

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	61879 Petunia Drive, Joshua Tree, CA 92252	Order ID	8141840	Property ID	32581791
Inspection Date	04/21/2022	Date of Report	04/22/2022		
Loan Number	49501	APN	0603293080000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	04.20.22 BPO	Tracking ID 1	04.20.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	MELANIE M MORENO	Condition Comments Cannot see any physical repairs. There is a lot of what appears to be trash/junk located on the property that will need to be removed upon sale.
R. E. Taxes	\$1,338	
Assessed Value	\$96,646	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$2,500	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subject has been in a rapid growing market that has now began to slow down. Previous comps are partially inflated and market deflation is at the edge of becoming the next market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$187200 High: \$685200	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	61879 Petunia Drive	61974 Terrace Dr	6109 Sunset Road	61622 El Reposo St
City, State	Joshua Tree, CA	Joshua Tree, CA	Joshua Tree, CA	Joshua Tree, CA
Zip Code	92252	92252	92252	92252
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.24 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$549,999	\$599,000	\$479,000
List Price \$	--	\$459,888	\$599,000	\$479,000
Original List Date		01/01/2022	04/09/2022	04/04/2022
DOM · Cumulative DOM	-- · --	110 · 111	13 · 13	17 · 18
Age (# of years)	32	49	34	41
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Modern	1 Story Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,040	1,182	910	1,351
Bdrm · Bths · ½ Bths	3 · 1	4 · 1	2 · 1	3 · 2
Total Room #	5	6	4	6
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	.0995 acres	0.20 acres
Other	NA	NA	NA	NA

* 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 Comp is similar in lot size. Comp is superior in condition, living space, garage space and room count.

Listing 2 Comp is similar in garage spaces. Comp is superior in condition, Inferior in living space, and room count. Comp is similar in lot size.

Listing 3 Comp is superior in condition, Comp is inferior in living space, garage space and room count. Comp is similar in lot size.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	61879 Petunia Drive	61938 Oleander Dr	62064 Valley View Circle	61493 Desert Air Road
City, State	Joshua Tree, CA	Joshua Tree, CA	Joshua Tree, CA	Joshua Tree, CA
Zip Code	92252	92252	92252	92252
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.73 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$426,000	\$449,000
List Price \$	--	\$350,000	\$399,000	\$449,000
Sale Price \$	--	\$355,000	\$365,000	\$482,625
Type of Financing	--	Cash	Cash	Unknown
Date of Sale	--	03/03/2022	03/26/2022	02/11/2022
DOM · Cumulative DOM	-- · --	34 · 35	73 · 107	86 · 93
Age (# of years)	32	32	37	29
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Modern	1 Story Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,040	1,040	858	1,007
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	3 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	.15 acres	.19 acres
Other	NA	NA	NA	NA
Net Adjustment	--	-\$5,000	+\$48,700	-\$6,450
Adjusted Price	--	\$350,000	\$413,700	\$476,175

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Comp is similar in living space, lot size, room count, condition and age, Comp is superior in garage count.

Sold 2 Comp is superior in condition, similar in age, inferior in living space, bedroom count and lot size.

Sold 3 Comp is similar in age, lot size, garage count, room count and condition, inferior on living space.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is not any listing information in the MLS.			
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	\$400,000	\$402,500
Sales Price	\$400,000	\$402,500
30 Day Price	\$400,000	--
Comments Regarding Pricing Strategy		
Average price per square foot is \$350. Based on the exterior inspection being in average condition, it was assumed that the interior is in the same condition. If interior is in a different condition, pricing will change.		

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.
-------------------------	--

