

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>	1457 Potomac Circle, San Jacinto, CA 92583	<b>Order ID</b>	7662438	<b>Property ID</b>	31396044
<b>Inspection Date</b>	10/13/2021	<b>Date of Report</b>	10/14/2021		
<b>Loan Number</b>	46671	<b>APN</b>	437410038		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Riverside		

**Tracking IDs**

<b>Order Tracking ID</b>	1013BPO	<b>Tracking ID 1</b>	1013BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	HOCHBERG RICHARD 1990 TRUST	<b>Condition Comments</b> This is a 2 bed, 1.5 bathroom with 1-car attached garage in the 55+ community of American Village. It is on a corner lot and is in average condition. It conforms to the neighborhood, no repairs needed. It has good curb appeal.
<b>R. E. Taxes</b>	\$1,817	
<b>Assessed Value</b>	\$144,466	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Occupied	
<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>	American Village	
<b>Association Fees</b>	\$85 / Month (Landscaping,Other: Clubhouse)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Neighborhood is a 55+ residential community with an HOA. It has a clubhouse, it is in close proximity to major roads, the expressway, shopping centers and schools and parks. There is no REO activity in the area.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$238500 High: \$475600	
<b>Market for this type of property</b>	Increased 11 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1457 Potomac Circle	1434 Potomac Cir	1455 Congress Way	1471 Senator Way
<b>City, State</b>	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA
<b>Zip Code</b>	92583	92583	92583	92583
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.04 <sup>1</sup>	0.07 <sup>1</sup>
<b>Property Type</b>	Condo	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$180,000	\$229,000	\$230,000
<b>List Price \$</b>	--	\$190,000	\$229,000	\$230,000
<b>Original List Date</b>		05/03/2021	09/15/2021	05/20/2021
<b>DOM · Cumulative DOM</b>	-- · --	163 · 164	28 · 29	146 · 147
<b>Age (# of years)</b>	35	35	30	30
<b>Condition</b>	Average	Fair	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
<b>Style/Design</b>	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,030	1,033	1,030	1,030
<b>Bdrm · Bths · ½ Bths</b>	2 · 1 · 1	2 · 2	2 · 2	2 · 2
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<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>	0.07 acres	0.06 acres	0.07 acres	0.08 acres
<b>Other</b>	--	--	--	--

\* 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** Back on market. This home in the 55+ community of American Village, features an open floor plan, living room with vaulted ceilings and gas fireplace, dining area, breakfast counter, and a kitchen with plenty of storage space. Also features 2 good sized bedrooms, 2 bathrooms and a single car garage with laundry area. Very low maintenance landscaping in front and backyard patio area with block walls which fosters privacy and cozy entertainment opportunities. This home needs a little updating (paint, flooring, etc.) but priced accordingly!
- Listing 2** COMFORTABLE AND COZY. This 2 bedroom, 2 bathroom home is located in the well established neighborhood of American Village, a 55+ community. It offers a vaulted living room ceiling, a one car garage with laundry hook-ups and plenty of room for a work area. Additionally, there are shade screens on the windows and ceiling fans in both bedrooms. Other amenities include a good sized patio, you are within steps from the club house, used for planned events and community get-togethers, a picnic area with picnic tables and horseshoes for those that are open to a challenge. For those residents that travel and enjoy sightseeing there is a fully fenced area to park your RV's. This property is conveniently located close to shopping, movie theater and restaurants. Please bring your interested clients by to view this lovely neighborhood home.
- Listing 3** Great home in American Village retirement community. This 2 bedroom 2 bath has new laminated wood panels and paint in the living room. . Dining area and breakfast counter. The living room has a ceiling fan and a brick fireplace. Cover patio in the back yard and a shady court yard in the front. One car garage. Low taxes and association dues. Walking distance to supermarket, beauty salon, pharmacy. Golf Club close by.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1457 Potomac Circle	1453 Monroe Cir	1446 Monroe Cir	1487 Fireside Cir
<b>City, State</b>	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA
<b>Zip Code</b>	92583	92583	92583	92583
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.05 <sup>1</sup>	0.06 <sup>1</sup>
<b>Property Type</b>	Condo	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$239,999	\$229,900	\$170,000
<b>List Price \$</b>	--	\$239,999	\$224,900	\$170,000
<b>Sale Price \$</b>	--	\$240,000	\$205,000	\$170,000
<b>Type of Financing</b>	--	Cash	Conventional	Conventional
<b>Date of Sale</b>	--	09/03/2021	07/15/2021	09/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	36 · 36	85 · 85	29 · 29
<b>Age (# of years)</b>	35	36	35	30
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
<b>Style/Design</b>	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,030	1,030	1,065	866
<b>Bdrm · Bths · ½ Bths</b>	2 · 1 · 1	2 · 2	2 · 2	2 · 1
<b>Total Room #</b>	4	4	4	3
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<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>	0.07 acres	0.07 acres	0.10 acres	0.06 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$5,000	\$0	+\$15,000
<b>Adjusted Price</b>	--	\$245,000	\$205,000	\$185,000

