

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	27342 Villa Avenue, Highland, CA 92346	Order ID	7888842	Property ID	31961243
Inspection Date	01/15/2022	Date of Report	01/16/2022		
Loan Number	47734	APN	1200371060000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	01.12.22_BPO	Tracking ID 1	01.12.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	VERONICA CEBALLOS	Condition Comments Subject property appears to be in average condition. I didn't see any need for major repairs. Subject conforms to the neighborhood
R. E. Taxes	\$4,145	
Assessed Value	\$289,495	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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

Location Type	Suburban	Neighborhood Comments 5%63% of homes in subject neighborhood are owner occupied, 32% are tenant occupied, and 5% are vacant. Subject neighborhood is near schools, parks, shopping, and freeway access.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$307000 High: \$486000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	27342 Villa Avenue	6909 Vine St	27991 Clifton St	7256 Stoney Creek Dr
City, State	Highland, CA	Highland, CA	Highland, CA	Highland, CA
Zip Code	92346	92346	92346	92346
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.84 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$395,000	\$474,900	\$466,200
List Price \$	--	\$395,000	\$474,900	\$454,900
Original List Date		12/09/2021	11/12/2021	12/17/2021
DOM · Cumulative DOM	-- · --	37 · 38	64 · 65	29 · 30
Age (# of years)	74	54	42	35
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 ; Mountain	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Conventional	1 Story Conventional	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,506	1,300	1,199	1,108
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	7	7	7	6
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	0.15 acres	0.18 acres	0.16 acres	0.11 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Beautifully upgraded 3 bed 2 bath single story home in Highland with gated RV parking. Located at the end of a cul-de-sac with two separate driveways and a 2 car garage. One huge driveway leads to the RV parking and offers a substantial amount of extra parking. This home offers light and bright naturally lit spaces with an awesome floor plan. Additional features include an updated kitchen with stainless appliances, a 5 burner stove and Granite counter tops. There is also a separate living and family room. The family room offers direct garage access and sliding glass doors that lead to a spacious back yard with a sprawling alumawood covered patio. The Master bedroom also provides direct access to the patio and offers its own private bathroom. The property also features wood look laminate flooring and central heat and air. As a bonus to the backyard, there are fruit bearing trees (avocado & citrus). Close to schools, shopping, and nearby access to the 210 fwy. This home just needs nothing but it's new owner.
- Listing 2** Charming 3 bedroom, 1.75 bathroom, single story home in the community of Highland! Enjoy high ceilings, wood flooring, and an inviting fireplace. The spacious kitchen offers white tile countertops, wood cabinetry, and opens to the breakfast area. The primary bedroom features plenty of closet space and a walk-in shower in the primary bathroom. Sliding doors lead to the outdoor patio and back yard. Additional property highlights include a 2 car garage and no HOA. Convenient to local schools, parks, shopping, and major freeways!
- Listing 3** Lovely 2 bedroom, 2 bathroom, single story home in a well-maintained community of Highland! Enjoy high ceilings and an inviting fireplace in the living room. The kitchen offers tile countertops, wood cabinetry, and laminate wood flooring. The primary bedroom features a ceiling fan, a walk-in closet, and a shower-in-tub in the primary bathroom. Sliding doors lead to the outdoor covered patio and back yard. Additional property highlights include a 2 car garage and no HOA. Convenient to local schools, parks, shopping, and freeways!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	27342 Villa Avenue	7436 Olive Tree Ln	27223 Messina St	1568 Buckeye St
City, State	Highland, CA	Highland, CA	Highland, CA	Highland, CA
Zip Code	92346	92346	92346	92346
Datasource	Public Records	Public Records	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.17 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$409,900	\$469,900
List Price \$	--	\$415,000	\$409,900	\$459,900
Sale Price \$	--	\$424,000	\$411,000	\$465,000
Type of Financing	--	Fha	Cash	Conventional
Date of Sale	--	10/27/2021	11/05/2021	10/04/2021
DOM · Cumulative DOM	-- · --	4 · 16	72 · 72	46 · 46
Age (# of years)	74	73	69	41
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 Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	11
Living Sq. Feet	1,506	1,430	1,622	1,507
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 1 Car	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	--	--	--	Spa - Yes
Lot Size	0.15 acres	0.22 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$1,368	-\$2,088	-\$15,000
Adjusted Price	--	\$425,368	\$408,912	\$450,000

