

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	7245 Comstock Avenue Unit C, Whittier, CA 90602	Order ID	8229352	Property ID	32800044
Inspection Date	05/26/2022	Date of Report	05/26/2022		
Loan Number	49919	APN	8139-031-058		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	05.25.22_BPO	Tracking ID 1	05.25.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Poochigian George Living Trust	Subject is found to be in average condition, no repairs are necessary. No functional or external obsolescence noted.
R. E. Taxes	\$2,540	
Assessed Value	\$181,731	
Zoning Classification	Condominium	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Comstock Village Condominiums 9094447655	
Association Fees	\$330 / Month (Other: Trash, Water)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Improving market with low supply and high demand. This is predominantly a fair market with no REO activity
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$425,000 High: \$799,995	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7245 Comstock Avenue Unit C	12035 Beverly Blvd # 3a	12129 Beverly Blvd 1b	13451 Murphy Hill Dr
City, State	Whittier, CA	Whittier, CA	Whittier, CA	Whittier, CA
Zip Code	90602	90601	90601	90601
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.06 ¹	0.96 ¹	0.60 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$425,000	\$438,000	\$697,500
List Price \$	--	\$425,000	\$438,000	\$697,500
Original List Date		05/11/2022	04/14/2022	05/06/2022
DOM · Cumulative DOM	-- · --	15 · 15	42 · 42	10 · 20
Age (# of years)	31	63	65	34
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	3	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories condo	1 Story condo	1 Story condo	2 Stories condo
# Units	1	1	1	1
Living Sq. Feet	1,291	1,270	1,120	1,471
Bdrm · Bths · ½ Bths	2 · 3	2 · 2	2 · 2	2 · 3
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 1 Car	Detached 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 acres	0 acres	0 acres	0 acres
Other	--	--	--	--

* 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** Welcome home to this charming, well-maintained condo located in beautiful Whittier! This 2 bed, 2 bath home boasts 1,270 sqft. in a suburb that sits just outside of downtown LA with Orange County as its neighbor. A home located near the freeways in Whittier is hard to find which is what makes this place a gem! This home is conveniently located near the 60 and the 605 freeways. Additionally, the bathrooms, kitchen, and flooring have all been remodeled. The two balconies bring the perfect amount of natural light that makes this place feel clean and airy. Not only will you be purchasing a wonderful home, you will also become a part of the most friendly community that is Whittier.
- Listing 2** Beautiful cozy first floor large 2 bedroom, 1.5 bath condominium. Upgraded open kitchen and fresh look bathrooms. You will enjoy the convenience of the location and the friendly neighborhood. Dual glazed windows. Exterior balcony. Interior hallways and community security entrances make this a very secure and safe complex. This unit shares a two-car garage and there are two community backyards with outdoor dining sets, The complex is well managed and maintained. Central located, walking distance from the parks, minutes from 605 Fwy, Uptown Whittier, shopping, and schools. ***HOA covers water, gas, trash, and insurance on the building. You can't beat that! Priced to sell fast!!! Motivated sellers!!!
- Listing 3** This 2 level designer-inspired condominium is perfect for an urban escape. It sits behind a gated community filled with trees, views of the local hills, and lots of natural light. Upon entering you are greeted with vaulted ceilings in the living room. The open kitchen and powder room complete the main level. Upon descending to the private lower level you will find 2 bedrooms and 2 additional full bathrooms There is also a bonus room off master. This could make a perfect nursery or office. The townhome is fully upgraded and remodeled and comes with high-end appliances, smart thermostat, high-end modern blinds for privacy in the kitchen and living room, solid surface countertops throughout, Ring security, modern window shades to keep light out after those late nights. Epoxy garage floor with new insulated garage door. The list goes on... Consider making an offer today before it's gone!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7245 Comstock Avenue Unit C	7251 Comstock Avenue Unit#B	13502 Murphy Hill Dr	7239 Comstock Ave # E