\* Sold 1 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** NEW LISTING located in the 55+ community of American Village. This beautiful home is one of the rare ones located on a corner lot. As you pull up you will notice the drought tolerant easy to take care of yard, at the entrance is a cute courtyard with security screen front door. When you enter the home you will notice the vaulted ceilings with recessed lighting, plantation shutters, ceiling fan, laminate textured flooring, tile flooring and gas fireplace for the cold cozy nights. Open floor plan leads you to the kitchen with recessed lighting, new kitchen faucet, gorgeous backsplash, lots of cabinets, and exit to garage that has plenty of storage. New back sliding door is double pane with new screen which leads you to the easy to maintain but still comfy backyard. Down the hall you will find the master bedroom with sliding mirrored doors, ceiling fan, a window with a sitting area. master bathroom has standup shower with tile throughout, and white cabinets. 2nd bedroom has ceiling fan with the laminate flooring, country shutters and mirrored closet doors with another full bathroom right off the bedroom! Don't let this one get away!!!
- Sold 2** Welcome to 1446 Monroe Circle! This is a 2-bedroom, 2-bathroom home located in desirable, well maintained neighborhood of American Village, a 55+ senior community. Amenities include 2 club houses for planned events, a picnic area with picnic tables, new gazebo and even a fully fenced area to park your RV's. A truely lovely neighborhood.
- Sold 3** Welcome to American Village a quiet 55 plus Community with low taxes and low monthly HOA. This 2 bedroom with 866 square feet is perfect for the retiree wanting an affordable place to call home. all the appliances are included on this one and the house is very Well cared for and Turn key.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject property was last sold on 8/15/2019			
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$230,000	\$230,000
<b>Sales Price</b>	\$230,000	\$230,000
<b>30 Day Price</b>	\$225,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject is located in a neighborhood with very low inventory. Prices are quickly rising in this neighborhood and the lack of inventory has created a competitive seller's market in the neighborhood. The recommended list price should attract offers from buyers looking to buy in the area.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Address Verification



