

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	13245 Skiomah Road, Apple Valley, CALIFORNIA 92308	Order ID	7717075	Property ID	31535383
Inspection Date	11/03/2021	Date of Report	11/05/2021		
Loan Number	46534	APN	3087142480000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	1103BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	ROBERT F FULLER	Subject build offers composition roofing and established landscaping and in ground pool. The square footage and room counts are common for the build as well as the lot size. Minor repairs appropriate to age as well as normal wear and tear updating should be expected though a full interior inspection is needed. Improved properties are still common so some level of updating may be needed to meet average market standards. This report is completed assuming subject was built using standard builder grade materials with no assumed updating.
R. E. Taxes	\$2,081	
Assessed Value	\$171,761	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(no broken doors or windows)	
Ownership Type	Fee Simple	
Property Condition	Average	
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		Neighborhood Comments
Location Type	Suburban	The area is typically older and one of the more affordable areas to purchase in largely due the mixture of homes, apartments, mobile home parks, and commercial buildings. Subject is located near main roadways which lead to all necessary amenities. Subject is also located in close proximity to both High Schools and multiple elementary schools. Dining and shopping amenities are within minutes while freeway access is miles away, but this is expected of those wishing to purchase in Apple Valley.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$340000 High: \$647000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	13245 Skiomah Road	20680 Sitting Bull Rd	13530 Jicarilla Rd	20615 Powhatan Ln
City, State	Apple Valley, CALIFORNIA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92308	92308	92308	92308
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.39 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$345,057	\$399,900	\$389,000
List Price \$	--	\$345,057	\$399,900	\$389,000
Original List Date		08/30/2021	09/23/2021	10/06/2021
DOM · Cumulative DOM	-- · --	66 · 67	42 · 43	29 · 30
Age (# of years)	49	49	33	66
Condition	Average	Average	Good	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 Contemp	1 Story Contemp	1 Story Contemp	1 Story Contemp
# Units	1	1	1	1
Living Sq. Feet	1,840	1,560	2,015	1,736
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes	--	Pool - Yes
Lot Size	0.49 acres	0.45 acres	0.69 acres	0.66 acres
Other	Patio, porch	Patio, porch	Patio, porch	Patio, porch

* 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 Similar in build, interior appears to need average updating though move in ready with no major updating having been done in recent years, equal in location.

Listing 2 Similar in build, interior has had some partial updating recently and appears move in ready, helps to balance no pool, equal in location.

Listing 3 Similar in build, interior appears to need average updating though move in ready with no major updating having been done in recent years, equal in location.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	13245 Skiomah Road	13341 Lakota Rd	13471 Quapaw Rd	20666 Sitting Bull Rd
City, State	Apple Valley, CALIFORNIA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92308	92308	92308	92308
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.47 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,000	\$390,000	\$340,000
List Price \$	--	\$359,000	\$400,000	\$340,000
Sale Price \$	--	\$365,500	\$400,000	\$350,000
Type of Financing	--	5k Conv	0 Fha	0 Conv
Date of Sale	--	09/27/2021	09/29/2021	09/20/2021
DOM · Cumulative DOM	-- · --	72 · 72	67 · 67	38 · 38
Age (# of years)	49	49	42	39
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 Contemp	1 Story Contemp	1 Story Contemp	1 Story Contemp
# Units	1	1	1	1
Living Sq. Feet	1,840	1,986	1,960	1,550
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
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	Pool - Yes Spa - Yes	--	Pool - Yes	--
Lot Size	0.49 acres	1.06 acres	0.67 acres	0.45 acres
Other	Patio, porch	Patio, porch	Solar lease	Patio, porch
Net Adjustment	--	-\$100	-\$21,600	+\$10,200
Adjusted Price	--	\$365,400	\$378,400	\$360,200

* 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** Similar in build, interior appears to need average updating though move in ready with no major updating having been done in recent years, equal in location. -5100 sqft, -5K lot, +10K pool
- Sold 2** Equal in location, similar in build, interior shows minimal signs of updating or repairs needed with minor value updating having been done in recent years, move in ready. -4200 sqft, -2K lot, -15K cond
- Sold 3** Equal in location, similar in build, interior shows minimal signs of updating or repairs needed with minor value updating having been done in recent years, move in ready. +10200 sqft +10K pool, -10K cond

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				one recent sale			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
09/21/2021	\$335,000	--	--	Sold	11/02/2021	\$340,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$370,000	\$370,000
Sales Price	\$365,000	\$365,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
<p>Adjustments to the comps have been made, where necessary, to bring the comps as close to subject as possible for accurate pricing. The most weight has been placed on sold comp 1 which is most similar in location and condition. Subject is located in a populated area that can be marketed to most average home buyers. Subject list price should be competitive with the available list comps for maximum exposure with pricing emphasis placed on the pending list comps. 90 day marketing times are uncommon in this area so an increased list price above available list comps would be needed if 90+ day marketing time is the goal. Value is based on exterior only and the assumption the interior is in average condition. Any discrepancies in this assumption could affect the suggested value either way.</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



