

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>	7433 Dumosa Avenue, Yucca Valley, CA 92284	<b>Order ID</b>	8351002	<b>Property ID</b>	33102557
<b>Inspection Date</b>	08/02/2022	<b>Date of Report</b>	08/04/2022		
<b>Loan Number</b>	50671	<b>APN</b>	0587122120000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

**Tracking IDs**

<b>Order Tracking ID</b>	07.26.22 BPO	<b>Tracking ID 1</b>	07.26.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	BERNARD J OLIVER	<b>Condition Comments</b> subject has visible busted windows, trash scattered through out yard and appliance and trash cans in drive way. subject condition appears to be in fair shape.
<b>R. E. Taxes</b>	\$3,746	
<b>Assessed Value</b>	\$104,664	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$1,500	
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>	\$1,500	
<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> The subject is in an established area that has been maintained. homes appear well maintained and conform to one another. No boarded up homes noticed in the immediate area. neighborhood is near major roadways, and Near amenities such as shopping & schools.
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$285000 High: \$712500	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	7433 Dumosa Avenue	7492 Joshua Ln	56606 Navajo Trl	7562 Cherokee Trl
<b>City, State</b>	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
<b>Zip Code</b>	92284	92284	92284	92284
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.87 <sup>1</sup>	1.59 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$279,000	\$449,000	\$375,000
<b>List Price \$</b>	--	\$279,000	\$449,000	\$375,000
<b>Original List Date</b>		12/31/2021	06/09/2022	07/26/2022
<b>DOM · Cumulative DOM</b>	-- · --	214 · 216	54 · 56	7 · 9
<b>Age (# of years)</b>	46	63	61	75
<b>Condition</b>	Fair	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 Traditional	1 Story Traditional	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,404	1,440	1,434	1,600
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	2 · 2	2 · 2
<b>Total Room #</b>	5	4	4	4
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	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>	--	--	--	--
<b>Lot Size</b>	0.36 acres	0.43 acres	0.43 acres	0.44 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** Don't miss this amazing opportunity to own this lovely home! Need TLC. Features include 2 bedrooms, 2 bathrooms with a large lot enough for multi units. Please check zoning. Nice home for the 1st time home buyers.
- Listing 2** Mid-Century gem with original eco-friendly block construction, expertly renovated, and ready to move in! Craftsman detail work and stylish upgrades are everywhere in this beautiful open-plan home. It is actually 1,434 square feet due to the breezeway that was closed in to create a perfect office. The lush landscape includes mature fig, pomegranate and mulberry trees. There are also palm trees and pinion pines with owl residents. The spacious kitchen features a natural gas range-top, a wall mounted oven, dishwasher, refrigerator and lots of counters and cabinets. The large fully fenced back yard has a generous patio with sail-shades and an outdoor fireplace. There's plenty of room for a spa and other amenities. The house has lots of light, thanks to the many windows and the modern one-light front and rear doors. All the floors are professionally polished concrete, and the living room boasts a wood burning fireplace. Central heat and air conditioning are combined with an evaporative cooler, and ceiling fans in the bedrooms. It's comfortable, economical, stylish and ready for you to move in.
- Listing 3** This beautiful 2 bedroom, 2 bath home with WORKSHOP is centrally located on nearly 1/2 acre in Yucca Valley! Approaching from paved Cherokee Trail, you'll love the home's welcoming facade, extensive landscaping with many mature trees, large concrete parking pad and additional gravel turn around. Enter the house to find yourself in a large living room with lots of natural light from large banks of windows. This space flows into the dining area, which features French doors that lead out to a relaxing covered side deck, perfect for indoor/outdoor entertaining! The huge kitchen has sleek granite tile countertops, lots of nice cabinetry for storage, and a gas stove for the serious chef in the family! A large family room provides an inviting secondary living space, with a built-in office nook and cool built-in display cabinet with glass shelves, a huge corner fireplace with amazing rustic rockwork hearth, and French doors that lead out to the back patio. The guest bathroom has a cool retro vibe with tile countertops and a tub/shower combo. You'll find the first bedroom to be generously sized with a large closet and big windows to let in plenty of light and views. The master bedroom is spacious as well, and features an updated master bath with newer floors and a nice walk-in shower. Covering practical matters, there is a massive laundry and storage room with a utility sink and extensive built-ins, and the home is cooled by both swamp and a/c for perfect comfort. Moving on to the outdoor living space, in addition to the raised deck, there is also an inviting shaded patio area, tidy landscaping gravel, stone pathways and even a faux grass area for pets! This is all enclosed by stylish wooden fencing to create a separation between the backyard living space and the large sideyard, which is separately fenced with more privacy fencing. Here, you'll find a double-wide RV gate with straight access to the driveway and street, mature Joshua trees, and a massive workshop! The workshop is approx 820 sq ft total, but is currently partitioned into approx 640 sq ft work area with the remainder used as a storage area. This partition could be removed to create one open space, and the workshop also features a garage door for potential vehicle storage! You will also love that this home is already connected to the new sewer system. This home is very cozy and has many features that you have to see in person, book your showing today