* 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** Charming home located just down from the Police Department in highland. Close to the freeway. Adjusted for GLA. for easy commute and amenities that are close by. This single story home has 2 bedrooms complete with central heat and air conditioning, large tiled bath-room and separate tub and stall shower. Original hardwood floor throughout the home was refinished. There is bonus room that is currently used for a family room and can be used as a game room or office. Formal dining room, nice kitchen with plenty of counter space, inside laundry and access to the nice sized backyard. Area for garden behind the garage. Long driveway leads to the detached garage with extra space. A home to enjoy for many years.
- Sold 2** Stop the car! Attention Investors! This charming single story home located on a large corner lot with so much to offer. The Entry opens to a spacious great room with fireplace and living room. Newish carpeting throughout and a very comfortable floorplan. The open, versatile family room is complimented by a second fireplace and easy access to the backyard, such a flexible space. . . this can be used as an office or a large formal dining room. The sunny kitchen is a great hub for the family. Nice sized bedrooms as well. And the backyard is a great space for kids to play or to enjoy a family barbeque with plenty of parking area too. Laundry hook ups and an ample two car garage with roll up door. And a bonus. . . the central air system is just a few weeks old. This hidden gem has lots to offer at an affordable price. Don't miss this opportunity. Adjusted for GLA.
- Sold 3** First time in the market with original owner and yet has all the updates you'll need. This charming single story home as 3 bedrooms, 2 baths; formal living room and dining room. Gorgeous kitchen has granite countertops; custom cabinetry with pull out drawers and soft closing drawers and connects to family room with cozy fireplace and wood beam ceiling. The master bedroom is very spacious with walk in closet and sliding door leading to the backyard. Front is landscaped with low maintenance artificial grass. Backyard features a covered patio, artificial grass, concrete areas, above ground spa and vinyl fencing. This home comes with leased solar Adjustment: -\$15,000 superior age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history			
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	\$425,000	\$425,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
Based on the adjusted values of the comps, it is my opinion that subject property would sell for about \$425,000		

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.
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Subject Photos



