

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 | 29751 Berea Road, Menifee, CA 92584 | Order ID | 8075759 | Property ID | 32428474 |
| Inspection Date | 03/25/2022 | Date of Report | 03/25/2022 | | |
| Loan Number | 48960 | APN | 339-283-015 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Riverside | | |

Tracking IDs

| | | | |
|--------------------------|--------------|----------------------|--------------|
| Order Tracking ID | 03.24.22 BPO | Tracking ID 1 | 03.24.22 BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | | |
|---------------------------------------|------------------|--|--|
| Owner | Jerry Dale Cooke | Condition Comments | |
| R. E. Taxes | \$1,988 | Single story home with stucco and wood siding, 2 car garage. Home and landscaping appears maintained. | |
| Assessed Value | \$144,536 | | |
| Zoning Classification | R1 | | |
| Property Type | SFR | | |
| Occupancy | Occupied | | |
| Ownership Type | Fee Simple | | |
| Property Condition | Average | | |
| Estimated Exterior Repair Cost | \$0 | | |
| Estimated Interior Repair Cost | | | |
| Total Estimated Repair | \$0 | | |
| HOA | No | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|--------------------------------------|--|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Stable | Subject located in a neighborhood with single and two story homes, most homes in this community appears maintained. Close to shopping, schools and parks. Standard sales are dominating the market at this time. | |
| Sales Prices in this Neighborhood | Low: \$435,000 High: \$550,000 | | |
| Market for this type of property | Increased 15 % in the past 6 months. | | |
| Normal Marketing Days | <30 | | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 29751 Berea Road | 26473lazy Creek Rd | 26262 Chatsworth | 26523lazy Creek Road |
| City, State | Menifee, CA | Sun City, CA | Sun City, CA | Sun City, CA |
| Zip Code | 92584 | 92586 | 92586 | 92586 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.87 ¹ | 0.67 ¹ | 0.92 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$499,000 | \$493,900 | \$499,999 |
| List Price \$ | -- | \$499,000 | \$493,900 | \$499,999 |
| Original List Date | | 03/24/2022 | 12/27/2021 | 02/25/2022 |
| DOM · Cumulative DOM | -- · -- | 1 · 1 | 11 · 88 | 13 · 28 |
| Age (# of years) | 31 | 42 | 34 | 35 |
| Condition | Average | Average | Average | 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 Tract | 1 Story Tract | 1 Story Tract | 1 Story Tract |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,460 | 1,454 | 1,314 | 1,236 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 7 | 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 | .16 acres | .17 acres | .17 acres | .16 acres |
| Other | -- | -- | -- | -- |

* 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.

Current Listings - Cont.

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

- Listing 1** This home is a 3 Bedroom 2 Bath Single Story dream home. The inside has a newer furnace, leased solar panels and a yard to built to your imagination. Home is super clean and ready for your personal touches. walking distance to Lazy Creek Park, close to schools and shops, No Mello-roos taxes, and No HOA fees!
- Listing 2** Lovely 3 bedroom, 2 bathroom, single story home on a corner lot with peek mountain views in the community of Menifee! Enjoy an open floor plan and an inviting stone fireplace in the family room. The kitchen offers laminate countertops, wood cabinetry, and a breakfast bar that opens to the family room. The primary bedroom features a ceiling fan and a shower-in tub in both bathrooms. Sliding doors lead to the outdoor patio and back yard. Additional property highlights include a 2 car garage, RV parking, and no HOA.
- Listing 3** This gem has fully a renovated interior and fully matured landscape, a great layout and a good size backyard. It's located directly across the street from the community park and all it has to offer. This rare gem will move quick!

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 29751 Berea Road | 29478 Catano Rd | 29712 Gifhorn Ct | 26108 Baldy Peak |
| City, State | Menifee, CA | Menifee, CA | Menifee, CA | Sun City, CA |
| Zip Code | 92584 | 92584 | 92584 | 92586 |
| Datasource | Public Records | MLS | MLS | Public Records |
| Miles to Subj. | -- | 0.29 ¹ | 0.26 ¹ | 0.51 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$479,000 | \$479,000 | \$499,000 |
| List Price \$ | -- | \$479,000 | \$479,000 | \$425,500 |
| Sale Price \$ | -- | \$487,000 | \$525,000 | \$525,000 |
| Type of Financing | -- | Conventional | Fha | Va |
| Date of Sale | -- | 12/13/2021 | 12/17/2021 | 01/26/2022 |
| DOM · Cumulative DOM | -- · -- | 42 · 42 | 29 · 29 | 4 · 68 |
| Age (# of years) | 31 | 33 | 32 | 33 |
| 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 Tract | 1 Story Tract | 1 Story Tract | 1 Story Tract |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,460 | 1,300 | 1,417 | 1,415 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 3 · 2 | 3 · 2 | 4 · 2 |
| Total Room # | 7 | 6 | 6 | 7 |
| 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 | .16 acres | 0.18 acres | 0.17 acres | .17 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | \$0 | \$0 | \$0 |
| Adjusted Price | -- | \$487,000 | \$525,000 | \$525,000 |