Front



Address Verification



Side



Side



Street

Listing Photos

L1 20680 Sitting Bull Rd
Apple Valley, CA 92308



Front

L3 20615 Powhatan Ln
Apple Valley, CA 92308



Front

Sales Photos

S1 13341 Lakota Rd
Apple Valley, CA 92308



Front

S2 13471 Quapaw Rd
Apple Valley, CA 92308



Front

S3 20666 Sitting Bull Rd
Apple Valley, CA 92308



Front

ClearMaps Addendum

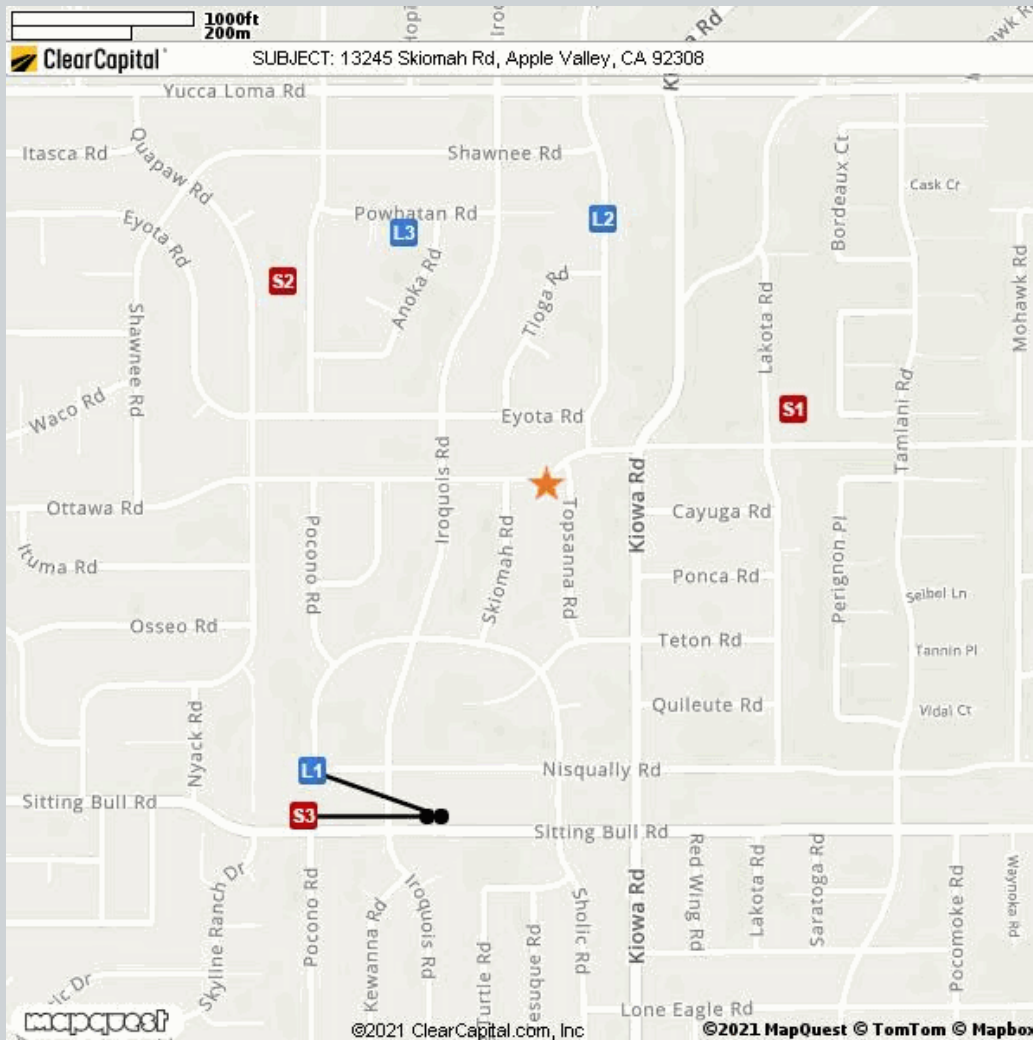
Address ★ 13245 Skiomah Road, Apple Valley, CALIFORNIA 92308

Loan Number 46534

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13245 Skiomah Road, Apple Valley, California 92308	--	Parcel Match
L1 Listing 1	20680 Sitting Bull Rd, Apple Valley, CA 92308	0.45 Miles ¹	Parcel Match
L2 Listing 2	13530 Jicarilla Rd, Apple Valley, CA 92308	0.39 Miles ¹	Parcel Match
L3 Listing 3	20615 Powhatan Ln, Apple Valley, CA 92308	0.41 Miles ¹	Parcel Match
S1 Sold 1	13341 Lakota Rd, Apple Valley, CA 92308	0.38 Miles ¹	Parcel Match
S2 Sold 2	13471 Quapaw Rd, Apple Valley, CA 92308	0.47 Miles ¹	Parcel Match
S3 Sold 3	20666 Sitting Bull Rd, Apple Valley, CA 92308	0.46 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 personally inspect the property, select comparables, and determine a price for the subject, please do not accept

Report Instructions - cont.

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	Jessica 2 Lewis	Company/Brokerage	Elite REO Services
License No	1733706	Address	10727 Duncan Rd Victorville CA 92392
License Expiration	12/27/2022	License State	CA
Phone	7607845224	Email	jessica.lewis@elitepremierproperties.com
Broker Distance to Subject	12.58 miles	Date Signed	11/04/2021

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.