City, State	Whittier, CA	Whittier, CA	Whittier, CA	Whittier, CA
Zip Code	90602	90602	90601	90602
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.62 ¹	0.00 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$465,000	\$499,900	\$479,000
List Price \$	--	\$465,000	\$499,900	\$479,000
Sale Price \$	--	\$480,000	\$510,000	\$525,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/09/2021	09/01/2021	02/11/2022
DOM · Cumulative DOM	-- · --	40 · 64	18 · 47	5 · 30
Age (# of years)	31	31	35	31
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories condo	2 Stories condo	2 Stories condo	2 Stories condo
# Units	1	1	1	1
Living Sq. Feet	1,291	1,291	1,253	1,291
Bdrm · Bths · ½ Bths	2 · 3	2 · 3	2 · 3	2 · 2 · 2
Total Room #	5	5	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 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$20,000
Adjusted Price	--	\$480,000	\$510,000	\$505,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Welcome home! This well-maintained 2 bedroom and 2.5 bathroom, located in Uptown Whittier is ideal for first time home buyers, or those looking to downsize. Even if you are someone who is looking to invest, this unit is perfect for you. Upon walking in, you are greeted by an open floor plan with high vaulted ceiling in the living room with a fireplace and good size patio. A wet bar and cute 1/2 bathroom is located nearby for your convenience. Also downstairs is a cozy kitchen and breakfast nook. Upstairs, you will find the master bedroom and bathroom with a good size walk in closet and patio. Across the way is another bedroom with their own bathroom. This condo has a 2 car garage with direct access, and a good size room by the garage that you can turn into an office or storage space. This home is just minutes away from shops, movie theater, restaurants, etc.
- Sold 2** Welcome to the Amazing Murphy Hills in Whittier's highly desired Uptown Area! The home has a lot to offer with 2 master suites, 2.5 bathrooms and 1,253 sqft of living space. The property has two outdoor covered patios with the upstairs patio overlooking an amazing tree line with a peek-a-boo view of Catalina Island perfect for summer night dinners! The main level has a living room with a high ceiling & a cozy fireplace, a spacious dining area, kitchen area, laminate floors, recessed lighting and amazing natural light! The Downstairs offers two master suites each with their own bathroom and access to the downstairs patio. Lastly, the unit has a large 2 car garage and a long driveway for at least 2 additional vehicles. Don't miss out on this amazing opportunity!
- Sold 3** Condition adjustments. Location, location, location! Charming Comstock Village Townhouse Condo. Conveniently located in a highly desirable area of Uptown Whittier near Whittier College, Restaurants, Shops, Movie Theater, Quad shopping center, Gyms, Parks and Schools, with quick access to the freeways. You are going to love this place, it features a fantastic living room with a nice fireplace, wet bar, half a bath and with access to a covered patio perfect for BBQ and to enjoy the outing and relax; upgraded kitchen with tile countertops, recessed lighting, and open to a breakfast nook/dining area, appliances are included; the two master bedrooms are upstairs each with their own bath, one of the master with walk-in closet and balcony with views of the courtyard; nicely finished basement with shower that could be used as an office or a bedroom; you will enjoy an inside laundry, central air/heat, new waterproof laminated flooring throughout, double garage with automatic roll up garage door with direct access. The HOA covers trash, water, spa/hot tub, exterior maintenance and gardening. The courtyard is professionally landscaped with a sense of a resort. This unit is truly a pride of ownership. Be the proud owner of this charming unit, call today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was sold recently			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/10/2022	\$455,000	--	--	Sold	05/24/2022	\$455,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$485,000	\$485,000
Sales Price	\$480,000	\$480,000
30 Day Price	\$470,000	--
Comments Regarding Pricing Strategy		
Subject value is higher than recently sold price as the subject sale was a Trust sale and the comps in this report are fair market comps		

