

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	13054 Olathe Road, Apple Valley, CA 92308	Order ID	7666742	Property ID	31415982
Inspection Date	10/15/2021	Date of Report	10/16/2021		
Loan Number	46704	APN	3087-071-21-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	1014BPO	Tracking ID 1	1014BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Gordon, David	Subject property is middle aged, moderately larger SFR property in older semi-rural area of Apple Valley with strong market activity & higher than AVG values. Appears to be vacant, secured. Tax records indicate trustee's sale. Has specific southwest style. Many trees do somewhat block direct frontal view of subject from street. Back yard is fenced. Front porch at entry. Aerial view shows inground pool with concrete decking & large storage shed. Oversized garage appears attached but only has connecting wall to street, is actually detached.
R. E. Taxes	\$3,303	
Assessed Value	\$291,401	
Zoning Classification	R1-one SFR per lot	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(all windows, doors appear intact, closed, locked)		
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	Rural	Older sem-rural area in the central part of Apple Valley. The oldest homes in this area date to the 50's, 60's. The majority of homes in this area are mid to very large in size, mostly single story, mostly built in the 70's, 80's, 90's. Some newer homes scattered through as well. Typical lot size can range from .4 to 2 acres. This area has very strong market activity & higher than AVG resale values compared to other parts of Apple Valley.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$259,000 High: \$825,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	13054 Olathe Road	19232 Siesta Rd.	13920 Hopi Rd.	13857 Rincon Rd.
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92308	92307	92307	92307
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.27 ¹	1.51 ¹	1.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$430,000	\$469,900	\$499,500
List Price \$	--	\$430,000	\$469,900	\$499,500
Original List Date		09/09/2021	09/12/2021	09/16/2021
DOM · Cumulative DOM	-- · --	6 · 37	5 · 34	15 · 30
Age (# of years)	35	42	36	36
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,269	1,868	2,280	2,320
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 3	4 · 2
Total Room #	7	7	8	8
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	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	.63 acres	.45 acres	1.03 acres	.49 acres
Other	fence, trees, porch	fence, trees, porch	fence, trees, porch	fence, trees, porch

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

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

- Listing 1** Regular resale in same general market area, search expanded. Older age but within 7 years of subject age, no adjustment. Smaller SF with extra BR & full BA, similar other features. Smaller lot-still typical for the area, adjusted at about \$10K per acre in this area. Fenced back yard, many trees, shrubs. Front porch. Large rear covered patio. Inground pool with concrete decking. Many features updated-newer windows, paint, flooring, some updated kitchen & bath features. In escrow after only 6 DOM.
- Listing 2** Regular resale in same general market area, search expanded. Similar size, age, has extra full BA. Larger lot-still typical for the area, adjusted at about \$10K per acre. Fenced back yard, rockscaped yard areas, trees, shrubs. Front porch. Rear covered patio. Inground pool/spa with laid brick decking. Also has full tennis court. Also includes paid solar panels. In escrow after only 5 DOM.
- Listing 3** Regular resale in same market area. Larger SF with extra BR, similar age, other features, garage. Smaller lot-still typical for the area, adjusted at about \$10K per acre. Fully fenced & x-fenced, including block wall at street side. Extensive exterior concrete work. Rockscaped front yard with trees, shrubs. Landscaped back yard with trees, shrubs. Tile roof, front porch. Rear covered patio. Inground pool/spa with concrete decking. Many interior features updated-kitchen & bath features, paint, some flooring. Currently in escrow but may have problem appraising at this price.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	13054 Olathe Road	13052 Quapaw Rd.	13320 Paoha Rd.	19375 Oshkosh Rd.
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92308	92308	92308	92307
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	0.34 ¹	1.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$435,000	\$480,000	\$435,000
List Price \$	--	\$435,000	\$480,000	\$435,000
Sale Price \$	--	\$435,000	\$480,000	\$440,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	05/13/2021	08/23/2021	07/20/2021
DOM · Cumulative DOM	-- · --	18 · 55	13 · 55	8 · 19
Age (# of years)	35	33	22	53
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,269	2,450	2,394	2,140
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	3 · 2
Total Room #	7	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.63 acres	.63 acres	.46 acres	.82 acres
Other	fence, trees, porch	fence, trees, porch	fence, trees, patio	fence, trees, patio
Net Adjustment	--	+\$15,475	-\$3,825	+\$3,725
Adjusted Price	--	\$450,475	\$476,175	\$443,725

