

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>	2587 Gunnison Way, Colton, CA 92324	<b>Order ID</b>	7888842	<b>Property ID</b>	31961246
<b>Inspection Date</b>	01/16/2022	<b>Date of Report</b>	01/18/2022		
<b>Loan Number</b>	47739	<b>APN</b>	1178361210000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

### Tracking IDs

<b>Order Tracking ID</b>	01.12.22_BPO	<b>Tracking ID 1</b>	01.12.22_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	MARIO A HERRERA	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,879	From my drive by inspection I noticed that subject property has neglected landscaping and a missing gate. In the MLS comments the listing agent states that subject is a fixer upper and will not qualify for FHA financing which is why I put it in fair condition. I attached the listing to the documents section of this report. I also included a picture of the neglected yard which also shows the missing gate.	
<b>Assessed Value</b>	\$371,329		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$30,000		
<b>Total Estimated Repair</b>	\$40,000		
<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>	
<b>Local Economy</b>	Stable	Subject neighborhood is in a rural canyon where there is a small neighborhood market, and there is an elementary school near by.	
<b>Sales Prices in this Neighborhood</b>	Low: \$396000 High: \$839000		
<b>Market for this type of property</b>	Decreased 9 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	2587 Gunnison Way	10665 Village Road	2573 Topanga Ct	22420 Ladera St
<b>City, State</b>	Colton, CA	Moreno Valley, CA	Colton, CA	Grand Terrace, CA
<b>Zip Code</b>	92324	92557	92324	92313
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.70 <sup>1</sup>	0.20 <sup>1</sup>	2.05 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$469,888	\$485,000	\$459,000
<b>List Price \$</b>	--	\$469,888	\$485,000	\$459,000
<b>Original List Date</b>		06/15/2021	01/14/2022	12/20/2021
<b>DOM · Cumulative DOM</b>	-- · --	200 · 217	1 · 4	5 · 29
<b>Age (# of years)</b>	35	33	35	45
<b>Condition</b>	Fair	Fair	Average	Fair
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	2 Stories Modern	2 Stories Modern	2 Stories Modern	1 Story Modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,661	1,712	1,477	1,569
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	7	6	7
<b>Garage (Style/Stalls)</b>	Attached 3 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>	0.19 acres	0.15 acres	0.21 acres	0.17 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** This super gorgeous home is nestled in the highly sought-after Sunnymead Ranch community with a meticulously manicured front lawn, and a back yard perfect for relaxing and entertaining. This home boasts of a great floor plan with 4 bedrooms 2bath. The perfect home for a great family with easy in and out access to the 60 freeway and major city arteries and shopping centers, for more convenience. You won't be disappointed. This home is currently Tenant occupied and Eviction is in process.

**Listing 2** Beautiful single story near schools and shopping. Big corner lot fully landscaped. Tenant occupied.

**Listing 3** This pool home needs some work but has excellent potential. 4 bedrooms, 2 full baths, vaulted ceilings in the living room, rock fireplace, oak cabinets in the kitchen, including a center island with bar sitting area and stainless steel appliances. Nice features include, a terrific layout, double door entry, sliders going to the pool area, tile and wood flooring in the traffic areas and ceiling fans. The pool area offers plenty of decking for large gatherings plus a grassy area. A full block wall with wrought iron gates surround the backyard. Bring your tool and bring your creativity, this home awaits!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2587 Gunnison Way	2580 Carbon Court	2569 Topanga Ct	1887 Jasmin Court
<b>City, State</b>	Colton, CA	Colton, CA	Colton, CA	Loma Linda, CA
<b>Zip Code</b>	92324	92324	92324	92354
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	0.21 <sup>1</sup>	3.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$449,000	\$509,000	\$425,000
<b>List Price \$</b>	--	\$449,000	\$509,000	\$425,000
<b>Sale Price \$</b>	--	\$475,000	\$512,000	\$420,000
<b>Type of Financing</b>	--	Conventional	Conventional	Cash
<b>Date of Sale</b>	--	06/21/2021	11/24/2021	09/14/2021
<b>DOM · Cumulative DOM</b>	-- · --	2 · 29	75 · 75	8 · 21
<b>Age (# of years)</b>	35	35	35	23
<b>Condition</b>	Fair	Average	Average	Fair
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	2 Stories Modern	2 Stories Modern	2 Stories Modern	2 Stories Modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,661	1,661	1,661	1,655
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 3
<b>Total Room #</b>	6	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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>	0.19 acres	0.19 acres	0.19 acres	0.22 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$60,000	-\$75,000	\$0
<b>Adjusted Price</b>	--	\$415,000	\$437,000	\$420,000