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

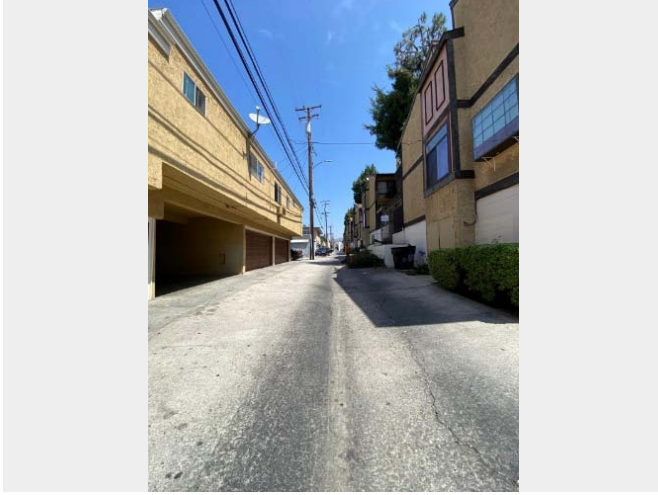


Side



Street

Subject Photos



Street

Listing Photos

L1 12035 Beverly Blvd # 3A
Whittier, CA 90601



Front

L2 12129 Beverly Blvd 1B
Whittier, CA 90601



Front

L3 13451 MURPHY HILL Dr
Whittier, CA 90601



Front

Sales Photos

S1 7251 Comstock Avenue Unit#B
Whittier, CA 90602



Front

S2 13502 Murphy Hill Dr
Whittier, CA 90601



Front

S3 7239 Comstock Ave # E
Whittier, CA 90602



Front

ClearMaps Addendum

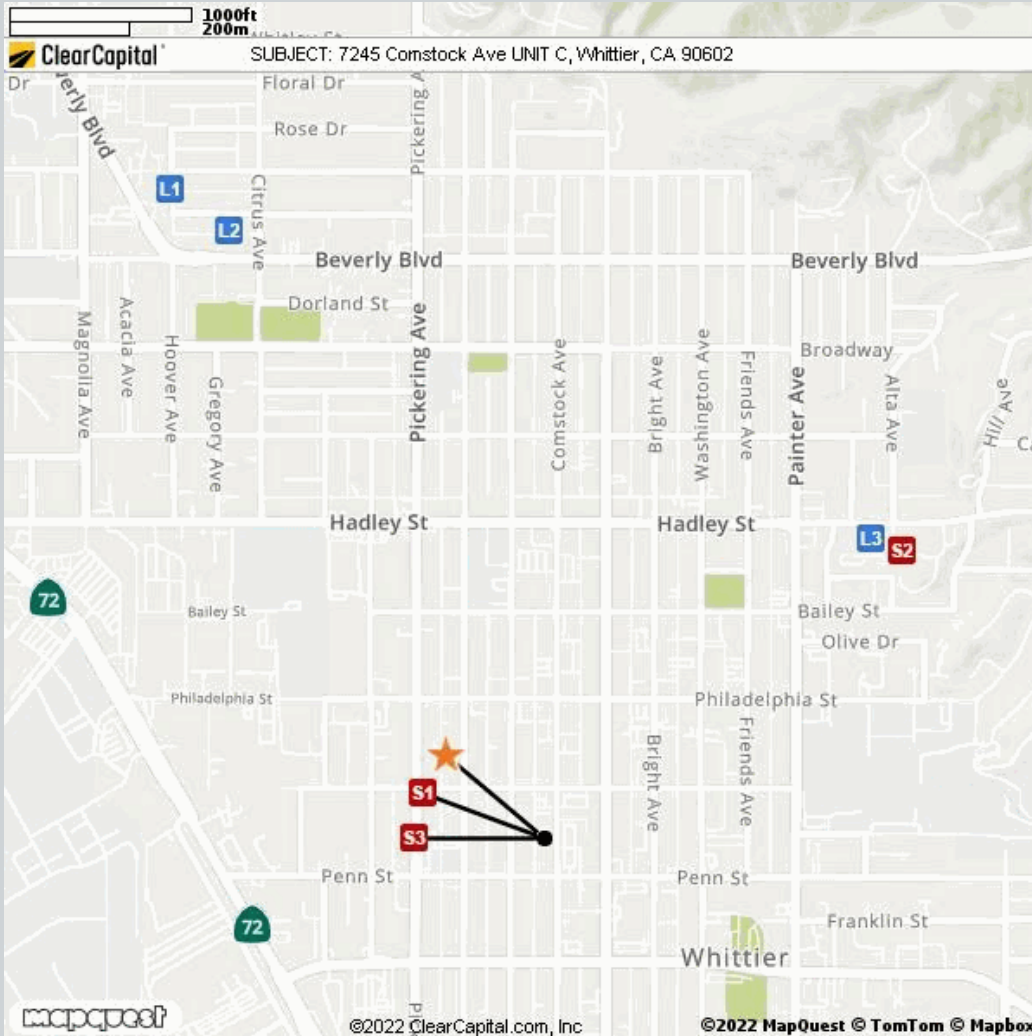
Address ★ 7245 Comstock Avenue Unit C, Whittier, CA 90602

Loan Number 49919

Suggested List \$485,000

Suggested Repaired \$485,000

Sale \$480,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7245 Comstock Avenue Unit C, Whittier, CA 90602	--	Parcel Match
L1 Listing 1	12035 Beverly Blvd # 3a, Whittier, CA 90601	1.06 Miles ¹	Parcel Match
L2 Listing 2	12129 Beverly Blvd 1b, Whittier, CA 90601	0.96 Miles ¹	Parcel Match
L3 Listing 3	13451 Murphy Hill Dr, Whittier, CA 90601	0.60 Miles ¹	Parcel Match
S1 Sold 1	7251 Comstock Avenue Unit#B, Whittier, CA 90602	0.00 Miles ¹	Parcel Match
S2 Sold 2	13502 Murphy Hill Dr, Whittier, CA 90601	0.62 Miles ¹	Parcel Match
S3 Sold 3	7239 Comstock Ave # E, Whittier, CA 90602	0.00 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.

Report Instructions - cont.

9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot 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	Jennifer Sharon Tukay	Company/Brokerage	Realty One Group
License No	01376082	Address	2300 East Katella Avenue Anaheim CA 92806
License Expiration	10/07/2023	License State	CA
Phone	7145808833	Email	sharontukay@gmail.com
Broker Distance to Subject	14.83 miles	Date Signed	05/26/2022

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.