

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	926 Angeles Boulevard, Big Bear City, CALIFORNIA 92314	Order ID	8103585	Property ID	32488487
Inspection Date	04/06/2022	Date of Report	04/06/2022		
Loan Number	49185	APN	0312015190000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	04.05.22	Tracking ID 1	04.05.22
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ALFRED D KEELY	Condition Comments subject is in average condition for age no repairs needed close to local schools
R. E. Taxes	\$2,074	
Assessed Value	\$109,051	
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	Rural	Neighborhood Comments THE REAL ESTATE MARKET IN THIS AREA IS INCREASING IN VALUE AT A RATE OF 1% PER MONTH FOR THE PAST YEAR.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$254300 High: \$575000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	926 Angeles Boulevard	813 Rainbow	700 W Country Club	110 N Shore
City, State	Big Bear City, CALIFORNIA	Big Bear City, CA	Big Bear City, CA	Big Bear City, CA
Zip Code	92314	92314	92314	92314
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.85 ¹	1.66 ¹	1.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,777	\$299,000	\$325,000
List Price \$	--	\$349,777	\$299,000	\$325,000
Original List Date		03/29/2022	03/24/2022	03/01/2022
DOM · Cumulative DOM	-- · --	4 · 8	7 · 13	30 · 36
Age (# of years)	35	50	50	50
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 ; Woods	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods
Style/Design	2 Stories CABIN	2 Stories CABIN	1 Story CABIN	2 Stories CABIN
# Units	1	1	1	1
Living Sq. Feet	754	734	780	720
Bdrm · Bths · ½ Bths	2 · 1 · 1	1 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	0.11 acres	0.11 acres	.07 acres
Other	NONE	NONE	NONE	NONE

* 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** MORE Pictures coming soon....Good opportunity for a remodel and a getaway destination. Also potential for STR/Airbnb. (Buyer to verify status of license or permits for short term rentals).This is a great area for a second home and or permanent home. Property is currently tenant occupied and we are making arrangements to show. Tenant is cooperative and needs a 24 hour notice.
- Listing 2** Here is your chance to own in Big Bear! Two-bedroom, 1 full bath single story home with two car garage, all for under \$300,000. The spacious corner lot with a gigantic apple tree is the perfect setting to make memories in the mountains. Extra bonus- windows have been replaced with dual pane and triple pane glass!
- Listing 3** Have you been looking for that AFRAME in the mountains?? Look no further! This cozy 1 bedroom w/loft, 1 bathroom is the perfect mountain cabin! Just a few miles from the Village, Shopping and Ski Resorts, it couldn't get better! Imagine yourself cuddled up next to the stone fireplace in the living room after a day at the resort! Gorgeous wood wall details give the house a custom look. This house offers a fenced back yard with plenty of space. Don't miss out, this would make a spectacular family home or rental property!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	926 Angeles Boulevard	1044 E Country Club Blvd	900 E Mountain View Blvd	1029 E Country Club Blvd
City, State	Big Bear City, CALIFORNIA	Big Bear City, CA	Big Bear City, CA	Big Bear City, CA
Zip Code	92314	92314	92314	92314
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.07 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$310,000	\$329,900
List Price \$	--	\$299,000	\$310,000	\$329,900
Sale Price \$	--	\$322,600	\$310,000	\$330,000
Type of Financing	--	Con	Fha	Fha
Date of Sale	--	12/20/2021	01/06/2022	01/04/2022
DOM · Cumulative DOM	-- · --	33 · 33	13 · 49	32 · 32
Age (# of years)	35	46	48	50
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 ; Woods	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods
Style/Design	2 Stories CABIN	1 Story CABIN	1 Story CABIN	1 Story CABIN
# Units	1	1	1	1
Living Sq. Feet	754	832	896	780
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	0.13 acres	0.11 acres	0.14 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$2,000	+\$2,000	+\$2,000
Adjusted Price	--	\$324,600	\$312,000	\$332,000

* 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** Wonderful 2-bedroom, 1-bathroom cabin located in Big Bear City with awesome mountain views from the front porch! The home has a nice dine-in kitchen with beautiful a beautiful glass entry door allowing ample light, a cozy living room with native stone hearth fireplace and woodstove insert for high efficient heat and a newly remodeled shower. Both bedrooms are good size with great closet space and there is also a laundry room which is a huge plus!! The house sits on a 5712 square foot lot with a very decent size private backyard. Call your agent today to take a look at this great cabin as it makes a perfect getaway! Call Now!!!
- Sold 2** CHARMING CHALET IN THE PINES LOCATED IN QUIET AREA OF BIG BEAR CITY. Corner lot will allow dual access of Teal Drive and Mountain View, fenced yard, level and nicely treed 5000 sq ft lot. Two bedrooms upstairs, laundry area for stacked washer/dryer units, full bath, front deck. Tankless hot water heater, franklin fireplace, ceramic tiled kitchen floor.
- Sold 3** Charming and cozy Single Story, 2-bedroom, 1-bath, Sierra Style home in great condition with wood burning stove in living room and upgraded finishes throughout. Wood laminate flooring in living areas and carpeting in bedrooms. Washer & Dryer hookups in kitchen. Well maintained property with parking area for 4 vehicles or RV/Boat parking, showing pride of ownership, with a large, fenced backyard and metal storage bldg. Video Surveillance. Close to hiking, off-road trails, and ski resorts.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				off market			
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	\$319,000	\$319,000
Sales Price	\$319,000	\$319,000
30 Day Price	\$309,000	--
Comments Regarding Pricing Strategy		
AGENT SUGGEST AN AS IS MARKETING APPROACH LIMITING COSTS AND LIABILITY TO THE SELLER.		