\* Sold 3 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** Sought after 2-story in Reche Canyon Country Estates on a large 8349 sq ft lot. Well-planned 3 bedroom, 2 1/2 bath home on quiet cul-de-sac. Lots of upgrades including tile flooring throughout the first floor, laminated wood flooring upstairs. Enjoy cooking with the stainless appliances in the kitchen. There is a custom walk-in shower in the master bath and upgraded lighting throughout. Custom wood shutters downstairs are a plus. Huge 3-car garage has extensive shelving. A large TV with surround sound speakers is included. Washer and dryer, too. Fresh paint as well. Lush landscaping including 18 fruit trees and multiple raised-beds for your summer garden. convenient to Loma Linda Medical Center and the VA Hospital. It's a honey! don't miss it!
- Sold 2** This beautiful 2 story home has everything you need! The whole downstairs has been remodeled with new kitchen cabinets, quartz counter tops, vinyl flooring, recessed lights in kitchen, new paint and new half bath. There is a large 3 car garage and spacious lot. New front landscaping is low maintenance and conserves water! The roof has been recently redone along with the HVAC system. The storage shed in back is also included. The home is close to LLU and LLUMC but still has that country living feel. Don't miss the opportunity to make this your home! Feel free to drive by but DO NOT disturb tenants. Thank you.
- Sold 3** Every agent will tell you location is the key! This spacious two story home with an open floor plan is located in the lovely city of Loma Linda. Situated on a large flat lot with endless possibilities. This home has deferred maintenance and is in need of repairs. Looking for a handy person or an investor to bring it back to life. It has a great floorplan that's open and a wonderful kitchen area with lots of natural lighting. One of the bedrooms is downstairs. Easy access to the freeway and the cul de sac is a bonus!

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject is currently on Hold status.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>		1					
<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>
02/05/2021	\$300,000	11/04/2021	\$415,000	Withdrawn	01/01/2022	\$415,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$415,000	\$465,000
<b>Sales Price</b>	\$415,000	\$465,000
<b>30 Day Price</b>	\$400,000	--
<b>Comments Regarding Pricing Strategy</b>		
There were no comps within a mile radius that were in similar condition as subject property. I had to expand my search to 5 miles to find any.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

