

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>	20660 Us Highway 18, Apple Valley, CA 92307	<b>Order ID</b>	8071259	<b>Property ID</b>	32421364
<b>Inspection Date</b>	03/23/2022	<b>Date of Report</b>	03/23/2022		
<b>Loan Number</b>	48750	<b>APN</b>	3112331130000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	03.23.22 BPO	<b>Tracking ID 1</b>	03.23.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	THEODORE H SELLMAN	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$661	From the exterior no major repairs appeared to be needed. Wear and tear consistent with the age of the home. Property appeared to be vacant but secured and seemed to be maintained on a regular basis. No indication of items or repairs that would restrict financing options.	
<b>Assessed Value</b>	\$45,941		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
	(Fence/Gate locked. Windows and doors secured.)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Currently there is low inventory and high buyer demand. Coupled with low interest rates this has caused values to increase significantly over the past 12 months. The trend is expected to continue until inventory or interest rates increase, however, the increasing trend has shown signs of slowing in recent months.	
<b>Sales Prices in this Neighborhood</b>	Low: \$285000 High: \$469500		
<b>Market for this type of property</b>	Increased 7 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	20660 Us Highway 18	21856 Hurons Ave	15855 Wyandot Rd	22000 Cherokee Ave
<b>City, State</b>	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
<b>Zip Code</b>	92307	92307	92307	92307
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.60 <sup>1</sup>	1.25 <sup>1</sup>	1.98 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$290,000	\$200,000	\$295,000
<b>List Price \$</b>	--	\$290,000	\$200,000	\$295,000
<b>Original List Date</b>		03/18/2022	02/19/2021	01/17/2022
<b>DOM · Cumulative DOM</b>	-- · --	5 · 5	397 · 397	65 · 65
<b>Age (# of years)</b>	71	66	41	66
<b>Condition</b>	Average	Average	Fair	Average
<b>Sales Type</b>	--	Fair Market Value	Short Sale	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Wood A Frame	1 Story Wood A Frame	1 Story Wood A Frame	1 Story Wood A Frame
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,020	1,290	1,368	1,085
<b>Bdrm · Bths · ½ Bths</b>	1 · 1	3 · 2	3 · 2	3 · 1
<b>Total Room #</b>	3	5	5	4
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Attached 1 Car	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>	1.00 acres	0.51 acres	0.69 acres	0.45 acres
<b>Other</b>	N, A	N, A	N, A	N, A

\* 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.

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

**Listing 1** MLS COMMENTS: " Great opportunity for this three bedroom, two bath home on a half acre. Paved streets, very close to shopping and schools. Easy access to HWY 18. Very comfortable floor plan. "

**Listing 2** MLS COMMENTS: "Affordable 3 bed 2 bath home in Apple Valley CA "

**Listing 3** MLS COMMENTS: "Here is your one opportunity to OWN your home at a great price. Plenty of room on the property for all your toys including to park a RV or trailer. Close to schools and shopping. House features three bedrooms. Ready to make it your dream home. "

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	20660 Us Highway 18	21431 Pine Ridge Ave	15237 Navajo Rd	14490 Iroquois 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.	--	1.34 <sup>1</sup>	1.39 <sup>1</sup>	1.05 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,000	\$280,000	\$295,000
List Price \$	--	\$239,000	\$280,000	\$285,000
Sale Price \$	--	\$245,000	\$281,000	\$285,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/14/2021	09/28/2021	11/19/2021
DOM · Cumulative DOM	-- · --	55 · 55	127 · 127	70 · 70
Age (# of years)	71	70	41	72
Condition	Average	Average	Average	Average
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 A Frame	1 Story Wood A Frame	1 Story Wood A Frame	1 Story Wood A Frame
# Units	1	1	1	1
Living Sq. Feet	1,020	1,104	1,330	1,304
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	2 · 2	2 · 2
Total Room #	3	4	4	4
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.00 acres	1.07 acres	0.42 acres	1.00 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	-\$5,120	-\$32,050	-\$15,120
Adjusted Price	--	\$239,880	\$248,950	\$269,880

\* Sold 1 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** Adjustment made for age +/- \$500 per year. Adjustment made for GLA +/- \$55 per sf. 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. Schedule your private showing today "
- Sold 2** Adjustment made for age +/- \$500 per year. Adjustment made for GLA +/- \$55 per sf. MLS COMMENTS: "\*\*\*WELCOME HOME\*\*\*This Apple Valley Property Is Perfect For First Time Home Buyers, Looking To Down Size Or A Wonderful Investment!! Clean Curb Appeal W/Established Trees\*\*\*Large Lot\*\*\*Over 1300sq\*\*\*2 Bedrooms W/Ceiling Fans\*\*\*2 Bathrooms\*\*\*Living Room W/Fireplace\*\*\*Dining Area W/Ceiling Fan\*\*\*Good Size Kitchen\*\*\*Bonus Room\*\*\*Newer HVAC System\*\*\*Newer Water Heater\*\*\*Over sized Patio\*\*\*Huge Workshop W/Covered RV/Carport Area. SO MUCH POTENTIAL!! LOVELY PROPERTY!!!"
- Sold 3** Adjustment made for age +/- \$500 per year. Adjustment made for GLA +/- \$55 per sf. MLS COMMENTS: "You must see this charming Mid century ranch style home, If you love the outdoors this is the right house for you. This home has an 1 ACRE , 2 bedroom, 2 bath, 2 car garage and a kitchen with plenty of cabinet space. As you enter the property you come to a courtyard, once inside the house you will admire the open concept with vaulted ceilings. As you conclude the interior tour, and arrive at the back yard you will find 2 private yards and the rest of your 1 acre ranch. "

