

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	1615 Greencastle Avenue Unit A, Rowland Heights, CALIFORNIA 91748	Order ID	7717075	Property ID	31535397
Inspection Date	11/03/2021	Date of Report	11/04/2021	APN	8761-004-011
Loan Number	46901	County	Los Angeles		
Borrower Name	Breckenridge Property Fund 2016 LLC				
Tracking IDs					
Order Tracking ID	1103BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Jtmc Group Llc	Condition Comments	
R. E. Taxes	\$5,018	Subject is found to be in average condition, no repairs are necessary. No functional or external obsolescence noted.	
Assessed Value	\$404,143		
Zoning Classification	Condominium		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	SUNSHINE VILLAGE HOA 7146398484		
Association Fees	\$250 / Month (Pool)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Improving market with low supply and high demand. This is predominantly a fair market with no REO activity	
Sales Prices in this Neighborhood	Low: \$380,000 High: \$600,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1615 Greencastle Avenue Unit A	20025 Esquiline Ave	235 S Sentous Avenue	19972 Esquiline Ave
City, State	Rowland Heights, CALIFORNIA	Walnut, CA	West Covina, CA	Walnut, CA
Zip Code	91748	91789	91792	91789
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.78 ¹	1.77 ¹	1.78 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$548,888	\$479,000	\$595,950
List Price \$	--	\$548,888	\$479,000	\$595,950
Original List Date		10/28/2021	10/20/2021	10/20/2021
DOM · Cumulative DOM	-- · --	7 · 7	1 · 15	15 · 15
Age (# of years)	57	45	42	45
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	1,313	1,295	1,151	1,246
Bdrm · Bths · ½ Bths	4 · 2	2 · 3	3 · 1 · 1	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Detached 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	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--

* Listing 3 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** Beautiful move in ready 2 bedroom condo with 2 1/2 baths in the city of Walnut with many upgrades such as newer laminate flooring, recessed lighting, crown molding, beautiful chandelier in dining area, master bedroom with vaulted ceilings, mirror closet doors, second bedroom is very spacious with its own bathroom and also has mirror closet doors, updated electrical, new water heater, newer stove, living room and dining area is very open. Has nice size patio area that connects to a 2 car garage which is drywalled with sink and counter top for easy laundry. Community amenities are: Clubhouse, Pool and tennis court.
- Listing 2** Look no further, this amazing updated two-story condo is located in West Covina adjacent to the city of Walnut. This spacious 3 bedroom, 1.5 bath condo is located close to restaurants, 60 Freeway, schools, shopping stores, and Friendship Park. When walking through the front door, you are greeted with a spacious living room. The entire house has recess lighting, and engineering hardwood floors on the main floor and the hallway upstairs. The home has been freshly painted, and all new carpet has been installed upstairs in the bedrooms. The hallway upstairs has a lot of natural light from the large skylight. The kitchen has been upgraded with granite counter tops and includes all stainless-steel appliances. The bathrooms have been updated with new granite counter tops with exquisite vanities. The condo has an in-unit washer and dryer hookups on the 2nd floor in the hallway. There is a 2 car garage attached to the unit where you can enter directly to the backyard. This place won't last. Come on by!
- Listing 3** WELCOME TO WALNUT! This wonderful 3 bedroom, 2 bath condo could be your next home! This home features dark wood laminate flooring throughout, ceiling fans to keep you cool, central air to keep you cooler, washer and gas dryer hookups in the garage, a tankless water heater, and is located in a great community with a pool, spa, and tennis courts! Walking distance to schools, markets, and Royal Vista Golf Course. Minutes away from the 60 and 57 FWY.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1615 Greencastle Avenue Unit A	1601 Greenport Ave # E	1540 Greenport Ave # A	3812 Joshua Street
City, State	Rowland Heights, CALIFORNIA	Rowland Heights, CA	Rowland Heights, CA	West Covina, CA
Zip Code	91748	91748	91748	91792
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.11 ¹	1.80 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$510,000	\$35,000	\$470,000
List Price \$	--	\$510,000	\$535,000	\$470,000
Sale Price \$	--	\$540,000	\$552,000	\$530,000
Type of Financing	--	Conventional	Cash To Loan	Cash To Loan
Date of Sale	--	06/07/2021	08/24/2021	09/24/2021
DOM · Cumulative DOM	-- · --	9 · 43	3 · 40	6 · 142
Age (# of years)	57	57	57	40
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	1,313	1,399	1,287	1,269
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 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	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$10,000	\$0
Adjusted Price	--	\$540,000	\$542,000	\$530,000