### Subject Photos



Front



Address Verification



Street



Other

## Listing Photos

**L1** 10665 Village Road  
Moreno Valley, CA 92557



Front

**L2** 2573 Topanga Ct  
Colton, CA 92324



Front

**L3** 22420 Ladera St  
Grand Terrace, CA 92313



Front



## Sales Photos

**S1** 2580 Carbon Court  
Colton, CA 92324



Front

**S2** 2569 Topanga Ct  
Colton, CA 92324



Front

**S3** 1887 Jasmin Court  
Loma Linda, CA 92354



Front

### ClearMaps Addendum

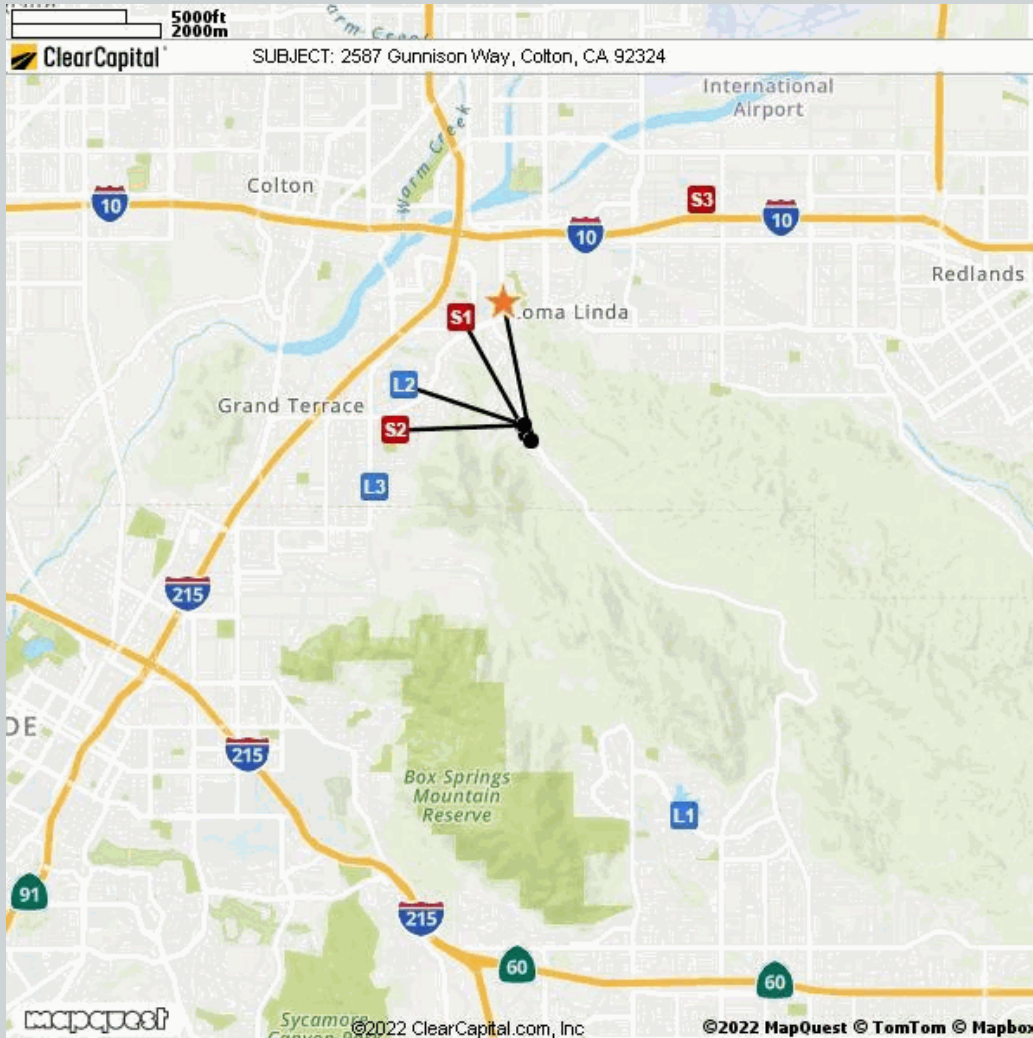
**Address** ★ 2587 Gunnison Way, Colton, CA 92324

**Loan Number** 47739

**Suggested List** \$415,000

**Suggested Repaired** \$465,000

**Sale** \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2587 Gunnison Way, Colton, CA 92324	--	Parcel Match
L1 Listing 1	10665 Village Road, Moreno Valley, CA 92557	4.70 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2573 Topanga Ct, Colton, CA 92324	0.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	22420 Ladera St, Grand Terrace, CA 92313	2.05 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2580 Carbon Court, Colton, CA 92324	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2569 Topanga Ct, Colton, CA 92324	0.21 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1887 Jasmin Court, Loma Linda, CA 92354	3.13 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>	Nicole Monahan	<b>Company/Brokerage</b>	Great Day Realty
<b>License No</b>	01479985	<b>Address</b>	31816 Avenue E SPC 129 Yucaipa CA 92399
<b>License Expiration</b>	02/02/2024	<b>License State</b>	CA
<b>Phone</b>	9519663527	<b>Email</b>	nicolemonahan19@gmail.com
<b>Broker Distance to Subject</b>	9.88 miles	<b>Date Signed</b>	01/17/2022

*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.**