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



Street

Listing Photos

L1 813 RAINBOW
Big Bear City, CA 92314



Front

L2 700 W COUNTRY CLUB
Big Bear City, CA 92314



Front

L3 110 N SHORE
Big Bear City, CA 92314



Front

Sales Photos

S1 1044 E Country Club Blvd
Big Bear City, CA 92314



Front

S2 900 E Mountain View Blvd
Big Bear City, CA 92314



Front

S3 1029 E Country Club Blvd
Big Bear City, CA 92314



Front

ClearMaps Addendum

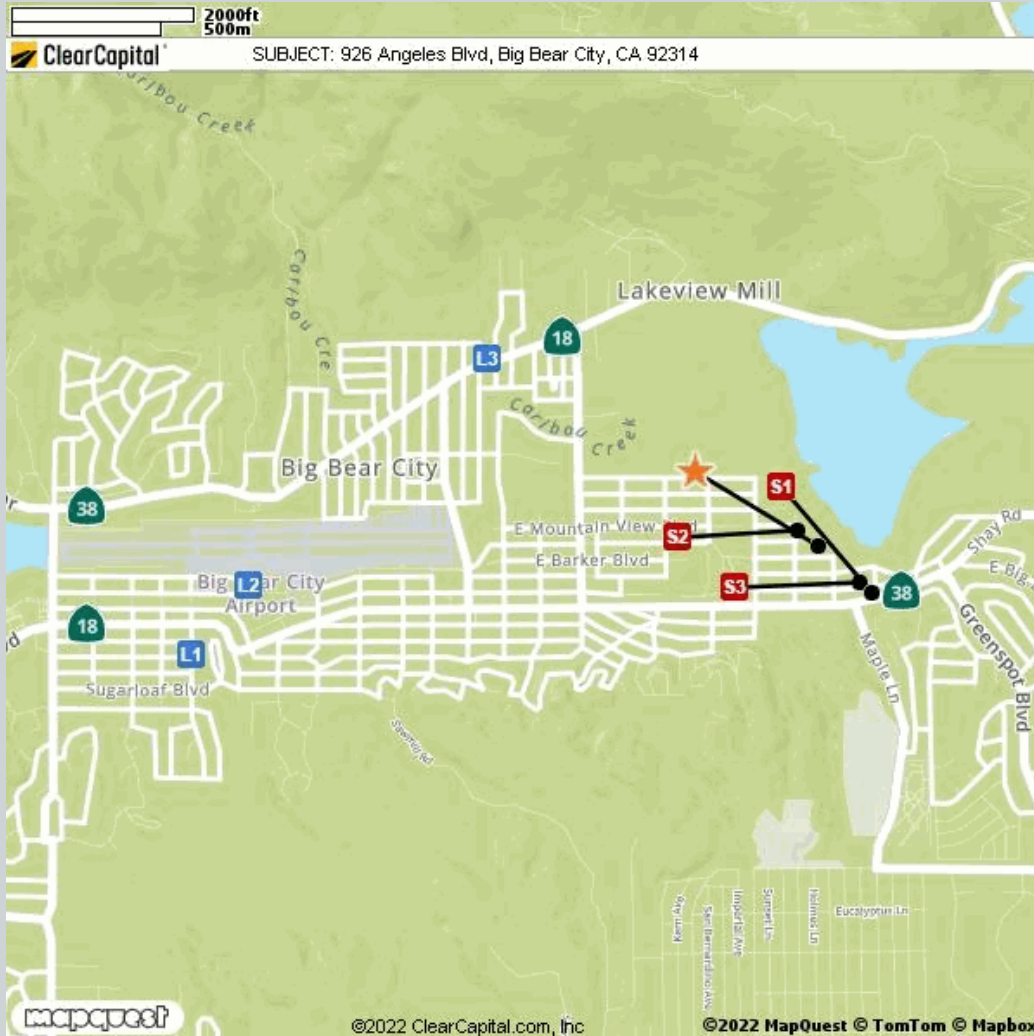
Address ★ 926 Angeles Boulevard, Big Bear City, CALIFORNIA 92314

Loan Number 49185

Suggested List \$319,000

Suggested Repaired \$319,000

Sale \$319,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	926 Angeles Boulevard, Big Bear City, California 92314	--	Parcel Match
L1 Listing 1	813 Rainbow, Big Bear City, CA 92314	1.85 Miles ¹	Parcel Match
L2 Listing 2	700 W Country Club, Big Bear City, CA 92314	1.66 Miles ¹	Parcel Match
L3 Listing 3	110 N Shore, Big Bear City, CA 92314	1.10 Miles ¹	Parcel Match
S1 Sold 1	1044 E Country Club Blvd, Big Bear City, CA 92314	0.20 Miles ¹	Parcel Match
S2 Sold 2	900 E Mountain View Blvd, Big Bear City, CA 92314	0.07 Miles ¹	Parcel Match
S3 Sold 3	1029 E Country Club Blvd, Big Bear City, CA 92314	0.15 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	James Boyd	Company/Brokerage	JAMES BOYD REALTY
License No	01078616	Address	5604 N ACACIA AVE SAN BERNARDINO CA 92407
License Expiration	12/03/2022	License State	CA
Phone	9097261168	Email	JETS1701@GMAIL.COM
Broker Distance to Subject	27.33 miles	Date Signed	04/06/2022

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.