* 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** Regular resale in same market area. Larger SF with extra full BA, similar age, lot size, other features. More traditional ranch style for the area-no impact on value for subject. Fenced lot, rockscaped yard areas, trees, shrubs. Tile roof, front porch. Circle drive & other exterior concrete work. Rear covered patio. Inground pool with concrete decking. Most features are original, maintained condition. Some updates done-granite counters. Adjusted for value gain since sale (+\$25000) & offset by extra BA (-\$3500), larger SF (-\$4525), larger garage (-\$1500).
- Sold 2** Regular resale in same market area. Located in subdivision of newer homes. Larger SF with fewer BR, similar other features. Larger garage. Smaller lot-still very typical for the area. Fenced back yard, land/rockscaped front & back yards with trees, shrubs. Tile roof, front porch. Rear covered patio. Inground pool with concrete decking. Adjusted for newer age (-\$900), larger garage (-\$1500), larger SF (-\$3125) & offset by smaller lot (+\$1700).
- Sold 3** Regular resale in same market area, search expanded. Older age, smaller SF, similar other features, BR/BA count, garage. Larger lot-still typical for the area. Fully fenced & x-fenced, many trees, shrubs. Circle drive & other exterior concrete work. Covered patio. Inground pool with concrete decking. Some features updated. Adjusted for older age (+\$2400), smaller SF (+\$3225) & offset by larger lot (-\$1900).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				n/a			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$455,000	\$455,000
Sales Price	\$452,000	\$452,000
30 Day Price	\$445,000	--
Comments Regarding Pricing Strategy		
<p>Search was very expanded to find best comps for subject & to try & bracket all of subject features, including pool. Every effort made to find/use comps with as close proximity as possible. In this case search was expanded up to 2 miles to find best comps. All of the comps are considered to be in same market area with similar location value, site influences. All of the comps have pools. One of the sold comps is more than 90 days old but still one of the best available comps & adjustment made for value gain.</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