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7433 Dumosa Avenue	7666 Hilton Ave	7671 Joshua Ln	7465 Barberry Ave
<b>City, State</b>	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
<b>Zip Code</b>	92284	92284	92284	92284
<b>Datasource</b>	MLS	MLS	MLS	Public Records
<b>Miles to Subj.</b>	--	0.97 <sup>1</sup>	0.34 <sup>1</sup>	0.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$429,000	\$349,900	\$370,000
<b>List Price \$</b>	--	\$429,000	\$342,900	\$389,000
<b>Sale Price \$</b>	--	\$435,000	\$340,000	\$389,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	05/19/2022	07/14/2022	05/25/2022
<b>DOM · Cumulative DOM</b>	-- · --	52 · 52	52 · 52	6 · 21
<b>Age (# of years)</b>	46	50	55	43
<b>Condition</b>	Fair	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 Traditional	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,404	1,296	1,300	1,442
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	2 · 2	3 · 2
<b>Total Room #</b>	5	4	4	4
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	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>	--	--	--	--
<b>Lot Size</b>	0.36 acres	0.43 acres	0.43 acres	0.42 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$9,511	+\$9,231	-\$5,274
<b>Adjusted Price</b>	--	\$444,511	\$349,231	\$383,726

\* Sold 3 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** inferior GLA@+7560; superior lot size@-3049; inferior room count@+5000. Beautiful, modern, turnkey home - remodeled in 2019. Following are just a few of the improvements and upgrades that have been made: All new cabinetry, dual pane windows, new appliances, quartz countertops, kitchen under-cabinet lighting, upgraded HVAC systems, new gas water heater, plumbing and lighting fixtures throughout the home. Outside, the landscaping irrigation system includes a timer with 4 zones. Insulated garage door and garage, natural gas fire pit, RV hookups, 10 x 12 storage Tuff Shed, 10 X 12 Tuff Shed/Office that is insulated and finished with vinyl plank flooring and an HVAC mini-split unit. City sewer connection from the house to the street is installed and the old septic tank has been removed.
- Sold 2** inferior GLA@+7280; superior lot size@-3049; inferior room count@+5000. This lovely 2 bedroom, 2 bath with an additional room that can easily be a 3rd bedroom is located on a large lot in central Yucca Valley! Approaching from paved Joshua Lane, the beautifully landscaped yard will impress you right away with its plentiful mature shade trees, stately cypress, rock accents and charming split rail fence. Some big improvements have been recently done to this wonderful property: Roof was replaced in 2014, the HVAC system is less than a year old, new carpet in all the bedrooms, fresh interior paint and the sewer connection is already done! Entering the home you find yourself in a large living room with beautiful luxury vinyl plank flooring, large windows to let in plenty of light and views, and an inviting brick hearth fireplace. The kitchen is open to the dining space and has been nicely appointed with plenty of clean white cupboards and cabinets, full tile counters and backsplash, electric stove and wall mounted oven! The master bedroom is spacious and well lit, and enjoys a master bath with tiled walk-in shower. The second bedroom is airy and inviting with plenty of closet space. The third room located on the opposite side of the home could be a perfect 3rd bedroom, it has a closet and a large glass slider that leads to the back patio. Moving on to the outdoor living space, the backyard has plenty of room to spread out in and features a covered concrete patio, more mature shade trees, and even your own resident Joshua trees! All this, and it's only minutes from all the shops and restaurants in Yucca Valley, and just 15 to the gates of Joshua Tree National Park? Wow! Book a showing today because this hi-desert beauty won't last long on the market!
- Sold 3** superior GA@-2660; superior lot size@-2614. Looking for a lovely desert home or investment property? Check out this charming house on a quiet street in the heart of Yucca Valley; featuring 1,442 sqft of living space with 3 bedroom, 2 bathrooms and .42 acres of land. The living room adorns a large picture window that lets in an abundance of natural light and is anchored with a rock-faced fireplace, perfect for cozying up next to on those chilly winter night. Just off the living room is a formal dining area that leads to the kitchen which is complete with nice wood cabinetry, ample storage space, granite countertops and stainless steel appliances. The primary bedroom has it's own bathroom with an oversized single sink vanity and walk-in shower. The 2 additional bedrooms are of generous size and share the hall bathroom which boasts a single sink vanity and shower/tub combo. Not to mention PAID SOLAR with approximately 13yrs left on the lease to cover maintenance, Central AC/Heat, Dual Pane Windows, an attached 2 car garage, RV Parking and more. The backyard features a spacious covered patio with a jacuzzi, mature desert plants, fully fenced yard and ample space to entertain or relax around a fire-pit on a starry, desert night. Located less than 15 minutes to Joshua Tree and just minutes to shopping, restaurants, cafes, schools and more. Don't miss your opportunity to have a true sense of community and call this charming house home

