

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>	503 Trier Avenue, La Puente, CA 91744	<b>Order ID</b>	8447525	<b>Property ID</b>	33353286
<b>Inspection Date</b>	09/29/2022	<b>Date of Report</b>	10/03/2022		
<b>Loan Number</b>	51439	<b>APN</b>	8728-007-001		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Los Angeles		

**Tracking IDs**

<b>Order Tracking ID</b>	09.28.22 BPO	<b>Tracking ID 1</b>	09.28.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Esther Alvarez	<b>Condition Comments</b> Condition of the home offers visible signs of deferred maintenance.
<b>R. E. Taxes</b>	\$1,288	
<b>Assessed Value</b>	\$66,487	
<b>Zoning Classification</b>	LCR106	
<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>	\$25,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$25,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b> Neighborhood is a traditional La Puente neighborhood, closed to everything, near jobs, stores, without passthru traffic, however street is tight with many cars and feels congested, and lacking curb-appeal.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$482000 High: \$730000	
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	503 Trier Avenue	238 Glenloch Avenue	17509 Northam Street	403 Alderton Avenue
<b>City, State</b>	La Puente, CA	La Puente, CA	La Puente, CA	La Puente, CA
<b>Zip Code</b>	91744	91744	91744	91744
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.64 <sup>1</sup>	0.30 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$599,000	\$565,000	\$624,999
<b>List Price \$</b>	--	\$599,000	\$565,000	\$624,999
<b>Original List Date</b>		08/13/2022	09/26/2022	06/07/2022
<b>DOM · Cumulative DOM</b>	-- · --	45 · 51	1 · 7	69 · 118
<b>Age (# of years)</b>	66	66	66	64
<b>Condition</b>	Fair	Fair	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 ; City Street	Neutral ; City Street	Neutral ; City Street
<b>Style/Design</b>	1 Story ranch	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	960	1,145	936	998
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	3 · 1	3 · 1
<b>Total Room #</b>	5	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Detached 2 Car(s)	None	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>	0.15 acres	0.14 acres	0.16 acres	0.14 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** Adjustments made for superior bath count with +1 bath, adjustments made for inferior lot size with -345 less sf on the lot, adjustments made for superior interior size with +195 interior sf, adjustments made for superior garage space with 1+ garage spaces. MLS notes offer: AMAZING INVESTMENT OPPORTUNITY! SELLING WITH TENANTS. DON'T MISS OUT ON THIS GREAT HOME. 3 BEDROOM 2 BATH IN DESIRABLE AREA OF LA PUENTE! FRESH PAINT INSIDE AND OUT, EXCEPT KITCHEN. NEW LAMINATE FLOORING THROUGHOUT THE HOME. BATHROOMS ARE UPGRATED. NEW FANS IN BEDROOMS. KITCHEN NEEDS SOME TLC. GREAT SPACE IN BACKYARD, PERFECT FOR THOSE HOT SUMMER BBQ'S. HOME IS CONVENIENTLY LOCATED NEAR THE 10, 605 AND 60 FREEWAYS. CLOSE TO MALL, COSTCO, WALMART, SHOPPING CENTER AND MUCH MORE!
- Listing 2** Adjustments made for superior lot size with +717 additional sf on the lot. MLS notes offer: WOW!!!WOW!!!BEAUTIFUL THREE BEDROOM ONE BATH HOME. THIS IS A MUST SEE UPDATED A FEW YEARS AGO AND STILL IN GREAT CONDITION. GREAT STARTER HOME THAT IS CLOSE TO EVERYTHING. THE BACKYARD HAS SOME GREAT VIEWS.
- Listing 3** Adjustments made for inferior lot size with +234 less sf on the lot. MLS notes offer: If you're a first time home buyer looking for something move in ready then this lovely 3 bedroom, 1 bathroom home is perfect for you! Features a remodeled kitchen, an enclosed patio that serves as a bonus room, 2 car garage, and roof installed in 2021. Centrally located, close to shopping, schools, the 605 and 60 freeways.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	503 Trier Avenue	330 Donna Antonia Avenue	18167 Villa Park Street	17538 Salais Street
<b>City, State</b>	La Puente, CA	La Puente, CA	La Puente, CA	La Puente, CA
<b>Zip Code</b>	91744	91744	91744	91744
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.78 <sup>1</sup>	0.59 <sup>1</sup>	0.26 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$689,000	\$679,000	\$500,000
<b>List Price \$</b>	--	\$689,000	\$680,000	\$500,000
<b>Sale Price \$</b>	--	\$702,300	\$679,000	\$515,000
<b>Type of Financing</b>	--	Conventional	Fha	Cash
<b>Date of Sale</b>	--	07/19/2022	08/26/2022	08/15/2022
<b>DOM · Cumulative DOM</b>	-- · --	30 · 84	6 · 122	22 · 75
<b>Age (# of years)</b>	66	62	62	66
<b>Condition</b>	Fair	Good	Average	Poor
<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 ; City Street	Neutral ; City Street	Neutral ; City Street
<b>Style/Design</b>	1 Story ranch	1 Story contemporary	1 Story contemporary	1 Story contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	960	1,118	1,100	960
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	4 · 2	3 · 1
<b>Total Room #</b>	5	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	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>	0.15 acres	0.15 acres	0.14 acres	0.17 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$702,300	\$679,000	\$515,000