Front



Address Verification



Street

Listing Photos

L1 19232 Siesta Rd.
Apple Valley, CA 92307



Front

L2 13920 Hopi Rd.
Apple Valley, CA 92307



Front

L3 13857 Rincon Rd.
Apple Valley, CA 92307



Front

Sales Photos

S1 13052 Quapaw Rd.
Apple Valley, CA 92308



Front



Front

S3 19375 Oshkosh Rd.
Apple Valley, CA 92307



Front

ClearMaps Addendum

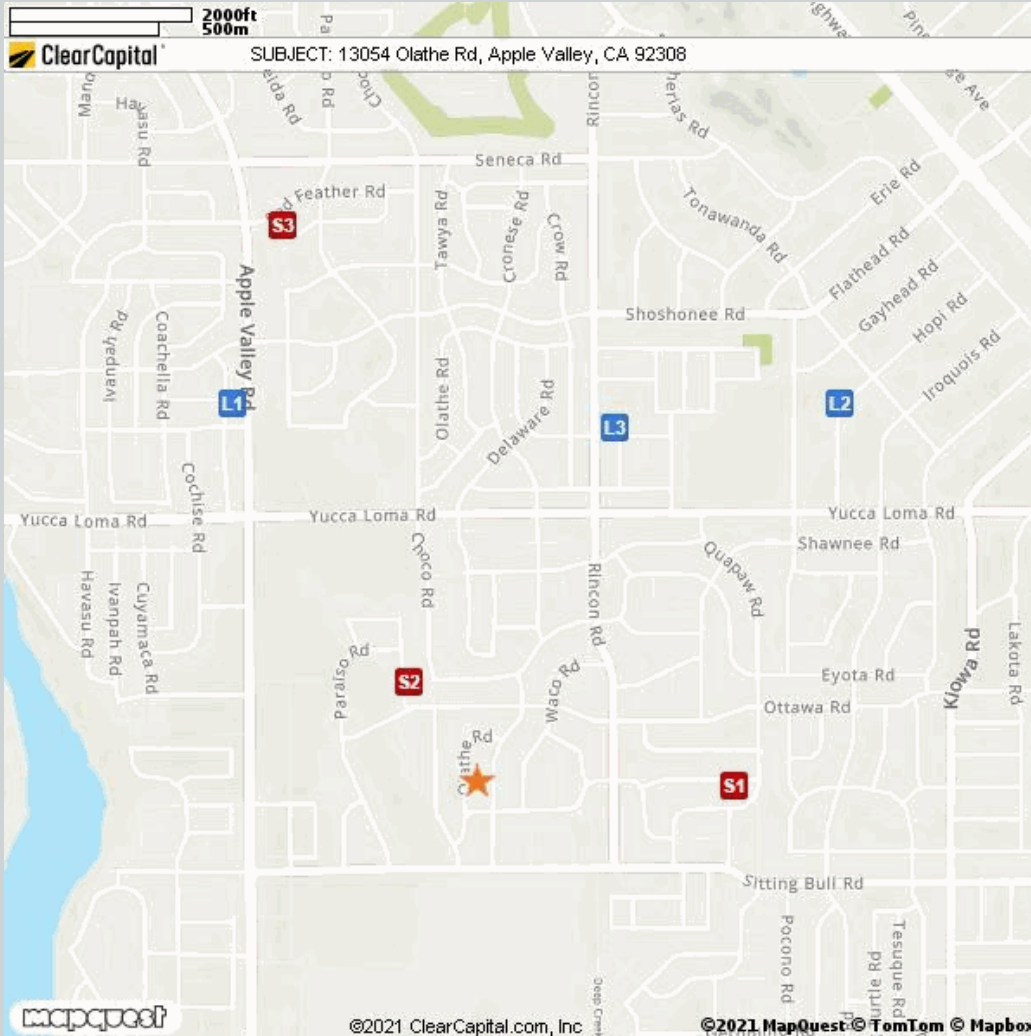
Address ★ 13054 Olathe Road, Apple Valley, CA 92308

Loan Number 46704

Suggested List \$455,000

Suggested Repaired \$455,000

Sale \$452,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13054 Olathe Road, Apple Valley, CA 92308	--	Parcel Match
L1 Listing 1	19232 Siesta Rd., Apple Valley, CA 92307	1.27 Miles ¹	Parcel Match
L2 Listing 2	13920 Hopi Rd., Apple Valley, CA 92307	1.51 Miles ¹	Parcel Match
L3 Listing 3	13857 Rincon Rd., Apple Valley, CA 92307	1.10 Miles ¹	Parcel Match
S1 Sold 1	13052 Quapaw Rd., Apple Valley, CA 92308	0.75 Miles ¹	Parcel Match
S2 Sold 2	13320 Paoha Rd., Apple Valley, CA 92308	0.34 Miles ¹	Parcel Match
S3 Sold 3	19375 Oshkosh Rd., Apple Valley, CA 92307	1.67 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Teri Ann Bragger	Company/Brokerage	First Team Real Estate
License No	00939550	Address	15545 Bear Valley Rd. Hesperia CA 92345
License Expiration	10/09/2022	License State	CA
Phone	7609000529	Email	teribragger@firstteam.com
Broker Distance to Subject	5.41 miles	Date Signed	10/16/2021

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.