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				MLS # Status Price % Change Date DIM Address + DC-			
<b>Listing Agent Name</b>				13033043 CRF Closed \$92,000 -23.3% 04/10/2013 11 7433			
<b>Listing Agent Phone</b>				Dumosa Avenue + DC-21133312 CRF Expired \$119,900 59.9%			
<b># of Removed Listings in Previous 12 Months</b>	0			10/28/2010 115 7433 DUMOSA Avenue + 2921342 Expired			
<b># of Sales in Previous 12 Months</b>	0			\$75,000 10/16/2000 62 7433 Dumosa			
<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>

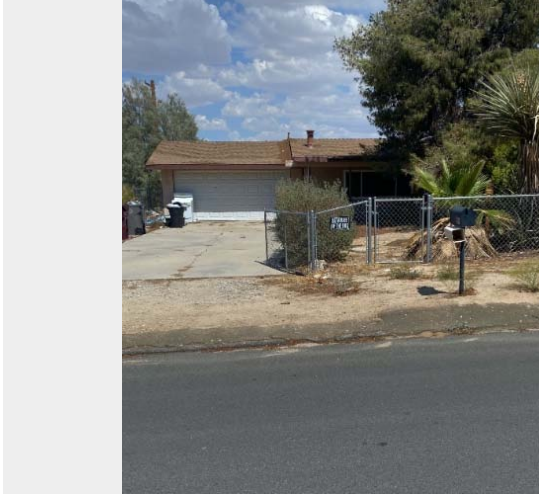
## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$350,000	\$356,000
<b>Sales Price</b>	\$350,000	\$356,000
<b>30 Day Price</b>	\$340,000	--
<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** 7492 Joshua Ln  
Yucca Valley, CA 92284



