

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	16242 Orick Avenue, Victorville, CA 92394	Order ID	7959093	Property ID	32105272
Inspection Date	02/10/2022	Date of Report	02/10/2022		
Loan Number	48245	APN	0395-052-19-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	47395_Multiple Days	Tracking ID 1	47395_Multiple Days
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Pogosyan, Artak	Condition Comments	
R. E. Taxes	\$3,543	Subject property is newer, mid sized SFR property located in older semi-rural area of Victorville where the majority of homes are older than subject. Also directly adjacent to multi-family housing. This house was built in this location in a very strong, active, appreciating market. Would not have been built in this specific location prior to that time, nor any time since, except on the current market which is just as strong & appreciating as a that time. Back yard is fenced but some sections of wood fence are missing. Some rockscaped areas in front yard. Tile roof, front porch. Rear covered patio. Subject appears to be vacant, secured. There is still a broken down car & trailer in side/back yard.	
Assessed Value	\$257,539		
Zoning Classification	R1-one SFR per lot		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(all windows, doors appear intact, closed, locked)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Older semi-rural area in northern Victorville. The majority of homes in this area are small to mid sized, single story, mostly built in the 70's, 80's, 90's. Some older homes from the 50's, 60's scattered through the area, along with some newer & larger homes. There are pockets of low-mid density multi-family properties through out the area as well, including directly adjacent to subject location. In more normal, level markets this area has very AVG market activity & resale values. The market is still very strong in this area, mostly due to the value range of properties...	
Sales Prices in this Neighborhood	Low: \$229,000 High: \$465,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Older semi-rural area in northern Victorville. The majority of homes in this area are small to mid sized, single story, mostly built in the 70's, 80's, 90's. Some older homes from the 50's, 60's scattered through the area, along with some newer & larger homes. There are pockets of low-mid density multi-family properties through out the area as well, including directly adjacent to subject location. In more normal, level markets this area has very AVG market activity & resale values. The market is still very strong in this area, mostly due to the value range of properties in the area.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	16242 Orick Avenue	15010 Manning St.	16398 Majela Ave.	15441 Jojoba Ln.
City, State	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92394	92394	92394	92394
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.37 ¹	1.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$370,000	\$320,000	\$350,000
List Price \$	--	\$370,000	\$320,000	\$350,000
Original List Date		01/09/2022	01/29/2022	10/15/2021
DOM · Cumulative DOM	-- · --	29 · 32	3 · 12	92 · 118
Age (# of years)	16	22	16	16
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,754	1,768	1,634	1,648
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	8	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	.65 acres	.47 acres	.44 acres	.18 acres
Other	fence, tile roof, patio	fence, tile roof, patio	fence, tile roof, porch	fence, tile roof, patio

* 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** Regular resale in same market area. Older age, within 6 years of subject age, no adjustment. Similar size, exterior style, features, garage. Has one fewer BR. Smaller lot- still typical for the area, adjusted at about \$5000 per acre. Fenced back yard, many trees, shrubs. Tile roof, rear covered patio. Currently in escrow but may have problem appraising.
- Listing 2** Regular resale in same market area. Smaller SF, similar age, exterior style, features. Has one fewer BR. Larger garage. Smaller lot-still typical for the area, adjusted at about \$5000 per acre. Fenced back yard, some shrubs. Tile roof, front porch. In escrow after only 3 DOM, probably at higher than list price.
- Listing 3** Regular resale in same market area, search expanded. Tract setting with smaller lot sizes- typical for tract location, adjusted at about \$5000 per acre. Smaller SF, similar age, exterior style, features, BR/BA count, garage. Corner lot, rockscaped front yard, shrubs. Tile roof, front porch. Rear covered patio. Uncooperative tenant occupied or would have sold by now.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	16242 Orick Avenue	16214 Figueroa Rd.	15177 Sheridan Ct.	16162 Enramada Rd.
City, State	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92394	92394	92394	92394
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.48 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$330,000	\$385,000	\$365,000
List Price \$	--	\$330,000	\$385,000	\$365,000
Sale Price \$	--	\$368,000	\$380,000	\$385,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	09/30/2021	01/18/2022	12/08/2021
DOM · Cumulative DOM	-- · --	3 · 62	40 · 85	7 · 83
Age (# of years)	16	17	9	16
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,754	1,666	1,983	1,634
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.65 acres	.56 acres	.17 acres	.41 acres
Other	fence, tile roof, patio	fence, tile roof, patio	fence, tile roof, patio	fence, tile roof, porch
Net Adjustment	--	+\$1,150	-\$3,325	-\$800
Adjusted Price	--	\$369,150	\$376,675	\$384,200

