

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>	329 Larkspur Street, Ridgecrest, CA 93555	<b>Order ID</b>	7878225	<b>Property ID</b>	31936927
<b>Inspection Date</b>	01/11/2022	<b>Date of Report</b>	02/04/2022		
<b>Loan Number</b>	47698	<b>APN</b>	343-301-08-00-8		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Kern		

Tracking IDs					
<b>Order Tracking ID</b>	01.10.22_BPO	<b>Tracking ID 1</b>	01.10.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Horsfall A T	<b>Condition Comments</b> Home appears to be in average condition. Some deterioration of the stucco and cracks in the driveway.
<b>R. E. Taxes</b>	\$274,236	
<b>Assessed Value</b>	\$188,280	
<b>Zoning Classification</b>	R-1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Locked and on lockbox)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$1,000	
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>	\$1,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Small subdivision located at the far east part of town. Close to the back gate of the base and close to county line road and fair grounds.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$219,900 High: \$255,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	329 Larkspur Street	321 S Locust	214 S Broadway	337 Larkspur
<b>City, State</b>	Ridgecrest, CA	Ridgecrest, CA	Ridgecrest, CA	Ridgecrest, CA
<b>Zip Code</b>	93555	93555	93555	93555
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.08 <sup>1</sup>	0.52 <sup>1</sup>	0.03 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$249,900	\$252,750	\$259,000
<b>List Price \$</b>	--	\$249,900	\$247,995	\$259,000
<b>Original List Date</b>		12/11/2021	11/28/2021	12/07/2021
<b>DOM · Cumulative DOM</b>	-- · --	32 · 55	45 · 68	35 · 59
<b>Age (# of years)</b>	42	39	45	42
<b>Condition</b>	Average	Good	Good	Good
<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>	1,593	1,640	1,613	1,701
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	6	5	5
<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>	0.22 acres	0.19 acres	0.27 acres	0.23 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.

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

**Listing 1** Located on the next block in the same subdivision. Updated with newer floor coverings, newer roof and water heater. New stainless steel appliances. Fireplace, patio and RV parking.

**Listing 2** Located in the south east on a extra large lot. Updated kitchen with stainless steel appliances and huge den with a fireplace. Huge RV parking and patio.

**Listing 3** Located on the same street as subject. Larger with extra bedroom. Double door entry and galley style kitchen with formica counters. Updated bathroom. Patio and RV parking.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	329 Larkspur Street	213 Larkspur St	128 Jacqueline Ct	208 S Greenlawn
City, State	Ridgecrest, CA	Ridgecrest, CA	Ridgecrest, CA	Ridgecrest, CA
Zip Code	93555	93555	93555	93555
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.20 <sup>1</sup>	0.75 <sup>1</sup>	0.73 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,900	\$219,900	\$255,000
List Price \$	--	\$229,900	\$219,900	\$255,000
Sale Price \$	--	\$225,000	\$220,000	\$255,000
Type of Financing	--	Conventional	0	Cons
Date of Sale	--	01/04/2022	10/09/2021	10/21/2021
DOM · Cumulative DOM	-- · --	53 · 54	99 · 100	38 · 39
Age (# of years)	42	51	37	47
Condition	Average	Average	Average	Good
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	1,593	1,670	1,465	1,411
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	5	6	5	5
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	--	--	--	--
Lot Size	0.22 acres	0.21 acres	0.15 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,500	+\$5,800	-\$1,700
Adjusted Price	--	\$219,500	\$225,800	\$253,300

\* 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** Located on the same street. 4 bedroom home with fireplace and galley style kitchen with formica counters. Carpeted bedrooms. Patio. RV parking.
- Sold 2** Located in the north east in a large subdivision. Home is in average condition with vaulted ceilings and fireplace. No updates. Patio and RV parking.
- Sold 3** Located in the south east part of town. New quartz stone heartland freshly painted stucco. Cabinets repainted in the kitchen and stainless steel appliances. Updated windows. Patio and shed.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No current listing history				
<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>	\$222,500	\$223,500
<b>Sales Price</b>	\$219,500	\$220,500
<b>30 Day Price</b>	\$215,000	--
<b>Comments Regarding Pricing Strategy</b>		
Home does not appear to have exterior upgrades. Compared comps and adjusted for differences.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	**Dispute Resolution (2/4/22)** The BPO has been corrected/additional commentary added to address the dispute requested.
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## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 321 S Locust  
Ridgecrest, CA 93555