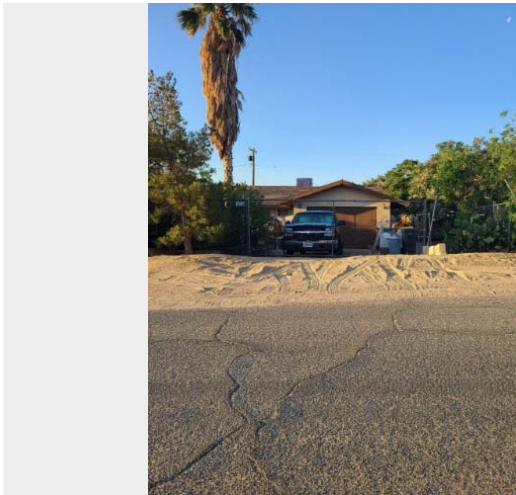
Subject Photos



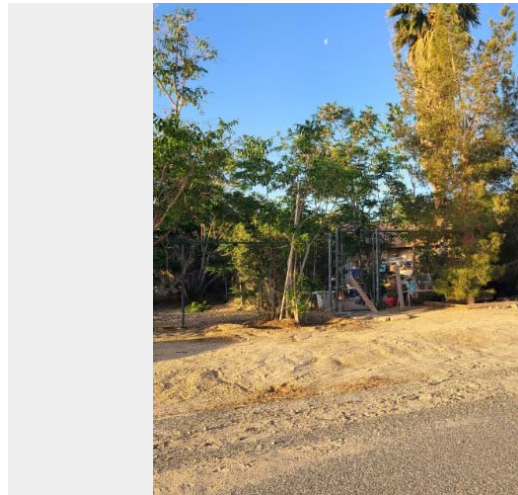
Front



Front



Front



Front



Address Verification



Address Verification

Subject Photos



Side



Side



Street

Listing Photos

L1 61974 Terrace Dr
Joshua Tree, CA 92252



Front

L2 6109 Sunset Road
Joshua Tree, CA 92252



Front

L3 61622 El Reposo St
Joshua Tree, CA 92252



Front

Sales Photos

S1 61938 Oleander Dr
Joshua Tree, CA 92252



Front

S2 62064 Valley View Circle
Joshua Tree, CA 92252



Front

S3 61493 Desert Air Road
Joshua Tree, CA 92252



Front

ClearMaps Addendum

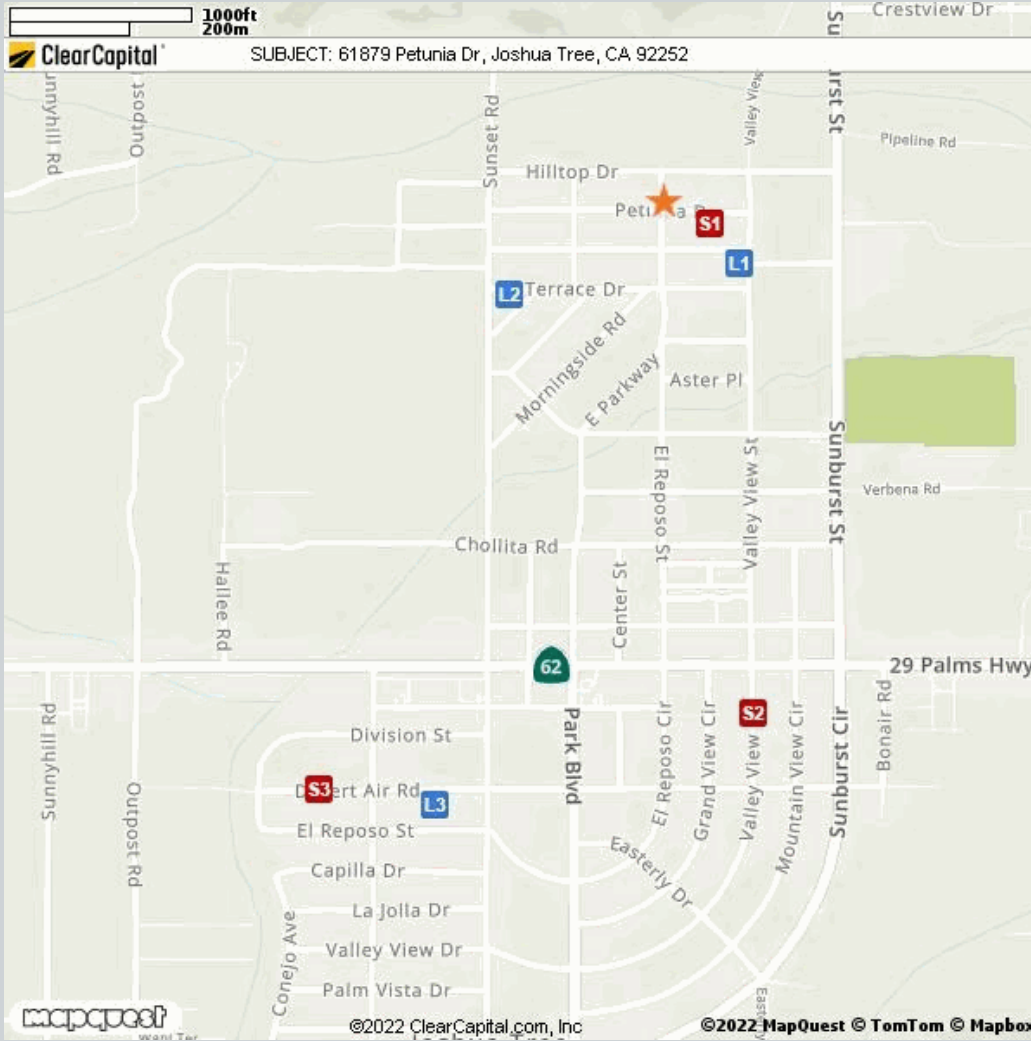
Address ★ 61879 Petunia Drive, Joshua Tree, CA 92252

Loan Number 49501

Suggested List \$400,000

Suggested Repaired \$402,500

Sale \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	61879 Petunia Drive, Joshua Tree, CA 92252	--	Parcel Match
L1 Listing 1	61974 Terrace Dr, Joshua Tree, CA 92252	0.14 Miles ¹	Parcel Match
L2 Listing 2	6109 Sunset Road, Joshua Tree, CA 92252	0.24 Miles ¹	Parcel Match
L3 Listing 3	61622 El Reposo St, Joshua Tree, CA 92252	0.90 Miles ¹	Parcel Match
S1 Sold 1	61938 Oleander Dr, Joshua Tree, CA 92252	0.08 Miles ¹	Parcel Match
S2 Sold 2	62064 Valley View Circle, Joshua Tree, CA 92252	0.73 Miles ¹	Parcel Match
S3 Sold 3	61493 Desert Air Road, Joshua Tree, CA 92252	0.95 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	Sandra Claus	Company/Brokerage	Sandra Claus
License No	01464520	Address	2626 Marks Rd TWENTYNINE PALMS CA 92277
License Expiration	09/13/2023	License State	CA
Phone	9518233393	Email	sandralclaus@gmail.com
Broker Distance to Subject	24.16 miles	Date Signed	04/22/2022

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.