

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	15044 Nordhoff Street Unit 2, North Hills, CA 91343	Order ID	7922184	Property ID	32034223
Inspection Date	01/27/2022	Date of Report	01/27/2022		
Loan Number	47919	APN	2651-018-019		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	01.26.22_BPO	Tracking ID 1	01.26.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DAVIDSON FELIX O & AUDREY P	Condition Comments	
R. E. Taxes	\$3,467	Townhouse situated in a gated complex, which I was able to access, that looked to be in average condition from the exterior. I cannot comment on the interior condition. I have included a full profile with previous Transaction Summary for property. Owner's name is different in tax record from name provided in report, which I have included for verification. Subject is a 2 story stucco/tile middle unit townhome with a covered wood door entry, vinyl windows/garage door, garage in rear and wrought iron/bush fencing. Subject is an inside unit situated on a high traffic street. There has not been any listing/sale in complex since 2011. HOA information is from 2011 listing, which I am not able to confirm.	
Assessed Value	\$285,867		
Zoning Classification	LARD1.5		
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	15044 NORDHOFF ST		
Association Fees	\$270 / Month (Pool,Landscaping,Insurance)		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	I went back 6 months, out in distance 1-mile, and even with relaxing age search criteria I was unable to find any comps which fit all requirements. Within 1-mile and back 6 months I found 54 comps of which I could only use 6 due to bed count and location factors. With the 54 listing/sales in the 1-mile radius with varied ages, bed/bath count, style, condition, amenities and 20% (+/-) GLA of Subject, with 1 REO sale and 53 Standard sales. There are 2 cities within the 1-mile radius. Lack of Active comps, mainly 3 bedrooms.	
Sales Prices in this Neighborhood	Low: \$402,000 High: \$520,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	15044 Nordhoff Street Unit 2	8834 Burnet Ave #18	9131 Burnet Ave #6	15125 Nordhoff St #19
City, State	North Hills, CA	North Hills, CA	North Hills, CA	North Hills, CA
Zip Code	91343	91343	91343	91343
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.22 ¹	0.09 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$420,000	\$455,000	\$425,000
List Price \$	--	\$420,000	\$455,000	\$425,000
Original List Date		01/26/2022	11/24/2021	09/11/2021
DOM · Cumulative DOM	-- · --	1 · 1	15 · 64	8 · 138
Age (# of years)	32	31	42	37
Condition	Average	Average	Average	Good
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	3 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	0	0	0
Living Sq. Feet	1,317	1,241	1,130	1,055
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	2 · 3	2 · 3
Total Room #	6	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 acres	0 acres	0 acres	0 acres
Other	Patio, CA	Patio, CA	Patio, CA	Patio, CA, FP

* 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** Active status. Laminated wood flooring. High ceiling in living room. HOA \$300 with pool and spa. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.
- Listing 2** Pending status as of 12/09/2021. HOA \$360 with pool. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.
- Listing 3** Pending status as of 11/18/2021. Living room with fireplace. Laminated wood flooring. HOA \$350 with pool and spa. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15044 Nordhoff Street Unit 2	8780 Burnet Ave #16	8780 Burnet Ave #5	15106 Nordhoff St #28
City, State	North Hills, CA	North Hills, CA	North Hills, CA	North Hills, CA
Zip Code	91343	91343	91343	91343
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.36 ¹	0.06 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$449,000	\$500,000	\$399,000
List Price \$	--	\$449,000	\$500,000	\$399,000
Sale Price \$	--	\$465,000	\$435,000	\$485,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/18/2021	12/01/2021	12/30/2021
DOM · Cumulative DOM	-- · --	8 · 41	0 · 122	5 · 42
Age (# of years)	32	32	32	41
Condition	Average	Good	Average	Good
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	1,317	1,461	1,292	1,287
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	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 acres	0 acres	0 acres	0 acres
Other	Patio, CA	Patio, CA	Patio, CA	Patio, CA, FP
Net Adjustment	--	-\$40,800	+\$11,875	-\$17,750
Adjusted Price	--	\$424,200	\$446,875	\$467,250