Street

## Listing Photos

**L1** 1434 Potomac Cir  
San Jacinto, CA 92583



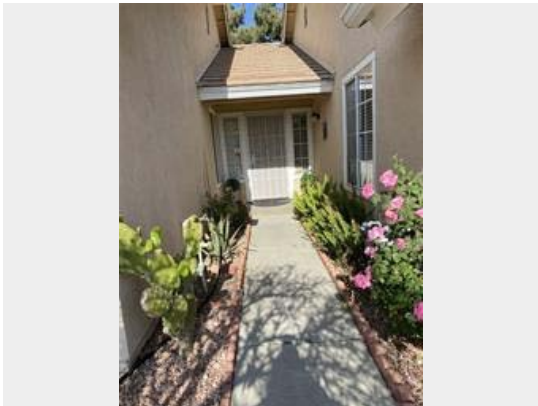
Front

**L2** 1455 Congress Way  
San Jacinto, CA 92583



Front

**L3** 1471 Senator Way  
San Jacinto, CA 92583



Front



## Sales Photos

**S1** 1453 Monroe Cir  
San Jacinto, CA 92583



Front

**S2** 1446 Monroe Cir  
San Jacinto, CA 92583



Front

**S3** 1487 Fireside Cir  
San Jacinto, CA 92583



Front

### ClearMaps Addendum

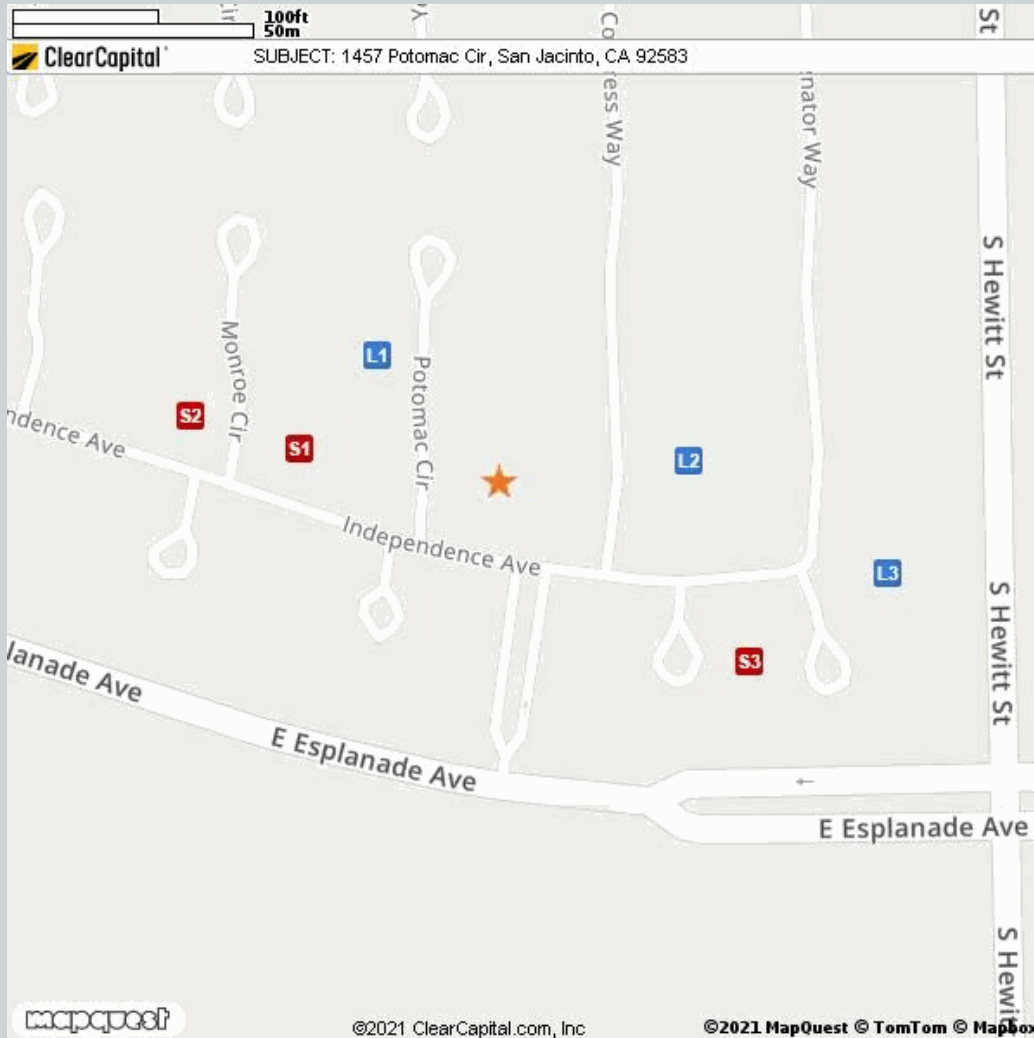
**Address** ★ 1457 Potomac Circle, San Jacinto, CA 92583

**Loan Number** 46671

**Suggested List** \$230,000

**Suggested Repaired** \$230,000

**Sale** \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1457 Potomac Circle, San Jacinto, CA 92583	--	Parcel Match
L1 Listing 1	1434 Potomac Cir, San Jacinto, CA 92583	0.03 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1455 Congress Way, San Jacinto, CA 92583	0.04 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1471 Senator Way, San Jacinto, CA 92583	0.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1453 Monroe Cir, San Jacinto, CA 92583	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1446 Monroe Cir, San Jacinto, CA 92583	0.05 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1487 Fireside Cir, San Jacinto, CA 92583	0.06 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>	Ebube Okpala	<b>Company/Brokerage</b>	Harvestline Realty
<b>License No</b>	01735401	<b>Address</b>	29930 Bay View Way Menifee CA 92584
<b>License Expiration</b>	03/31/2025	<b>License State</b>	CA
<b>Phone</b>	6196072623	<b>Email</b>	ebube@riversidecountyreos.com
<b>Broker Distance to Subject</b>	12.25 miles	<b>Date Signed</b>	10/13/2021

*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.**