* 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** Regular resale in same market area. Smaller SF with fewer BR, similar age, exterior style, features. Larger garage. Smaller lot-still typical for the area. Fully fenced & x-fenced lot, rockscaped yard areas, trees, shrubs. Tile roof, front porch. Large rear covered patio, Maintained condition, some updated features. Adjusted for smaller SF (+\$2200), smaller lot (+\$450) & offset by larger garage (-\$1500). Multiple offers drove SP higher than LP with no concessions paid.
- Sold 2** Regular resale in same market area, search expanded. Tract setting with smaller lot sizes- typical for tract location. Larger SF with fewer BR. Newer age but within 7 years of subject age, no adjustment. Similar other features, garage. Fenced back yard, rockscaped front yard with shrubs. Tile roof, front porch. Rear covered patio. Adjusted for larger SF (-\$5725) & offset by smaller lot (+\$2400).
- Sold 3** Regular resale in same market area. Smaller SF with fewer BR, similar age, exterior style, features. Larger garage. Smaller lot-still typical for the area. Fully fenced lot, some shrubs. no other landscaping but yard areas are cleared & weed free. Tile roof, front porch. Interior has new paint & flooring. Adjusted for partial rehab (-\$3500), larger garage (-\$1500) & offset by smaller SF (+\$3000), smaller lot (+\$1200).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		n/a					
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	\$372,000	\$373,000
Sales Price	\$370,000	\$371,000
30 Day Price	\$349,000	--
Comments Regarding Pricing Strategy		
<p>Search was very expanded in distance to find best comps for subject & to try & bracket subject features, including age. Every effort made to find/use comps with as close proximity as possible. In this case search was expanded up to 2 miles to find comps. Subject lot size is not bracketed by the comps but all of the comps have lot sizes considered typical for the area & this is a fairly minimal line item adjustment. Subject has gained value since last inspection but care must be taken with pricing due to subject direct proximity to multi-family properties.</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