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No recent sales or listings found in local MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$259,000	\$259,000
<b>Sales Price</b>	\$259,000	\$259,000
<b>30 Day Price</b>	\$248,000	--
<b>Comments Regarding Pricing Strategy</b>		
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 sales or lower.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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** 21856 Hurons Ave  
Apple Valley, CA 92307



Front

**L2** 15855 Wyandot Rd  
Apple Valley, CA 92307



Front

**L3** 22000 Cherokee Ave  
Apple Valley, CA 92307



Front

## Sales Photos

**S1** 21431 Pine Ridge Ave  
Apple Valley, CA 92307



Front

**S2** 15237 Navajo Rd  
Apple Valley, CA 92307



Front

**S3** 14490 Iroquois Rd  
Apple Valley, CA 92307



Front



### ClearMaps Addendum

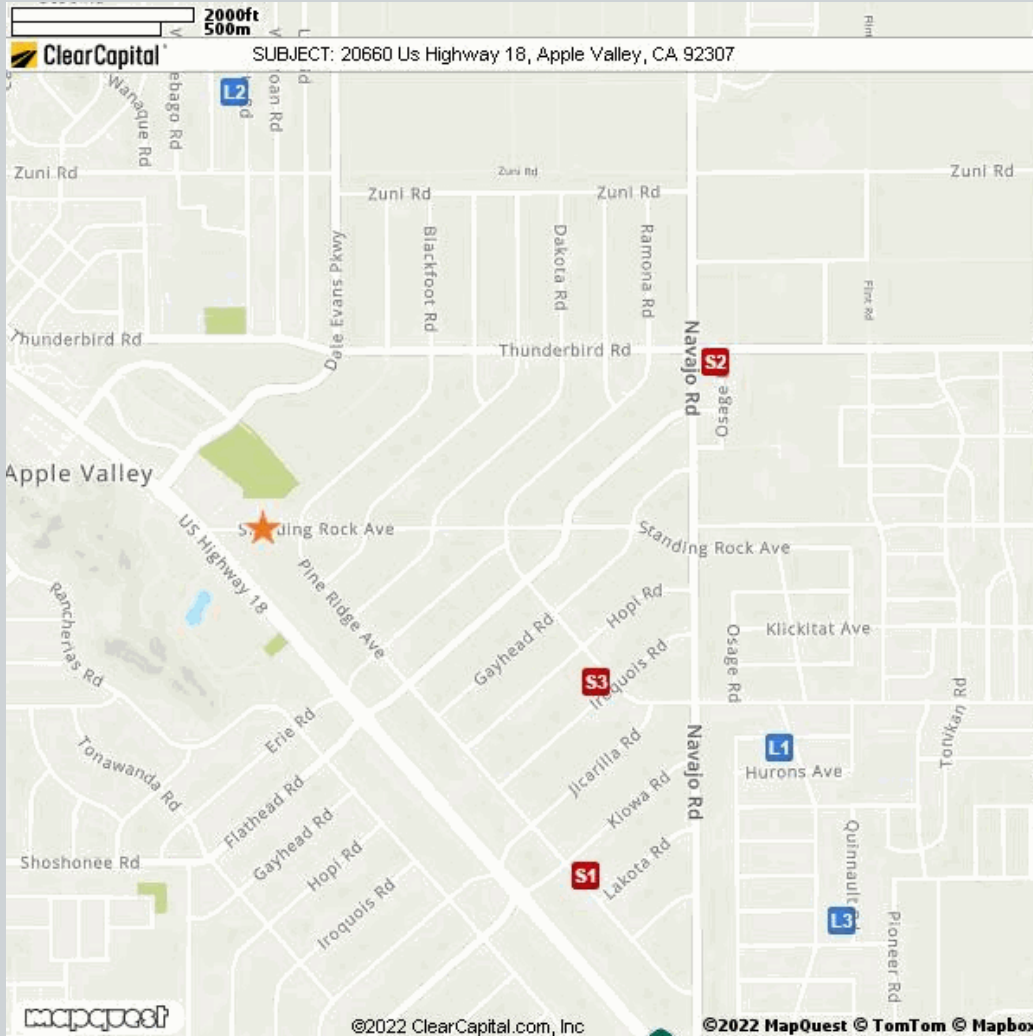
**Address** ★ 20660 Us Highway 18, Apple Valley, CA 92307

**Loan Number** 48750

**Suggested List** \$259,000

**Suggested Repaired** \$259,000

**Sale** \$259,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	20660 Us Highway 18, Apple Valley, CA 92307	--	Parcel Match
L1 Listing 1	21856 Hurons Ave, Apple Valley, CA 92307	1.60 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	15855 Wyandot Rd, Apple Valley, CA 92307	1.25 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	22000 Cherokee Ave, Apple Valley, CA 92307	1.98 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	21431 Pine Ridge Ave, Apple Valley, CA 92307	1.34 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	15237 Navajo Rd, Apple Valley, CA 92307	1.39 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	14490 Iroquois Rd, Apple Valley, CA 92307	1.05 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.

\*\*\* 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

<b>Broker Name</b>	Jeffrey Nyal	<b>Company/Brokerage</b>	Coldwell Banker Home Source
<b>License No</b>	01373556	<b>Address</b>	18484 Hwy 18 Ste 150 Apple Valley CA 92307
<b>License Expiration</b>	03/17/2023	<b>License State</b>	CA
<b>Phone</b>	7608877779	<b>Email</b>	jeffnyal@gmail.com
<b>Broker Distance to Subject</b>	3.02 miles	<b>Date Signed</b>	03/23/2022

*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.**