

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>	7000 Tamarisk Avenue, Yucca Valley, CALIFORNIA 92284	<b>Order ID</b>	8248443	<b>Property ID</b>	32853547
<b>Inspection Date</b>	06/05/2022	<b>Date of Report</b>	06/06/2022		
<b>Loan Number</b>	50164	<b>APN</b>	0595051060000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

### Tracking IDs

<b>Order Tracking ID</b>	06.03.22 BPO	<b>Tracking ID 1</b>	06.03.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CARL F WHITFIELD	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,723	The property is a 1 story home that appears to be in good exterior with no signs of physical damage to structure only deferred maintenance is to the yard. No repairs needed.	
<b>Assessed Value</b>	\$75,065		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (door locks)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<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>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The property is in and established neighborhood of mixed styles and values. Value is based upon the year of construction. The area is near shopping and dining with easy access to major freewa	
<b>Sales Prices in this Neighborhood</b>	Low: \$210000 High: \$756000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	7000 Tamarisk Avenue	7494 Acoma Trl	56027 Pueblo Trl	7552 Borrego Trl
<b>City, State</b>	Yucca Valley, CALIFORNIA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
<b>Zip Code</b>	92284	92284	92284	92284
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.76 <sup>1</sup>	0.84 <sup>1</sup>	0.82 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$349,880	\$315,000	\$269,900
<b>List Price \$</b>	--	\$349,880	\$315,000	\$269,900
<b>Original List Date</b>		04/08/2022	05/05/2022	05/23/2022
<b>DOM · Cumulative DOM</b>	-- · --	59 · 59	31 · 32	13 · 14
<b>Age (# of years)</b>	36	46	55	39
<b>Condition</b>	Average	Average	Average	Fair
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Residential
<b>Style/Design</b>	1 Story Conventional	1 Story ranch/Rambler	1 Story ranch/rambler	1 Story ranch/rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	936	1,058	1,102	912
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1 · 1	2 · 1	2 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<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>	0.19 acres	0.27 acres	.27 acres	0.30 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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.

## Current Listings - Cont.

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

- Listing 1** Wow a beautiful home and a buildable lot included in the sale of this home. This home features has recently been remodeled and is in move in condition. The lot next door is being included in the sale and you can build another home on it. This one will go fast.
- Listing 2** Charming 2 bedroom 2 bathroom home with a large sunroom with sliding doors that can be used as a third bedroom. This property has been very well maintained and has so much potential! Spacious kitchen with a dining area, plenty of cabinet space and a large pantry. The yard has beautiful, mature, desert scape, roses, and rock artistry. Massive backyard is perfect for entertaining! It is fenced in with a brick wall and chain link. This house has beautiful bones including a wood wall in the living room and a lot of storage space!
- Listing 3** Here is a 2 bedroom 1 bath home. New roof, new evaporative cooler and already hooked up to sewer. Needs some love in other areas though. It could be really adorable. Beautiful big backyard for relaxing. Come take a look for yourself!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	7000 Tamarisk Avenue	7628 Cibola Trl	55897 Coyote Trl	7153 Cholla Ave
<b>City, State</b>	Yucca Valley, CALIFORNIA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
<b>Zip Code</b>	92284	92284	92284	92284
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.89 <sup>1</sup>	0.62 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$349,999	\$295,000	\$335,000
<b>List Price \$</b>	--	\$349,999	\$295,000	\$329,000
<b>Sale Price \$</b>	--	\$370,000	\$320,000	\$300,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	05/06/2022	05/23/2022	04/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	36 · 36	86 · 86	91 · 91
<b>Age (# of years)</b>	36	52	58	50
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story Conventional	1 Story ranch/rambler	1 Story ranch/Rambler	1 Story ranch/rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	936	900	1,084	1,108
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	3 · 2
<b>Total Room #</b>	4	4	4	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	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>	--	--	--	Pool - Yes
<b>Lot Size</b>	0.19 acres	0.20 acres	0.18 acres	0.15 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$16,648	+\$10,512	+\$1,444
<b>Adjusted Price</b>	--	\$386,648	\$330,512	\$301,444

\* Sold 2 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** SC1= inferior GLA@+2520; superior lot sq ft@-872; inferior age@+15000. Brand New Everything! House remodeled with permits all New Flooring, Counters, Cabinets, lighting, Heating and Air, and paint inside and out! All new electrical and the property is hooked up to sewer..
- Sold 2** SC2= superior GLA@-10360; inferior lot sq ft@+872; inferior age@+20000Cute 2 Bedroom 1 Bath home in the town of Yucca Valley. This home features a large corner lot right of HWY 62. This home has tile flooring throughout, newer windows, granite countertops, upgraded bathroom, custom cabinets, central air and heat and a cozy patio with spa right off the Master bedroom. You'll be close to shops and schools. You'll be close to Joshua Tree National park and the Coachella Valley. The large lot has plenty of room for your toys, or possibly to add on. Perfect for a young family or first time home buyer. Home was just converted to public sewer. This home will not last.
- Sold 3** Welcome to your Desert Getaway or Perfect family home located in Yucca Valley. Property features a large living area that includes 3 bedrooms, 2 full bathrooms. A Spacious backyard with a potential pool, perfect for entertaining with family & friends. Includes a 2 car garage. Near the national park great for hikes and is near along with all shopping, restaurants & all Festival events. This is a must see property. No HOA and Land Lease.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				no listing history found on the 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>	\$315,000	\$315,000
<b>Sales Price</b>	\$315,000	\$315,000
<b>30 Day Price</b>	\$283,500	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested pricing is based on the subjects condition and the value is consistent with the likeness of most similar comps in the record at the time of inspection. Some repair is needed and property should be marketed as-is. The AS-IS value is based on most similar and comparable.		