* Sold 2 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** HOA \$264 with pool. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to. Adjustments are: - \$10800 GLA, -\$30000 condition.
- Sold 2** No interior photos provided. HOA \$255 with pool. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to. Adjustments are: +\$10000 half bath, +\$1875 GLA.
- Sold 3** Updated. High ceiling in living room with fireplace. HOA \$300 with pool and spa. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to. Adjustments are: +\$10000 bath, +\$2250 GLA, -\$30000 condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed in the MLS previously. There is a public record sale for \$222000 on 08/03/2004.			
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	\$449,000	\$449,000
Sales Price	\$445,000	\$445,000
30 Day Price	\$440,000	--
Comments Regarding Pricing Strategy		
<p>With pricing being mainly based on sold comps the amount I have indicated is in my opinion the most accurate price for Subject, in current market. Market is currently volatile with the situation that is impacting the country. With the state being on limited activity. I cannot confirm how market will be when we are completely open. Lack of inventory currently. State is again on high alert due to new variant. Currently market is on the rise after a slight decline. Adjustments are as follows: \$75.00 GLA, \$10000.00 half bath, \$30000.00 condition. I have not adjusted for age due to all being in a similar age complex with HOA fees which covers exterior upkeep.</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



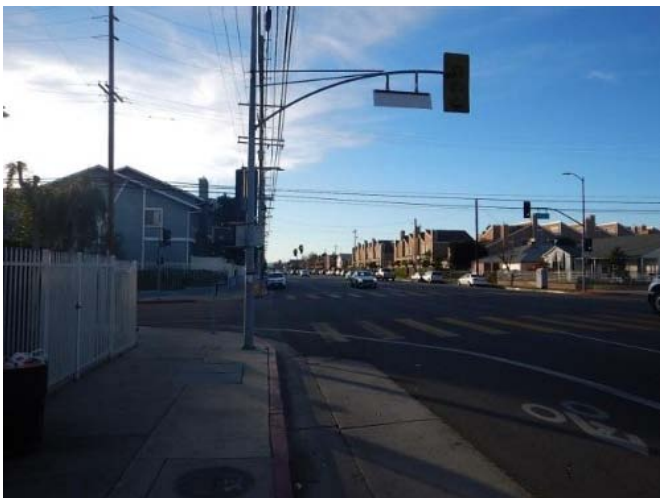
Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 8834 Burnet Ave #18
North Hills, CA 91343