Front

**L2** 214 S Broadway  
Ridgecrest, CA 93555



Front

**L3** 337 Larkspur  
Ridgecrest, CA 93555



Front

## Sales Photos

**S1** 213 Larkspur St  
Ridgecrest, CA 93555



Front

**S2** 128 Jacqueline Ct  
Ridgecrest, CA 93555



Front

**S3** 208 S Greenlawn  
Ridgecrest, CA 93555



Front



### ClearMaps Addendum

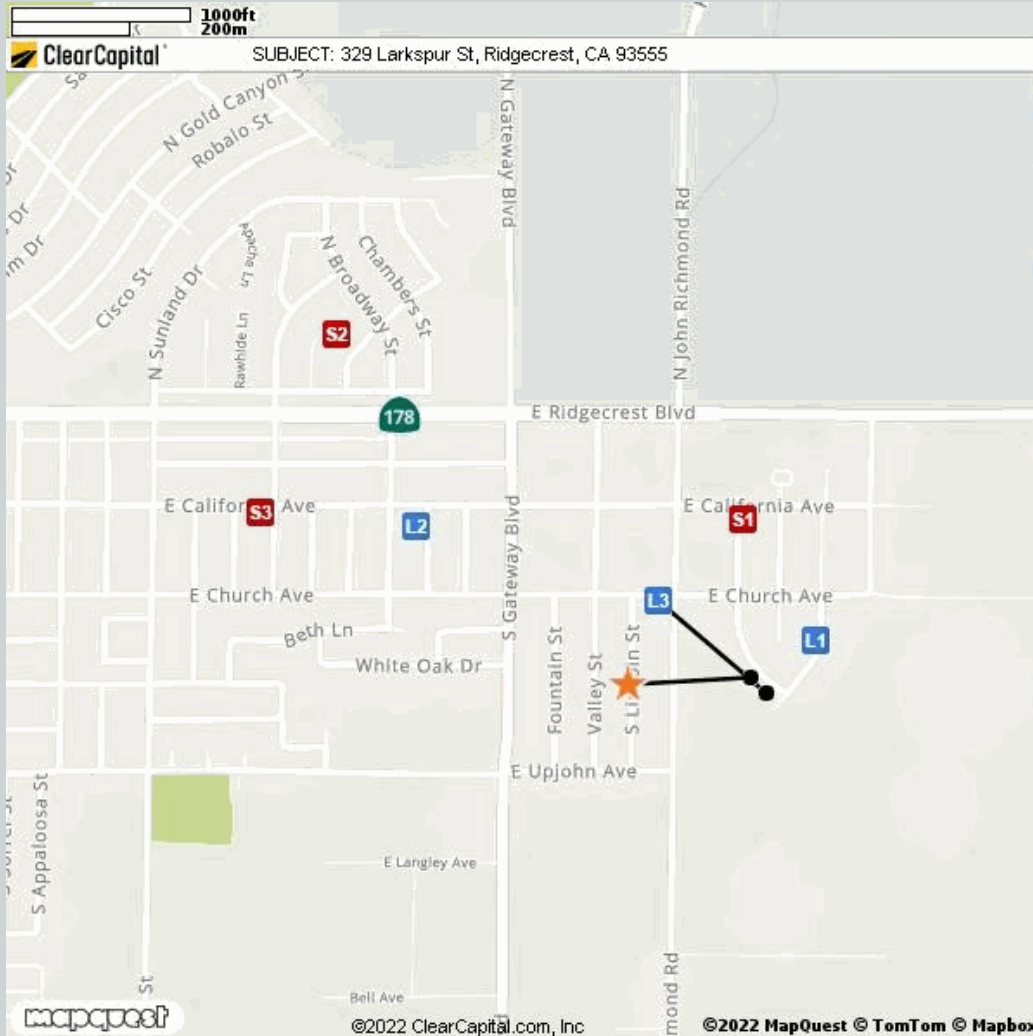
**Address** ★ 329 Larkspur Street, Ridgecrest, CA 93555

**Loan Number** 47698

**Suggested List** \$222,500

**Suggested Repaired** \$223,500

**Sale** \$219,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	329 Larkspur Street, Ridgecrest, CA 93555	--	Parcel Match
L1 Listing 1	321 S Locust, Ridgecrest, CA 93555	0.08 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	214 S Broadway, Ridgecrest, CA 93555	0.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	337 Larkspur, Ridgecrest, CA 93555	0.03 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	213 Larkspur St, Ridgecrest, CA 93555	0.20 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	128 Jacqueline Ct, Ridgecrest, CA 93555	0.75 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	208 S Greenlawn, Ridgecrest, CA 93555	0.73 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>	Nancy Compton	<b>Company/Brokerage</b>	Palomino Properties
<b>License No</b>	01723994	<b>Address</b>	1213 Joshua Court Ridgecrest CA 93555
<b>License Expiration</b>	12/12/2025	<b>License State</b>	CA
<b>Phone</b>	7606089069	<b>Email</b>	hannahcomptonrealtor@gmail.com
<b>Broker Distance to Subject</b>	3.24 miles	<b>Date Signed</b>	01/13/2022

*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:**

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