* 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** Lower tax area with no HOA. This home is located on a large corner lot and features 3 bedrooms, 2 baths with 1,300 square feet. Other interior features include, extensive ceramic tile floors, open floor plan, stone fireplace, breakfast bar, neutral color interior paint with newer baseboards throughout, both baths have been updated, kitchen and dining room combination is great for family gatherings, with nice views of the yard. You'll certainly notice the lovely /clean exterior curb appeal when arriving at the home.
- Sold 2** Welcome to this beautiful home on a cul-de-sac street! Bonus room provides potential for a 4th bedroom! As you walk up to the property, your greeted by nice grass landscaping and a beautiful tree in the front yard. There is tile flooring throughout the kitchen, living room, master bedroom, bonus room, and carpet flooring in 2 bedrooms. Newer A/C system by Lennox along with energy efficient dual pane windows to help during hot and cold weather. Enjoy the winter time with a fireplace in the living room to keep you warm.
- Sold 3** LOW TAXES AND NO HOA. Beautifully low maintenance landscaped front yard with turf, hard scape, and lovely palm trees welcomes you to your new home. As you enter this cozy 4 bedroom, 2 bathroom home you will be greeted by freshly painted walls, high ceilings and gorgeous tile flooring This highly sought after single level home has a wonderful open floor plan, that includes an updated kitchen, can lighting, family room, dining room, 4 spacious bedrooms and all new windows throughout the home.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|--|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | According to MLS and county records subject has not been listed or sold in the last 12 months. | | | | |
| 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 | \$495,000 | \$495,000 |
| Sales Price | \$499,000 | \$499,000 |
| 30 Day Price | \$485,000 | -- |
| Comments Regarding Pricing Strategy | | |
| I went back 6 months, out in distance 1 mile. The ones used are the best possible currently available comps. All comps are located in a neighborhood that compares to subject. The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration. Low inventory so most homes sell for higher than the list price. | | |

