

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	14482 Quinnault Road, Apple Valley, CA 92307	Order ID	8032756	Property ID	32311494
Inspection Date	03/09/2022	Date of Report	03/10/2022		
Loan Number	48720	APN	3112614100000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	03.09.22 BPO	Tracking ID 1	03.09.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MATTHEW J LADD	Condition Comments	
R. E. Taxes	\$1,088	From the exterior the subject property did not appear to need any major repairs, however, the subject appeared to have some deferred maintenance and trash/debris/broken down cars on the lot. Also, some of the paint on the exterior seemed to be chipping. Property appeared to be occupied most likely by the owner, but did not seem to be maintained regularly.	
Assessed Value	\$83,477		
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	
Local Economy	Stable	Currently there is low inventory and higher buyer demand. Coupled with low interest rates this has caused values to increase significantly over the past 12 months. This trend is expected to continue until inventory and or rates increase. In recent months the rate of increase has seen signs of slowing.	
Sales Prices in this Neighborhood	Low: \$296000 High: \$425000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	14482 Quinnault Road	14737 Quinnault Rd	22241 Mohican Ave	22025 Jelan Ave
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92307	92307	92307	92307
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.38 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$269,000	\$330,000
List Price \$	--	\$340,000	\$269,000	\$340,000
Original List Date		03/07/2022	02/04/2022	02/02/2022
DOM · Cumulative DOM	-- · --	2 · 3	33 · 34	35 · 36
Age (# of years)	45	66	36	36
Condition	Average	Average	Fair	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 Wood Frame	1 Story Wood Frame	1 Story Wood Frame	1 Story Wood Frame
# Units	1	1	1	1
Living Sq. Feet	1,040	1,190	1,032	1,200
Bdrm · Bths · ½ Bths	3 · 1 · 1	4 · 2	2 · 1	3 · 2
Total Room #	5	6	4	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	--	--	Pool - Yes Spa - Yes	--
Lot Size	0.50 acres	0.52 acres	0.41 acres	0.52 acres
Other	N, A	N, A	N, A	N, A

* 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.

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

Listing 1 MLS COMMENTS: "Over 1/2 Acre Flat land with back access driveway. More coming soon.. "

Listing 2 MLS COMMENTS: "2 bedroom one bath and 2-car attached garage home, with an 18,000 sq. ft. lot"

Listing 3 MLS COMMENTS: "Welcome to Apple Valley!! This cozy home features 3 bedrooms, 2 bathrooms, as well as a two-car garage with potential RV parking. This home has a living area of 1,200 square feet and a lot size of 22,699 square feet. Snuggle up in front of the lovely fireplace in the living room on cold nights. The spacious fenced backyard yard is ideal for gatherings and entertainment that will amaze family and friends. Bring your toys! This home provides endless possibilities! An absolute must-see!! "

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	14482 Quinnault Road	21431 Pine Ridge Ave	22027 Ramona Ave	14606 Quivero Rd
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92307	92307	92307	92307
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.93 ¹	0.02 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,000	\$299,900	\$319,900
List Price \$	--	\$239,000	\$299,900	\$319,900
Sale Price \$	--	\$245,000	\$315,000	\$325,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/14/2021	10/13/2021	10/28/2021
DOM · Cumulative DOM	-- · --	55 · 55	50 · 50	34 · 34
Age (# of years)	45	70	57	41
Condition	Average	Fair	Average	Good
Sales Type	--	REO	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 Wood Frame	1 Story Wood Frame	1 Story Wood Frame	1 Story Wood Frame
# Units	1	1	1	1
Living Sq. Feet	1,040	1,104	1,162	1,242
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1	3 · 2	3 · 2
Total Room #	5	4	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	0.50 acres	1.07 acres	0.50 acres	0.41 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	+\$33,660	-\$1,320	-\$39,120
Adjusted Price	--	\$278,660	\$313,680	\$285,880

* Sold 3 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** Adjustment made for difference in age at +/- \$500 per year. Adjustment made for difference in GLA at +/- \$60 per sf. Adjustment made for difference in condition +/- \$25,000. MLS COMMENTS: " Welcome to this cozy, 2 bedroom, 1 bath home in the heart of Apple Valley, near the Civic Center and close to shopping and dining in The Village of Apple Valley. On over an acre of land, this property represents plenty of opportunity for growth. A wood burning fireplace greets you as you enter the living area with beautiful wood beam ceilings throughout. Property needs a little TLC and updating to the buyer's taste. Great opportunity for first time owners, those looking to downsize/make life simple, and/or those looking for a solid investment. Property is sold AS-IS. "
- Sold 2** Adjustment made for difference in age at +/- \$500 per year. Adjustment made for difference in GLA at +/- \$60 per sf. . MLS COMMENTS: "Apple Valley Home with a warm heart just needs love. Close to schools, shopping and hospital. This 3 bedroom & 1.75 bath is 1162 sq/ft and situated on 1/2 acre. This home is on SEWER a big plus. Covered patio enclosed, 2 car garage cross fencing and RV parking. Take a look! "
- Sold 3** Adjustment made for difference in age at +/- \$500 per year. Adjustment made for difference in GLA at +/- \$60 per sf. ML Adjustment made for difference in condition +/- \$25,000 COMMENTS: "A great house for First Time Home Buyers. This home has many upgrades. Granite counter in kitchen and bathroom. Two of the bedrooms have walk in closets. Appliances will stay and possible carpet allowances. "

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent sales or listings found in the local MLS. Last know sale was 02/22/2010 when property sold for \$70K.			
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	\$299,000	\$299,000
Sales Price	\$299,000	\$299,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
Due to low inventory and higher buyer demand the subject should be priced in the upper range of the adjusted sale comps. In order to sell as quickly as possible should price the subject at the average of the adjusted sale comps or lower.		