Front

L2 9131 Burnet Ave #6
North Hills, CA 91343



Front

L3 15125 Nordhoff St #19
North Hills, CA 91343



Front

Sales Photos

S1 8780 Burnet Ave #16
North Hills, CA 91343



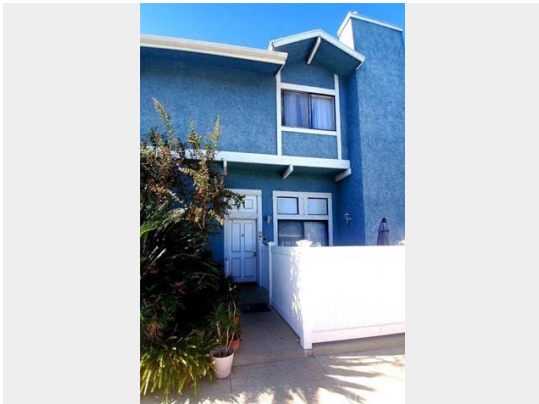
Front

S2 8780 Burnet Ave #5
North Hills, CA 91343



Front

S3 15106 Nordhoff St #28
North Hills, CA 91343



Front

ClearMaps Addendum

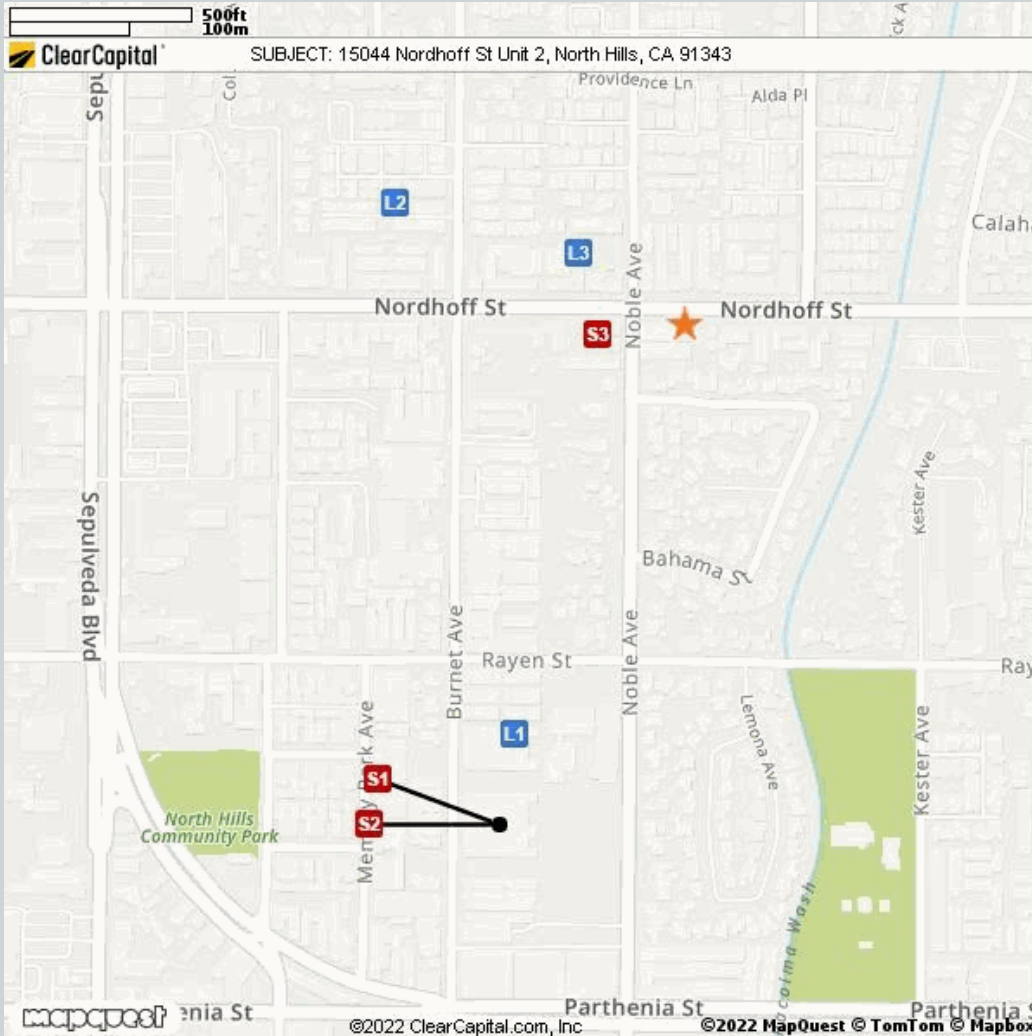
Address ★ 15044 Nordhoff Street Unit 2, North Hills, CA 91343

Loan Number 47919

Suggested List \$449,000

Suggested Repaired \$449,000

Sale \$445,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15044 Nordhoff Street Unit 2, North Hills, CA 91343	--	Parcel Match
L1 Listing 1	8834 Burnet Ave #18, North Hills, CA 91343	0.31 Miles ¹	Parcel Match
L2 Listing 2	9131 Burnet Ave #6, North Hills, CA 91343	0.22 Miles ¹	Parcel Match
L3 Listing 3	15125 Nordhoff St #19, North Hills, CA 91343	0.09 Miles ¹	Parcel Match
S1 Sold 1	8780 Burnet Ave #16, North Hills, CA 91343	0.36 Miles ¹	Parcel Match
S2 Sold 2	8780 Burnet Ave #5, North Hills, CA 91343	0.36 Miles ¹	Parcel Match
S3 Sold 3	15106 Nordhoff St #28, North Hills, CA 91343	0.06 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	Hilda Ambarsoom	Company/Brokerage	Premier Agent Network
License No	01185791	Address	336 N. Louise St. GLENDALE CA 91206
License Expiration	08/10/2022	License State	CA
Phone	8189199987	Email	HAmbarsoom@gmail.com
Broker Distance to Subject	13.25 miles	Date Signed	01/27/2022

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.