

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>	8151 McNulty Avenue, Winnetka, CA 91306	<b>Order ID</b>	8417606	<b>Property ID</b>	33271929
<b>Inspection Date</b>	09/10/2022	<b>Date of Report</b>	09/10/2022		
<b>Loan Number</b>	50789	<b>APN</b>	2108-012-001		
<b>Borrower Name</b>	Breckenridge Property Fund 2016, LLC	<b>County</b>	Los Angeles		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0907_BPOa	<b>Tracking ID 1</b>	50789		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b> The subject property appears to be in average condition with no damage observed. The subject recently sold 8/4/22.
<b>R. E. Taxes</b>	\$2,495	
<b>Assessed Value</b>	\$191,819	
<b>Zoning Classification</b>	Residential LARS	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<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>	Suburban	<b>Neighborhood Comments</b> Winnetka is a neighborhood in the city of Los Angeles in the San Fernando Valley region of Los Angeles County. The neighboring communities are Canoga Park, Chatsworth, Northridge, Reseda, Tarzana and Woodland Hills. Many support services such as shopping, restaurants, public transportation and hospitals are nearby. The area searched was a 1 mile radius from the subject. The subject market area consists of average quality single family homes built mainly in the 1950's. The subject's market is driven by standard sales.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$190,000 High: \$1,585,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8151 McNulty Avenue	20727 McNulty Pl	8161 McNulty Ave	20601 Schoenborn St
City, State	Winnetka, CA	Winnetka, CA	Winnetka, CA	Winnetka, CA
Zip Code	91306	91306	91306	91306
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 <sup>1</sup>	0.01 <sup>1</sup>	0.31 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$845,000	\$849,950	\$875,000
List Price \$	--	\$845,000	\$799,000	\$875,000
Original List Date		04/13/2022	06/12/2022	06/19/2022
DOM · Cumulative DOM	-- · --	11 · 150	82 · 90	83 · 83
Age (# of years)	67	67	67	67
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,313	1,516	1,395	1,334
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
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	Pool - Yes	Pool - Yes	--	Pool - Yes
Lot Size	0.18 acres	0.19 acres	0.18 acres	0.18 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** Comparable listing 1 is slightly larger with 1 additional bedroom and does not share similar influence. All other characteristics are similar.

**Listing 2** Comparable listing 2 has similar square footage, bedrooms, bathrooms, has no pool, is in potentially superior condition and share similar influence.

**Listing 3** Comparable listing 3 has similar square footage, bedrooms, bathrooms, has a pool and does not share similar influence.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	8151 McNulty Avenue	7753 Eton Ave	8612 Mason Ave	21031 Cantara St
<b>City, State</b>	Winnetka, CA	Canoga Park, CA	Winnetka, CA	Canoga Park, CA
<b>Zip Code</b>	91306	91304	91306	91304
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.73 <sup>1</sup>	0.70 <sup>1</sup>	0.30 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$765,000	\$750,000	\$749,999
<b>List Price \$</b>	--	\$729,950	\$750,000	\$749,999
<b>Sale Price \$</b>	--	\$732,000	\$740,000	\$750,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	09/08/2022	06/22/2022	08/30/2022
<b>DOM · Cumulative DOM</b>	-- · --	53 · 78	21 · 71	23 · 55
<b>Age (# of years)</b>	67	65	61	65
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,313	1,434	1,580	1,383
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 3	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 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	Pool - Yes	--	--
<b>Lot Size</b>	0.18 acres	0.17 acres	0.18 acres	0.17 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$2,100	-\$1,700	+\$35,000
<b>Adjusted Price</b>	--	\$729,900	\$738,300	\$785,000

\* Sold 1 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** Comparable sale 1 is slightly larger than the subject and does not share similar influence. Negative adjustment for GLA \$12,100 with a positive adjustment for influence \$10,000.
- Sold 2** Comparable sale 2 is a little larger than the subject with 1 additional bathroom, has no pool or share similar influence. Positive adjustments for pool \$25,000 and influence \$10,000 with a negative adjustments for GLA \$26,700 and bathroom \$10,000.
- Sold 3** Comparable sale 3 is very similar to the subject with the exception of having no pool or share similar influence. Positive adjustment for pool \$25,000 and influence \$10,000.