* 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** 4 bedroom 2 full baths condo in the beautiful city of Rowland Heights! Has a private yard in the back and a 2 car garage with direct access to the street. Move-in ready! ONE bedroom and bathroom downstairs. A welcoming living room which is ideal for both visitors and family Upgrades include newer AC unit, Minutes away from 60 freeway, markets, restaurants, schools! Low monthly HOA dues include water, trash, and exterior insurance, and common area maintenance,
- Sold 2** -\$10000 condition adjustment. A well maintained corner unit located in a quiet residential area. Bright open floor of living room and dining room. Featuring with laminated wood floor throughout, and upgraded kitchen and baths with granite counter top. 3 good size of bedrooms. Direct 2 car garage access to an enclosed cozy backyard. Separate laundry room, Newly paved driveway, and landscaping make this complex more appealing. short distance to supermarkets, shops, and transportation.
- Sold 3** Welcome to this corner unit condominium in the Fox Glen community. This lovely unit boasts high ceilings in the living area with plenty of natural light that comes through the sliding patio that leads into a private patio making it bright and airy. The kitchen is updated with quartz countertops and a corner window that lets in plenty of light with direct access to the garage with laundry hooks up and shelving for storage. Upstairs you will find a large primary bedroom with high ceilings with a walk-in closet and a primary bath with a newer vanity with his and her sinks. There two additional bedrooms with a hallway bathroom that features an updated vanity and newly reglazed shower. Amenities in this community include: gated entrance, walkways, pool and spa, and plenty of guest parking. Situated near shopping, restaurants and easy access to freeways, this is opportunity is not to be missed!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no recent MLS activity			
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	\$545,000	\$545,000
Sales Price	\$540,000	\$540,000
30 Day Price	\$530,000	--
Comments Regarding Pricing Strategy		
<p>The subjects value was determined by looking at the price of competing sold comps and list comps like the subject within the subjects competing area. Proximity was expanded in order to find comps with similarities to the subject that have been sold or listed recently, with closest comps given most weight. My pricing opinion follows accordingly to what other comparable solds and active listings are going for in the area based upon analyzed data within the past 180 days .</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.