Street



Other

Listing Photos

L1 15010 Manning St.
Victorville, CA 92394



Front

L2 16398 Majela Ave.
Victorville, CA 92394



Front

L3 15441 Jojoba Ln.
Victorville, CA 92394



Front

Sales Photos

S1 16214 Figueroa Rd.
Victorville, CA 92394



Front

S2 15177 Sheridan Ct.
Victorville, CA 92394



Front

S3 16162 Enramada Rd.
Victorville, CA 92394



Front

ClearMaps Addendum

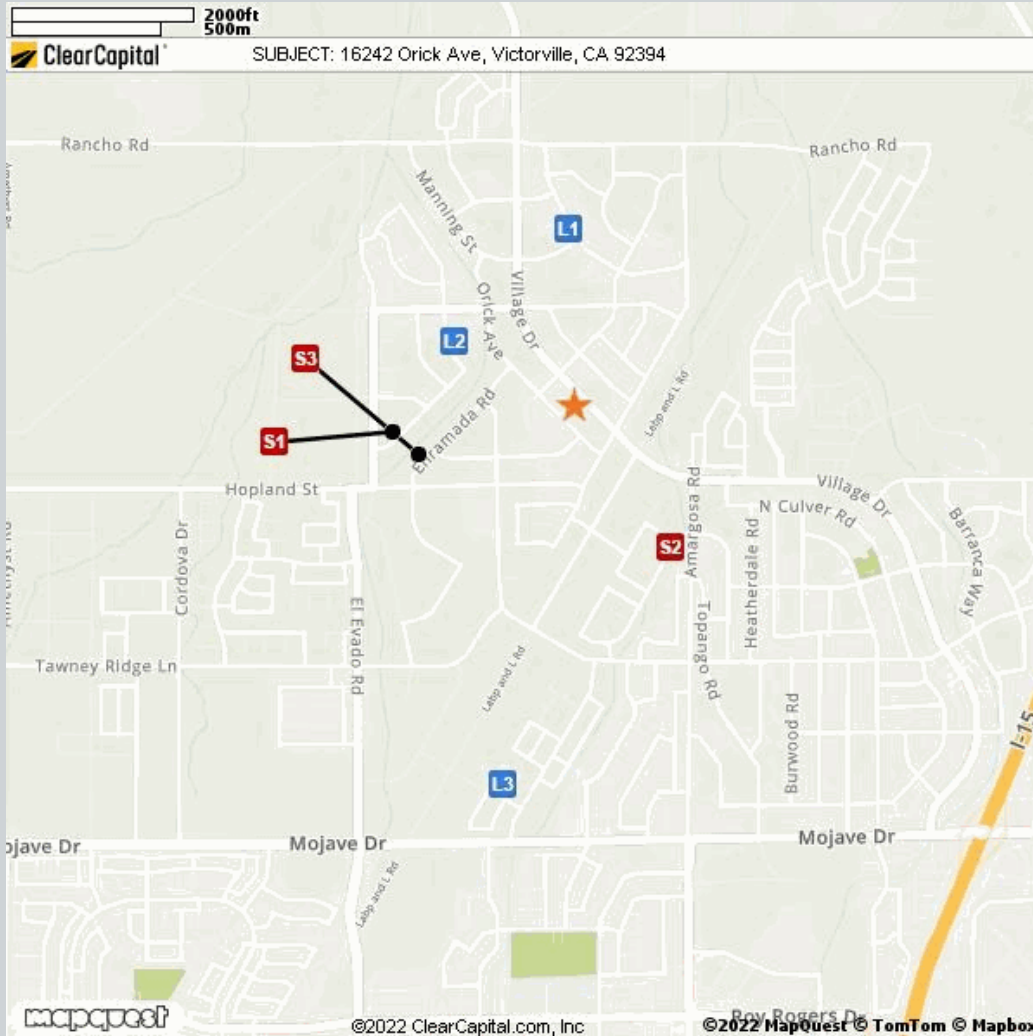
Address ★ 16242 Orick Avenue, Victorville, CA 92394

Loan Number 48245

Suggested List \$372,000

Suggested Repaired \$373,000

Sale \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16242 Orick Avenue, Victorville, CA 92394	--	Parcel Match
L1 Listing 1	15010 Manning St., Victorville, CA 92394	0.52 Miles ¹	Parcel Match
L2 Listing 2	16398 Majela Ave., Victorville, CA 92394	0.37 Miles ¹	Parcel Match
L3 Listing 3	15441 Jojoba Ln., Victorville, CA 92394	1.07 Miles ¹	Parcel Match
S1 Sold 1	16214 Figueroa Rd., Victorville, CA 92394	0.46 Miles ¹	Parcel Match
S2 Sold 2	15177 Sheridan Ct., Victorville, CA 92394	0.48 Miles ¹	Parcel Match
S3 Sold 3	16162 Enramada Rd., Victorville, CA 92394	0.39 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

Report Instructions - cont.

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.

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	Teri Ann Bragger	Company/Brokerage	First Team Real Estate
License No	00939550	Address	15545 Bear Valley Rd. Hesperia CA 92345
License Expiration	10/09/2022	License State	CA
Phone	7609000529	Email	teribragger@firstteam.com
Broker Distance to Subject	5.26 miles	Date Signed	02/10/2022

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.