\* 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** Adjustments made for superior bath count with +1 bath, superior interior sf with +158 additional sf, and for superior lot size with +143 additional sf on the lot size. MLS notes offer: Welcome to your tastefully re-imagined La Puente home. Perfect for first time buyers or small families. You'll immediately be taken away by the beautiful landscaping in both the front and backyard. Upon entering the home you are welcomed by an open concept kitchen and living room. The recently updated kitchen has plenty of storage and tons of counter space along with stainless steel appliances. The backyard has two patio areas making it a great place to entertain. The master and guest bathroom have been recently remodeled. The beautiful and bright bedrooms offer lots of room for you and your family. Don't miss this one, make this house your home today.
- Sold 2** Adjustments made for superior bath and bed count with +1 bed, and +1 bath, Adjustments made for inferior lot size with -478 sf on the lot, adjustments made for superior lot size with +140 additional interior sf. MLS notes offer: Commuter's Dream! 4 Bedroom, 2 Bath home located freeway close in La Puente. Sounds too good to be true! As you enter, you're greeted by a large Livingroom with big bright windows, attached Dining Area and a Galley Kitchen with room for a breakfast table. Master Bedroom is over sized with a huge closet and attached full Bath. The additional bedrooms are spacious as well. Outside, the backyard is sunny and cheerful with a nice patio for entertaining. the attached garage and located behind a gate for maximum privacy. This home is truly special and is ready for a new owner!
- Sold 3** Adjustments made for superior lot size with +907 sf on the lot size. MLS notes offer: Investors/Contractors Special!!! This original 1956 3 bed 1 bath home sitting on a large lot offers a fantastic opportunity for improvement and possible expansion. This is a probate sale and there seems to be a lot of deferred maintenance. The right buyer can turn this property into the perfect family home!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Home expired as a probate sale requiring court confirmation as of 9/19/22. Per MLS notes: Do not disturb the tenants this a probate property. Tenants are upset because agents and buyers keep knocking on their door. Please advise your buyers not to do so. We are are waiting for court confirmation. shown only during open house by listing agent. Thank you everyone.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
02/06/2022	\$500,000	--	--	Cancelled	09/19/2022	\$500,000	MLS

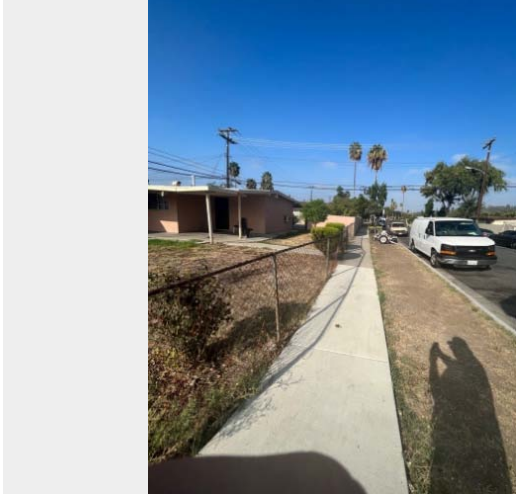
## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$515,000	\$565,000
<b>Sales Price</b>	\$515,000	\$565,000
<b>30 Day Price</b>	\$488,000	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing derived from using an average price/sf -- soft BPO/CMA in attached docs offers a mean of \$594 for average homes, and subsequent comparable fair condition homes to use \$536/sf, just above the lowest priced comp		