Front

**L2** 56606 Navajo Trl  
Yucca Valley, CA 92284



Front

**L3** 7562 Cherokee Trl  
Yucca Valley, CA 92284



Front



## Sales Photos

**S1** 7666 Hilton Ave  
Yucca Valley, CA 92284



Front

**S2** 7671 Joshua Ln  
Yucca Valley, CA 92284



Front

**S3** 7465 Barberry Ave  
Yucca Valley, CA 92284



Front

### ClearMaps Addendum

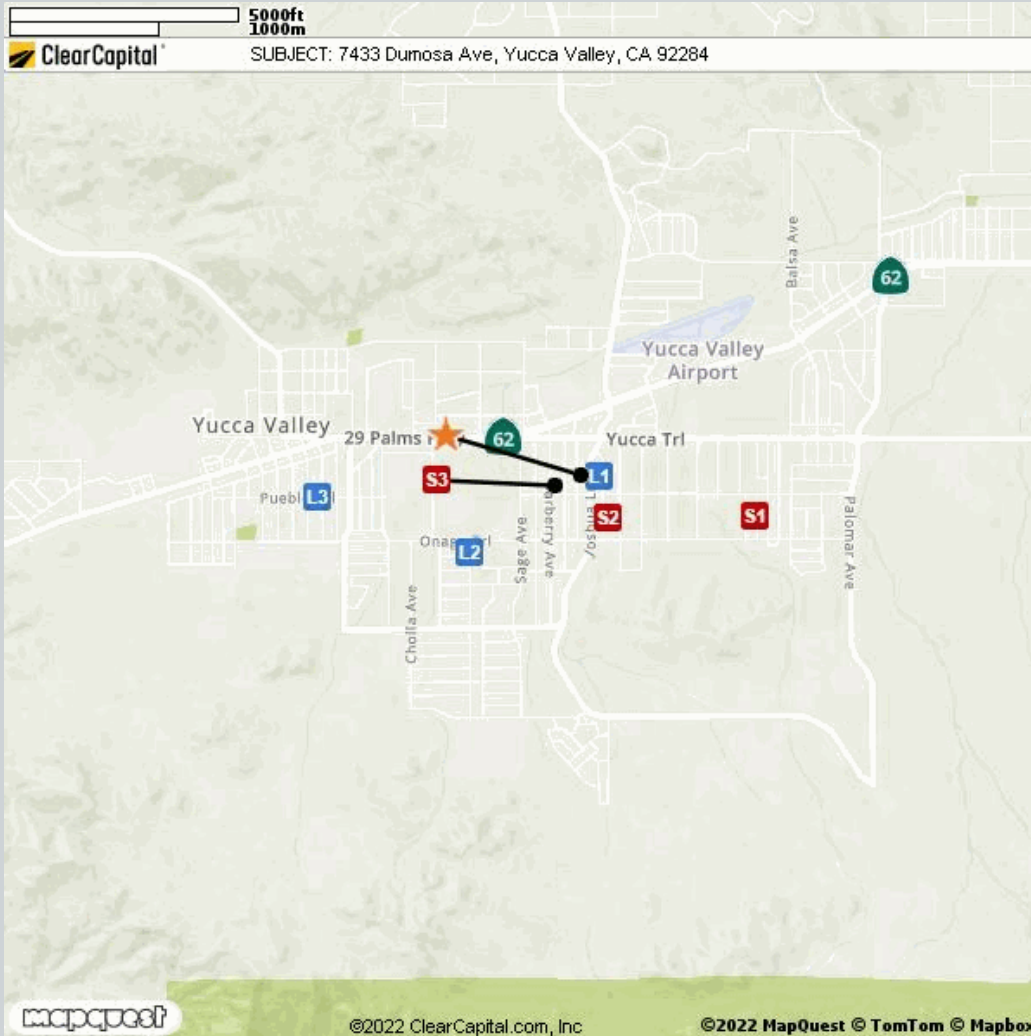
**Address** ★ 7433 Dumosa Avenue, Yucca Valley, CA 92284

**Loan Number** 50671

**Suggested List** \$350,000

**Suggested Repaired** \$356,000

**Sale** \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7433 Dumosa Avenue, Yucca Valley, CA 92284	--	Parcel Match
L1 Listing 1	7492 Joshua Ln, Yucca Valley, CA 92284	0.09 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	56606 Navajo Trl, Yucca Valley, CA 92284	0.87 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7562 Cherokee Trl, Yucca Valley, CA 92284	1.59 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7666 Hilton Ave, Yucca Valley, CA 92284	0.97 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7671 Joshua Ln, Yucca Valley, CA 92284	0.34 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7465 Barberry Ave, Yucca Valley, CA 92284	0.16 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>	27.58 miles	<b>Date Signed</b>	08/04/2022

*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.**