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

Listing Photos

L1 26473 Lazy Creek Rd
Sun City, CA 92586



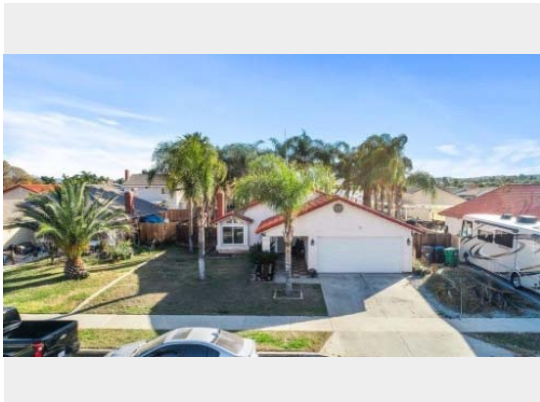
Front

L2 26262 Chatsworth
Sun City, CA 92586



Front

L3 26523 Lazy Creek Road
Sun City, CA 92586



Front

Sales Photos

S1 29478 Catano Rd
Menifee, CA 92584



Front

S2 29712 Giffhorn Ct
Menifee, CA 92584



Front

S3 26108 Baldy Peak
Sun City, CA 92586



Front

ClearMaps Addendum

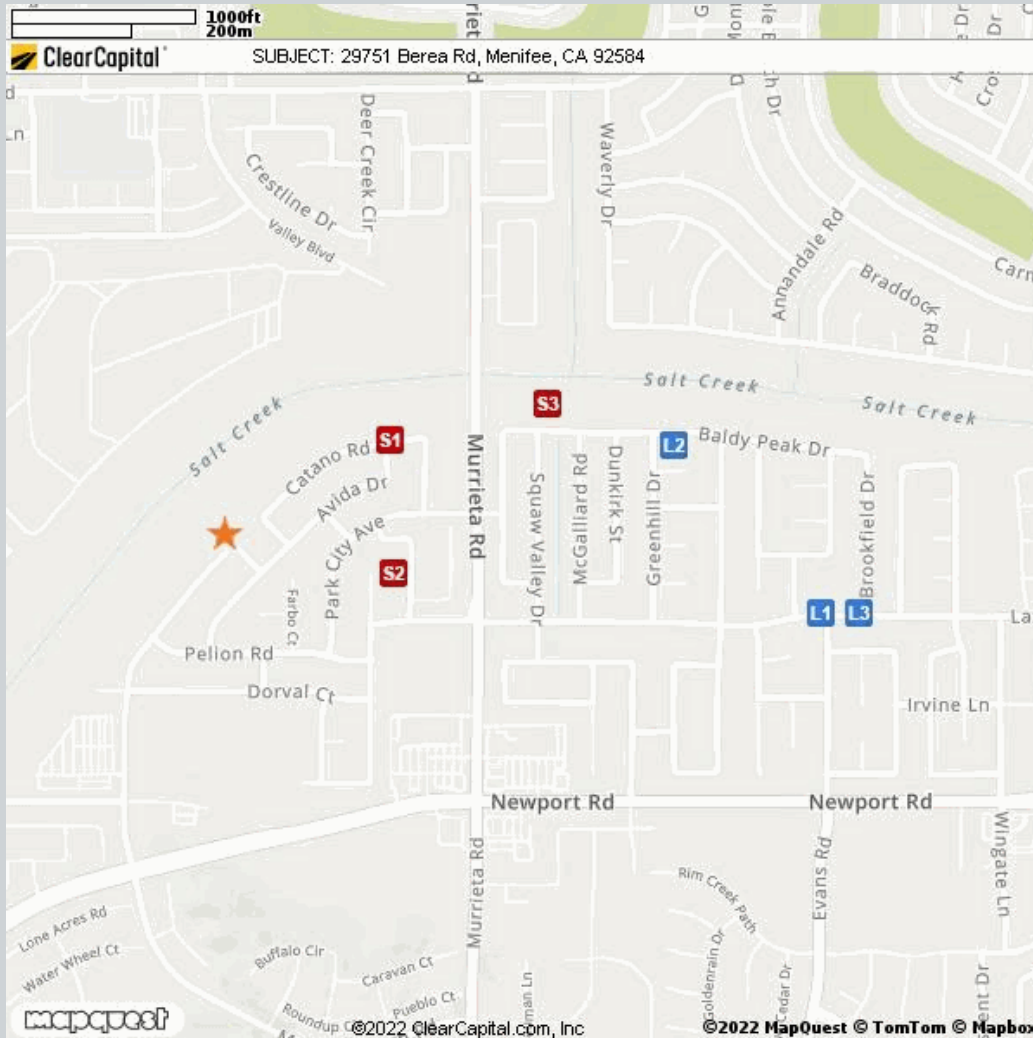
Address ★ 29751 Bera Road, Menifee, CA 92584

Loan Number 48960

Suggested List \$495,000

Suggested Repaired \$495,000

Sale \$499,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 29751 Bera Road, Menifee, CA 92584 | -- | Parcel Match |
| L1 Listing 1 | 26473lazy Creek Rd, Menifee, CA 92584 | 0.87 Miles ¹ | Parcel Match |
| L2 Listing 2 | 26262 Chatsworth, Menifee, CA 92584 | 0.67 Miles ¹ | Parcel Match |
| L3 Listing 3 | 26523lazy Creek Road, Menifee, CA 92584 | 0.92 Miles ¹ | Parcel Match |
| S1 Sold 1 | 29478 Catano Rd, Menifee, CA 92584 | 0.29 Miles ¹ | Parcel Match |
| S2 Sold 2 | 29712 Gifhorn Ct, Menifee, CA 92584 | 0.26 Miles ¹ | Parcel Match |
| S3 Sold 3 | 26108 Baldy Peak, Menifee, CA 92586 | 0.51 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 | Fernand DeChristopher | Company/Brokerage | DeChristopher Properties |
| License No | 01062377 | Address | 25810 Floyd Ave. Menifee CA 92585 |
| License Expiration | 07/05/2023 | License State | CA |
| Phone | 9517336896 | Email | chrismovesu@gmail.com |
| Broker Distance to Subject | 3.51 miles | Date Signed | 03/25/2022 |

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.