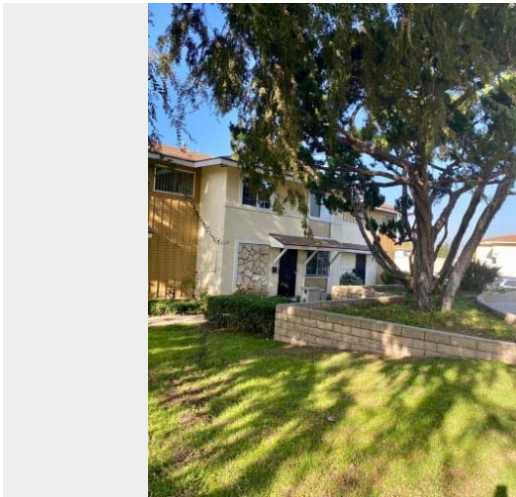
Subject Photos



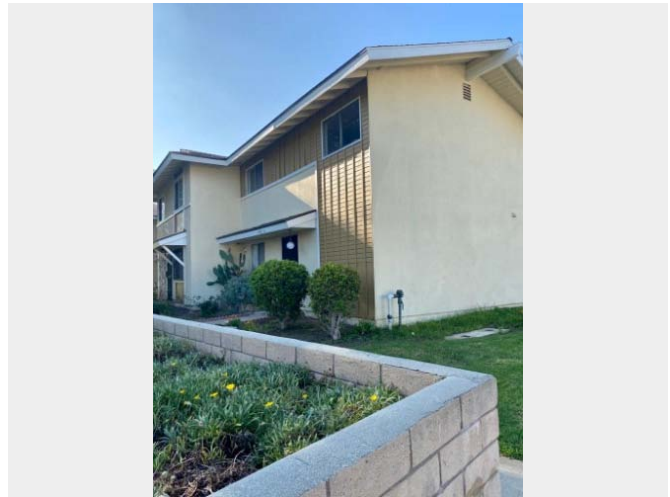
Front



Address Verification



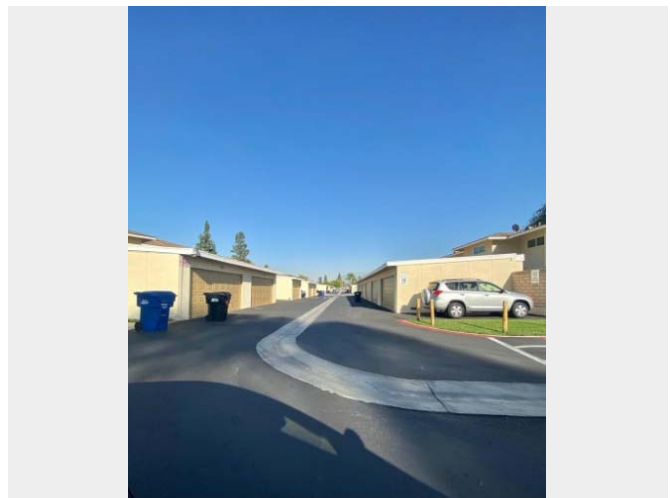
Side



Side

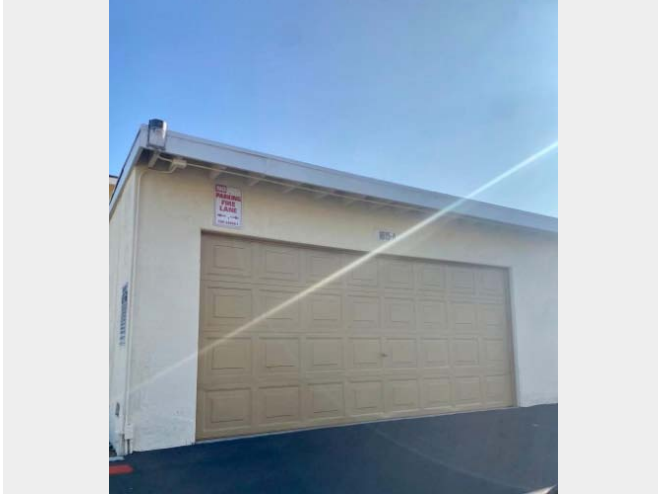


Street



Street

Subject Photos



Garage

Listing Photos

L1 20025 Esquiline Ave
Walnut, CA 91789



Front

L2 235 S Sentous Avenue
West Covina, CA 91792



Front

L3 19972 Esquiline Ave
Walnut, CA 91789



Front

Sales Photos

S1 1601 Greenport Ave # E
Rowland Heights, CA 91748



Front

S2 1540 Greenport Ave # A
Rowland Heights, CA 91748



Front

S3 3812 Joshua Street
West Covina, CA 91792



Front

ClearMaps Addendum

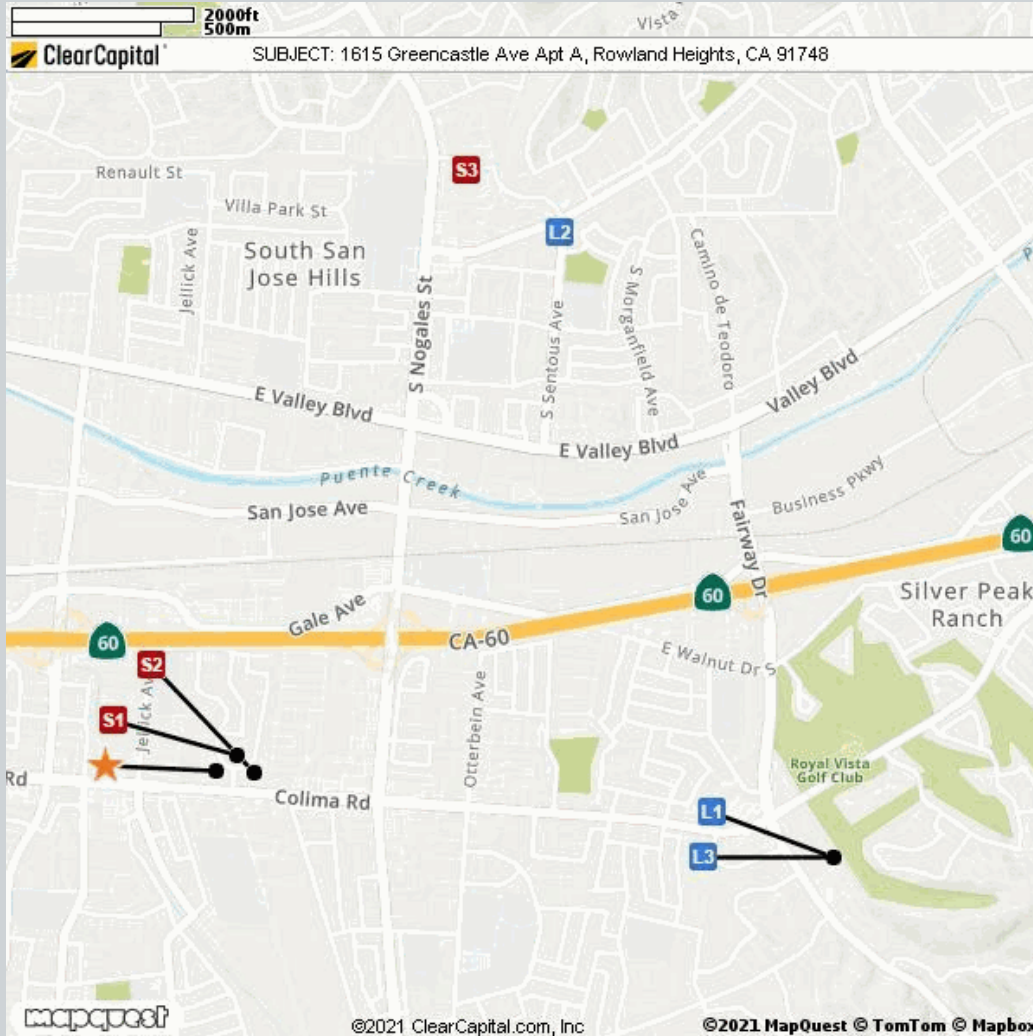
Address ★ 1615 Greencastle Avenue Unit A, Rowland Heights, CALIFORNIA 91748

Loan Number 46901

Suggested List \$545,000

Suggested Repaired \$545,000

Sale \$540,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1615 Greencastle Avenue Unit A, Rowland Heights, California 91748	--	Parcel Match
L1 Listing 1	20025 Esquiline Ave, Walnut, CA 91789	1.78 Miles ¹	Parcel Match
L2 Listing 2	235 S Sentous Avenue, West Covina, CA 91792	1.77 Miles ¹	Parcel Match
L3 Listing 3	19972 Esquiline Ave, Walnut, CA 91789	1.78 Miles ¹	Parcel Match
S1 Sold 1	1601 Greenport Ave # E, Rowland Heights, CA 91748	0.08 Miles ¹	Parcel Match
S2 Sold 2	1540 Greenport Ave # A, Rowland Heights, CA 91748	0.11 Miles ¹	Parcel Match
S3 Sold 3	3812 Joshua Street, West Covina, CA 91792	1.80 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	Jennifer Sharon Tukay	Company/Brokerage	Realty One Group
License No	01376082	Address	2300 East Katella Avenue Anaheim CA 92806
License Expiration	10/07/2023	License State	CA
Phone	7145808833	Email	sharontukay@gmail.com
Broker Distance to Subject	12.74 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.