## 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



Street

## Listing Photos

**L1** 7494 Acoma Trl  
Yucca Valley, CA 92284



Front

**L2** 56027 Pueblo Trl  
Yucca Valley, CA 92284



Front

**L3** 7552 Borrego Trl  
Yucca Valley, CA 92284



Front



## Sales Photos

**S1** 7628 Cibola Trl  
Yucca Valley, CA 92284



Front

**S2** 55897 Coyote Trl  
Yucca Valley, CA 92284



Front

**S3** 7153 Cholla Ave  
Yucca Valley, CA 92284



Front

### ClearMaps Addendum

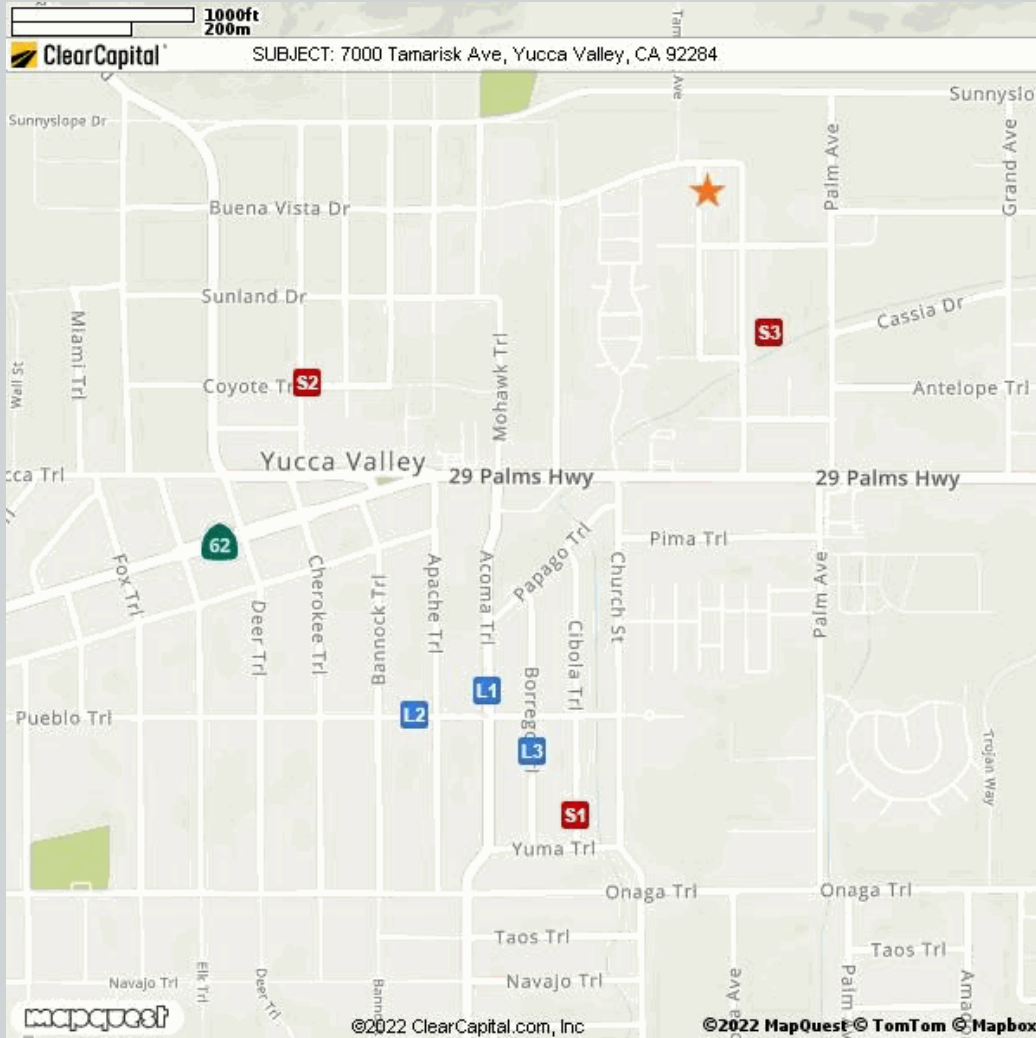
**Address** ★ 7000 Tamarisk Avenue, Yucca Valley, CALIFORNIA 92284

**Loan Number** 50164

**Suggested List** \$315,000

**Suggested Repaired** \$315,000

**Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7000 Tamarisk Avenue, Yucca Valley, California 92284	--	Parcel Match
L1	7494 Acoma Trl, Yucca Valley, CA 92284	0.76 Miles <sup>1</sup>	Parcel Match
L2	56027 Pueblo Trl, Yucca Valley, CA 92284	0.84 Miles <sup>1</sup>	Parcel Match
L3	7552 Borrego Trl, Yucca Valley, CA 92284	0.82 Miles <sup>1</sup>	Parcel Match
S1	7628 Cibola Trl, Yucca Valley, CA 92284	0.89 Miles <sup>1</sup>	Parcel Match
S2	55897 Coyote Trl, Yucca Valley, CA 92284	0.62 Miles <sup>1</sup>	Parcel Match
S3	7153 Cholla Ave, Yucca Valley, CA 92284	0.22 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.

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 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.

### Report Instructions - cont.

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>	Edward Avila	<b>Company/Brokerage</b>	edward avila
<b>License No</b>	01901305	<b>Address</b>	41212 Maiden Ct Indio CA 92203
<b>License Expiration</b>	05/21/2025	<b>License State</b>	CA
<b>Phone</b>	7609844760	<b>Email</b>	l8rdayzed@yahoo.com
<b>Broker Distance to Subject</b>	28.54 miles	<b>Date Signed</b>	06/06/2022

*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:**

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