## 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 in the MLS or internet except the most recent sale 8/4/22.			
<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>	1						
<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>
06/08/2022	\$699,000	--	--	Sold	08/04/2022	\$620,000	MLS

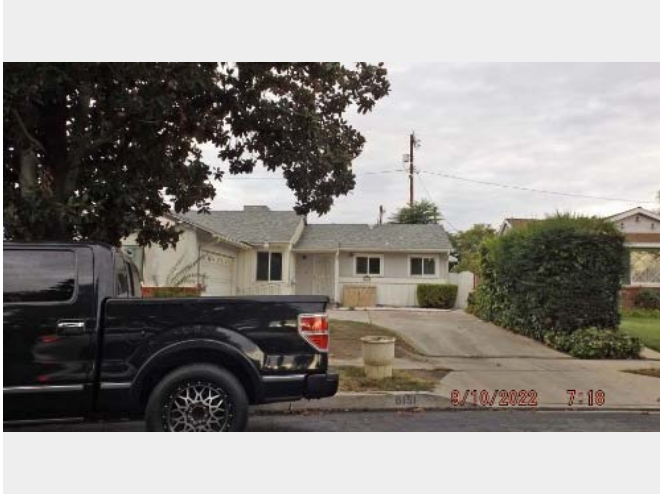
## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$730,000	\$730,000
<b>Sales Price</b>	\$730,000	\$730,000
<b>30 Day Price</b>	\$710,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Most weight is given to sale 1 for being very similar overall and the most recent sale. L2 share similar influence and there were no sales that share similar influence that was able to be used. There is a recent sale 7721 McNulty Ave close date 8/9/22, 1522 gla, 4 bd 2 baths with a sales price of \$1,020,000 and share similar influence. A modest positive adjustment was given for the negative influence. There was a very limited number of similar sales and listings that has similar influence. Canoga Park is a bordering city. The subject recently close on 8.4.22 for \$620,000 that may have closed slightly under value – the MLS says 'bring your tool belt and hammer' also the pool is empty and no indication as to why. The market appears to be slowing down and shifting from the previous months evidenced by longer marketing times for the listings and sales closing below asking price. Although the opinion of value is supported by the comparable sales, the value may not be obtainable in this current market.</p>		

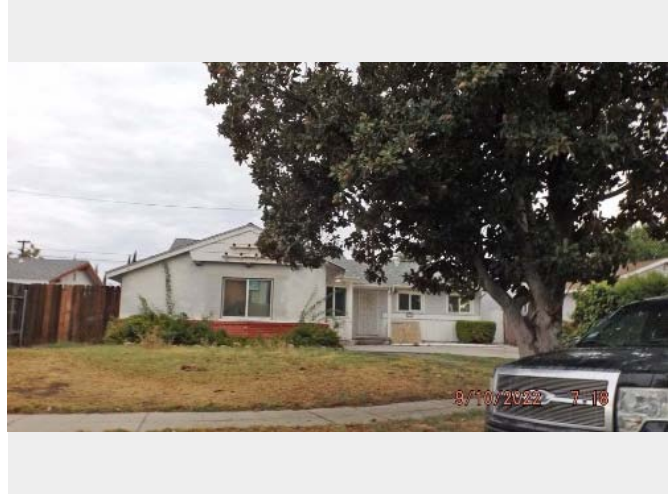
### Clear Capital Quality Assurance Comments Addendum