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



Side



Side



Street



Street

Listing Photos

L1 14737 Quinnault Rd
Apple Valley, CA 92307



Front

L2 22241 Mohican Ave
Apple Valley, CA 92307



Front

L3 22025 Jelan Ave
Apple Valley, CA 92307



Front

Sales Photos

S1 21431 Pine Ridge Ave
Apple Valley, CA 92307



Front

S2 22027 Ramona Ave
Apple Valley, CA 92307



Front

S3 14606 Quivero Rd
Apple Valley, CA 92307



Front

ClearMaps Addendum

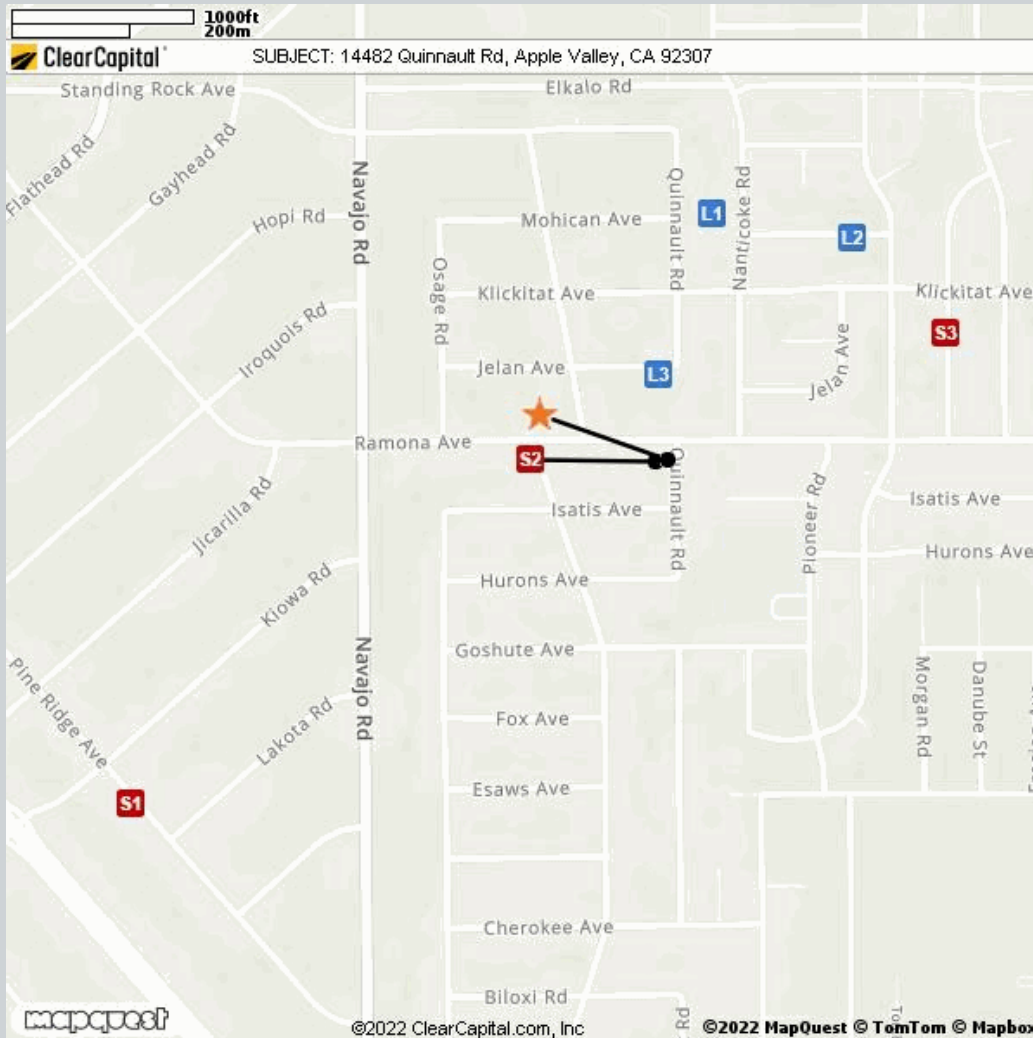
Address ★ 14482 Quinnault Road, Apple Valley, CA 92307

Loan Number 48720

Suggested List \$299,000

Suggested Repaired \$299,000

Sale \$299,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14482 Quinnault Road, Apple Valley, CA 92307	--	Parcel Match
L1 Listing 1	14737 Quinnault Rd, Apple Valley, CA 92307	0.33 Miles ¹	Parcel Match
L2 Listing 2	22241 Mohican Ave, Apple Valley, CA 92307	0.38 Miles ¹	Parcel Match
L3 Listing 3	22025 Jelan Ave, Apple Valley, CA 92307	0.11 Miles ¹	Parcel Match
S1 Sold 1	21431 Pine Ridge Ave, Apple Valley, CA 92307	0.93 Miles ¹	Parcel Match
S2 Sold 2	22027 Ramona Ave, Apple Valley, CA 92307	0.02 Miles ¹	Parcel Match
S3 Sold 3	14606 Quivero Rd, Apple Valley, CA 92307	0.41 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	Jeffrey Nyal	Company/Brokerage	Coldwell Banker Home Source
License No	01373556	Address	18484 Hwy 18 Ste 150 Apple Valley CA 92307
License Expiration	03/17/2023	License State	CA
Phone	7608877779	Email	jeffnyal@gmail.com
Broker Distance to Subject	4.77 miles	Date Signed	03/10/2022

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.