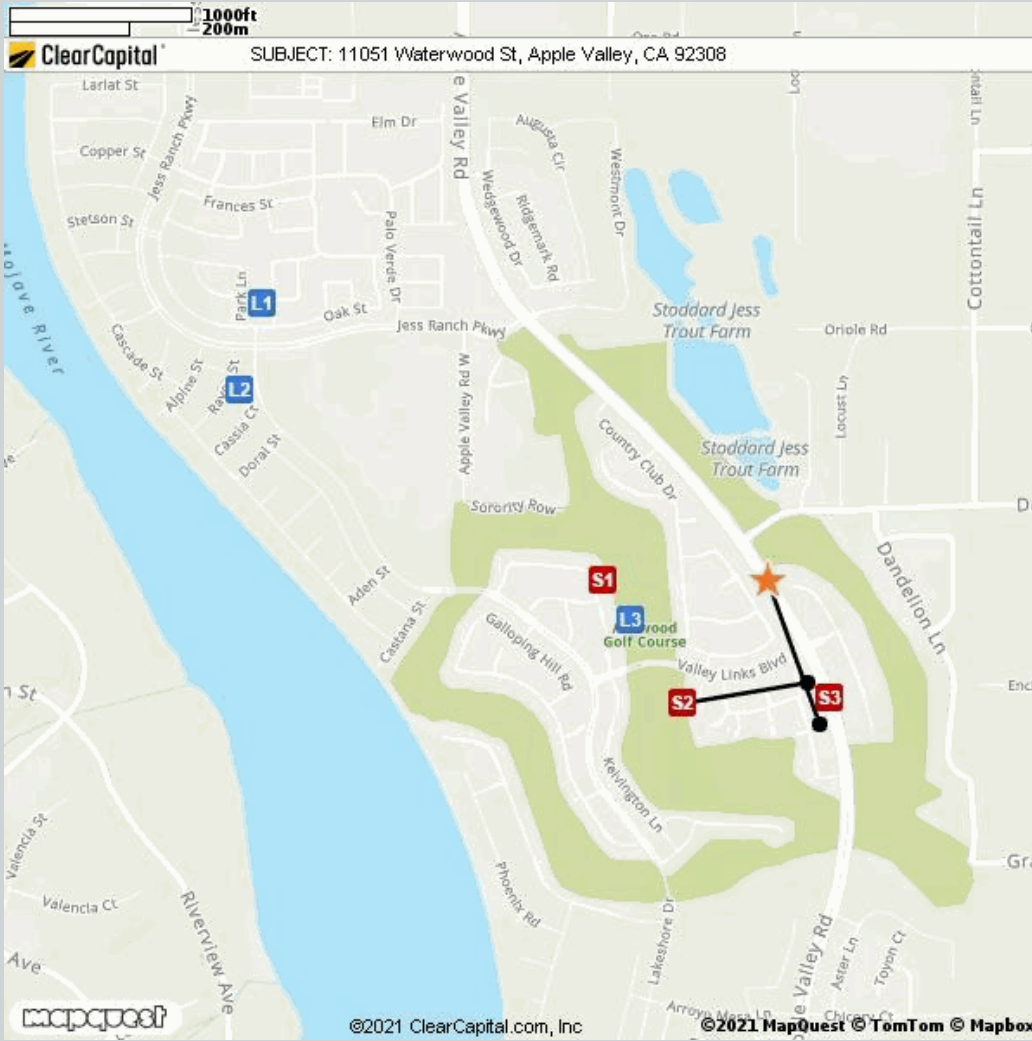
**Address** ★ 11051 Waterwood Street, Apple Valley, CA 92308

**Loan Number** 46520

**Suggested List** \$312,000

**Suggested Repaired** \$312,000

**Sale** \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11051 Waterwood Street, Apple Valley, CA 92308	--	Parcel Match
L1 Listing 1	11531 Park Ln., Apple Valley, CA 92308	0.99 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	18991 Raven St., Apple Valley, CA 92308	0.95 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11147 Avonlea Rd., Apple Valley, CA 92308	0.31 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	19406 Shamrock Rd., Apple Valley, CA 92308	0.37 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	11115 Sun River Ct., Apple Valley, CA 92308	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11061 Waterwood St., Apple Valley, CA 92308	0.02 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>	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>	5.33 miles	<b>Date Signed</b>	10/02/2021

*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.**