Front




Address Verification



Street

Listing Photos

 6909 Vine St
Highland, CA 92346



Front



Front



Front

Sales Photos

S1 7436 Olive Tree Ln
Highland, CA 92346



Front

S2 27223 Messina St
Highland, CA 92346



Front

S3 1568 Buckeye St
Highland, CA 92346



Front

ClearMaps Addendum

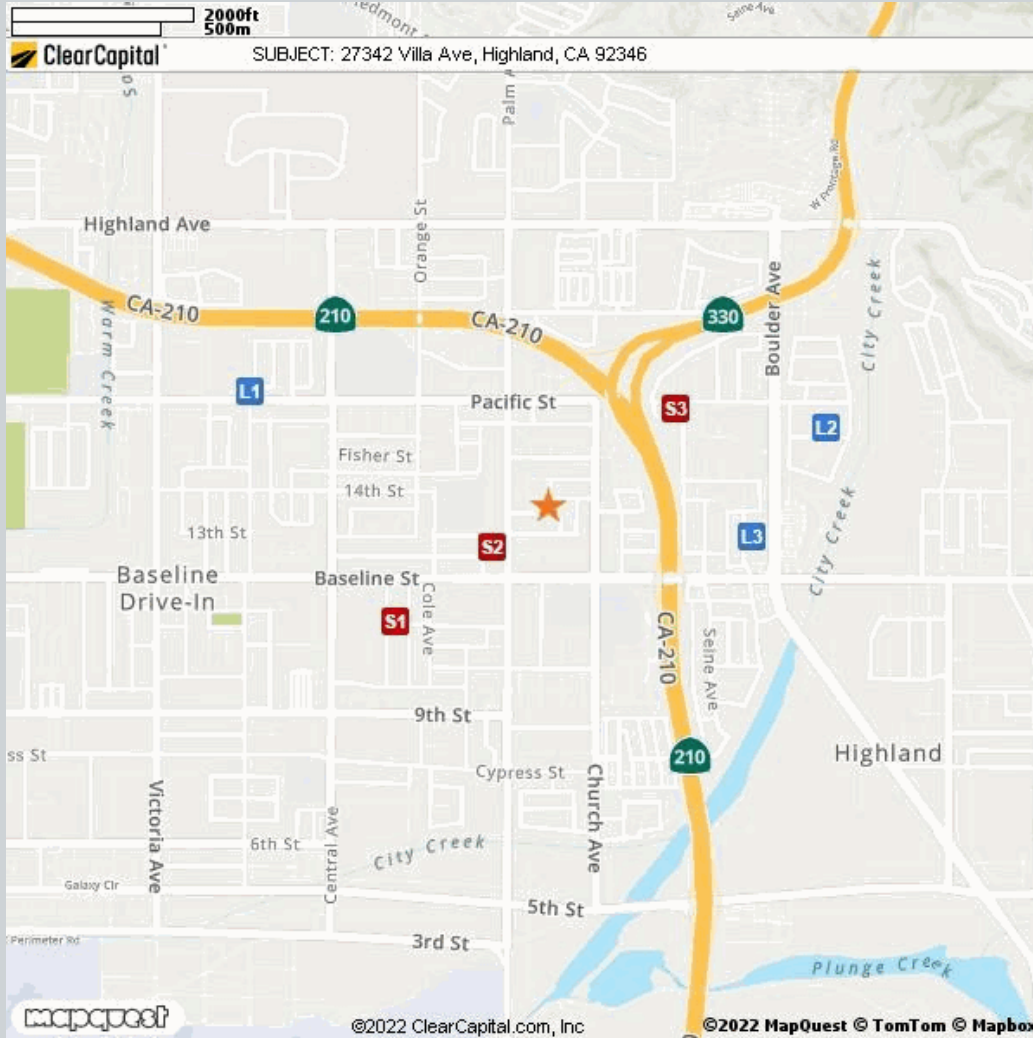
Address ★ 27342 Villa Avenue, Highland, CA 92346

Loan Number 47734

Suggested List \$425,000

Suggested Repaired \$425,000

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	27342 Villa Avenue, Highland, CA 92346	--	Parcel Match
L1 Listing 1	6909 Vine St, Highland, CA 92346	0.89 Miles ¹	Parcel Match
L2 Listing 2	27991 Clifton St, Highland, CA 92346	0.84 Miles ¹	Parcel Match
L3 Listing 3	7256 Stoney Creek Dr, Highland, CA 92346	0.60 Miles ¹	Parcel Match
S1 Sold 1	7436 Olive Tree Ln, Highland, CA 92346	0.52 Miles ¹	Parcel Match
S2 Sold 2	27223 Messina St, Highland, CA 92346	0.17 Miles ¹	Parcel Match
S3 Sold 3	1568 Buckeye St, Highland, CA 92346	0.48 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	Nicole Monahan	Company/Brokerage	Great Day Realty
License No	01479985	Address	31816 Avenue E SPC 129 Yucaipa CA 92399
License Expiration	02/02/2024	License State	CA
Phone	9519663527	Email	nicolemonahan19@gmail.com
Broker Distance to Subject	8.61 miles	Date Signed	01/15/2022

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:

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.