**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



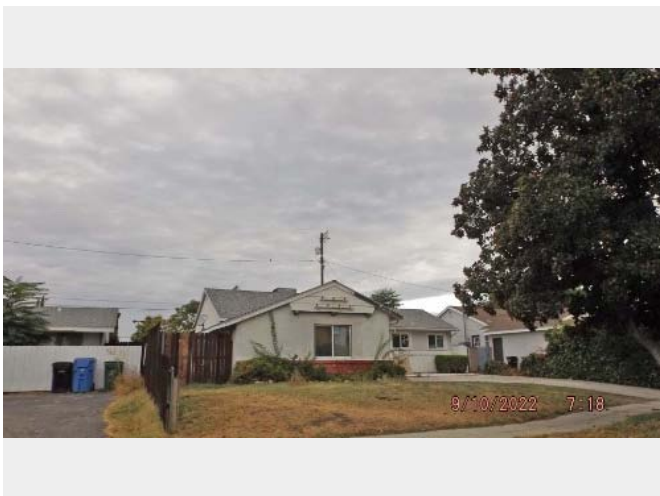
Front



Address Verification



Side



Side



Street



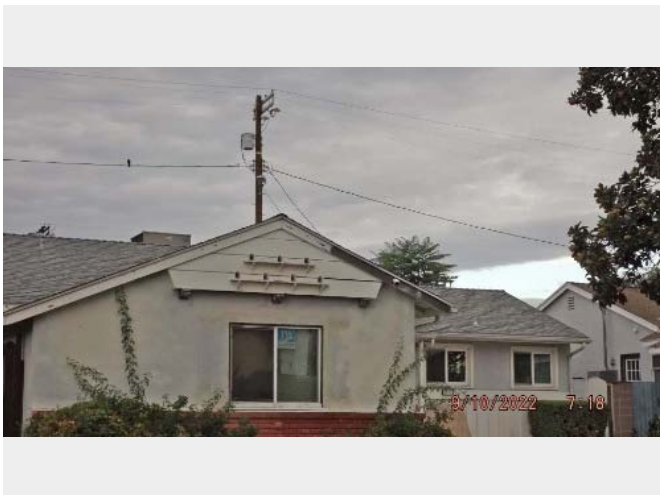
## Subject Photos



Street



Street



Other



## Listing Photos

**L1** 20727 McNulty Pl  
Winnetka, CA 91306



Front

**L2** 8161 McNulty Ave  
Winnetka, CA 91306



Front

**L3** 20601 Schoenborn St  
Winnetka, CA 91306



Front

## Sales Photos

**S1** 7753 Eton Ave  
Canoga Park, CA 91304



Front

**S2** 8612 Mason Ave  
Winnetka, CA 91306



Front

**S3** 21031 Cantara St  
Canoga Park, CA 91304



Front

### ClearMaps Addendum

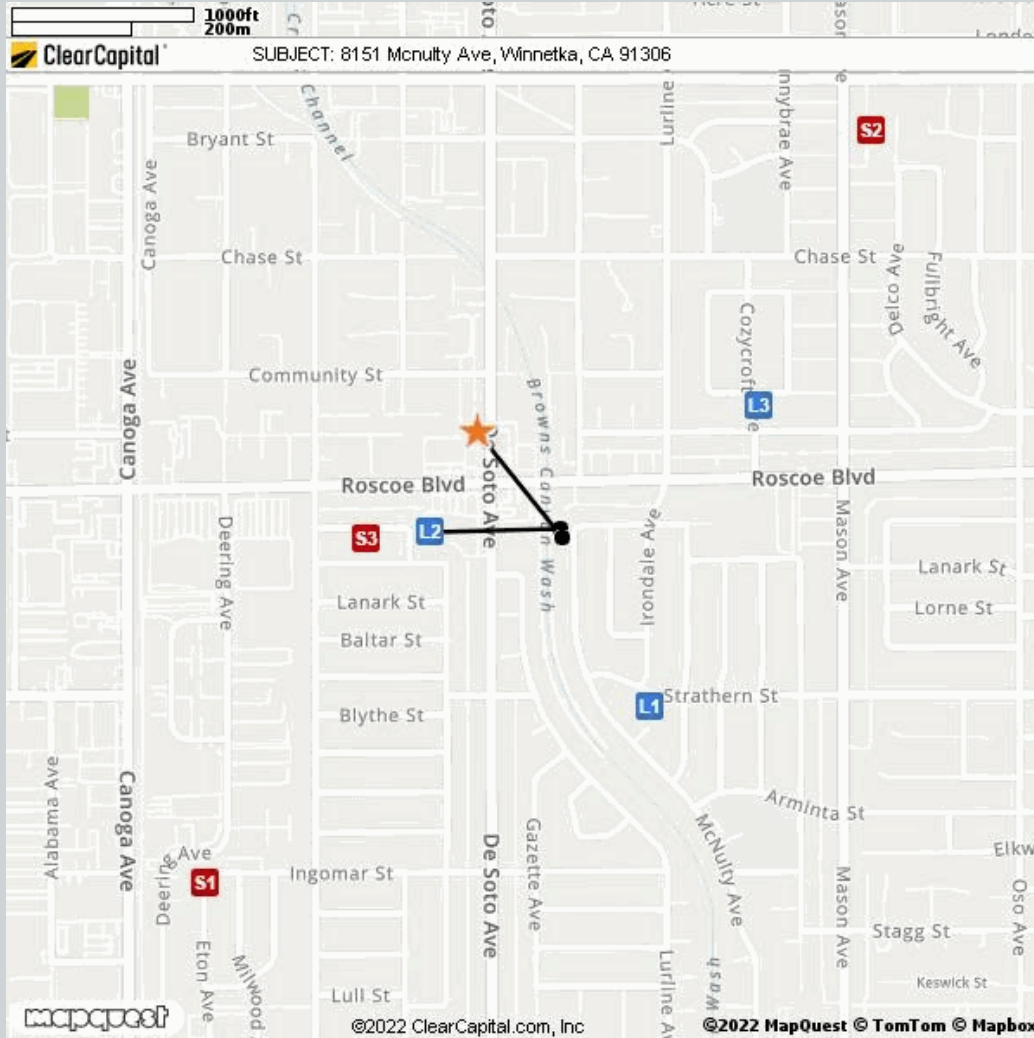
**Address** ★ 8151 McNulty Avenue, Winnetka, CA 91306

**Loan Number** 50789

**Suggested List** \$730,000

**Suggested Repaired** \$730,000

**Sale** \$730,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8151 McNulty Avenue, Winnetka, CA 91306	--	Parcel Match
L1	20727 McNulty Pl, Winnetka, CA 91306	0.28 Miles <sup>1</sup>	Parcel Match
L2	8161 McNulty Ave, Winnetka, CA 91306	0.01 Miles <sup>1</sup>	Parcel Match
L3	20601 Schoenborn St, Winnetka, CA 91306	0.31 Miles <sup>1</sup>	Parcel Match
S1	7753 Eton Ave, Canoga Park, CA 91304	0.73 Miles <sup>1</sup>	Parcel Match
S2	8612 Mason Ave, Winnetka, CA 91306	0.70 Miles <sup>1</sup>	Parcel Match
S3	21031 Cantara St, Canoga Park, CA 91304	0.30 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>	Celestine Heathington	<b>Company/Brokerage</b>	Beverly & Company
<b>License No</b>	01217850	<b>Address</b>	17950 Delano Street Encino CA 91316
<b>License Expiration</b>	01/10/2025	<b>License State</b>	CA
<b>Phone</b>	8189702574	<b>Email</b>	heathingtonc@yahoo.com
<b>Broker Distance to Subject</b>	4.34 miles	<b>Date Signed</b>	09/10/2022

*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.**