## 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.

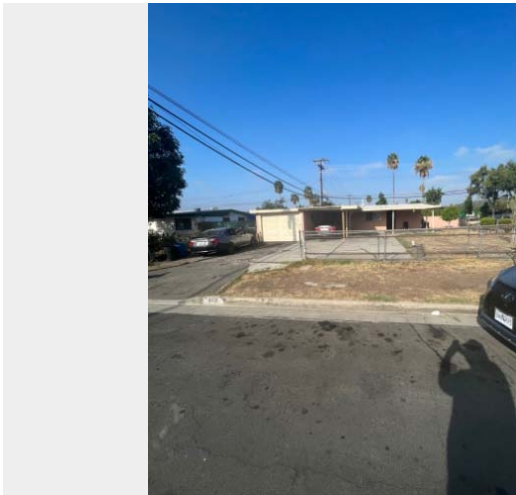
### Subject Photos



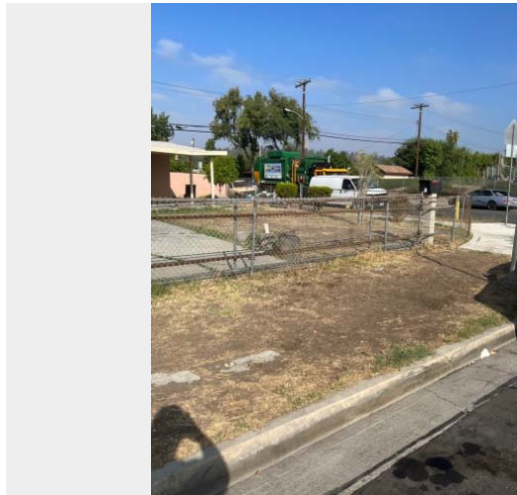
Front



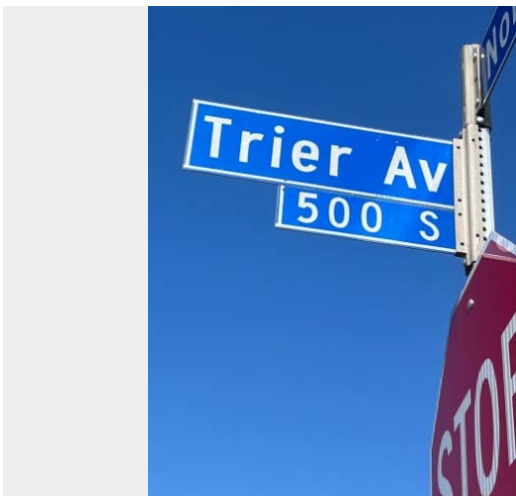
Front



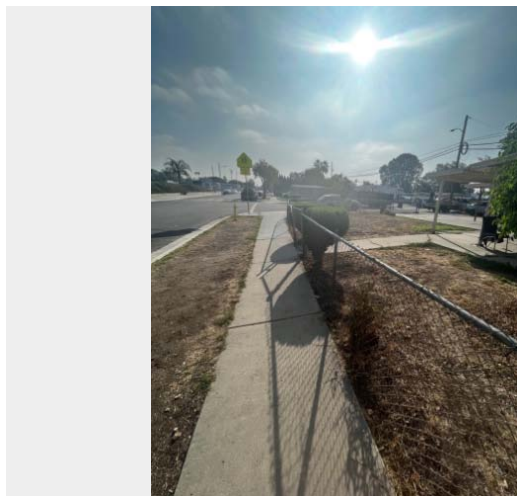
Front



Front



Address Verification

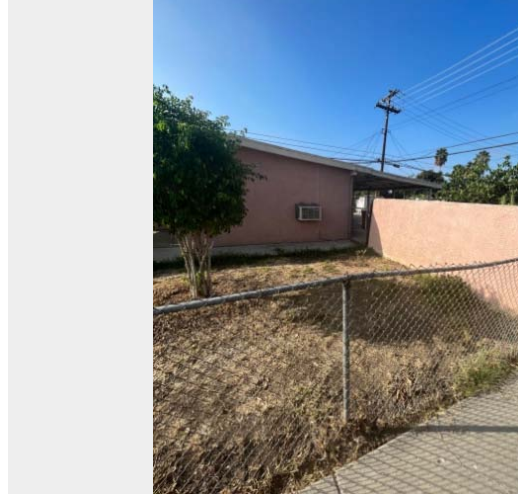


Side

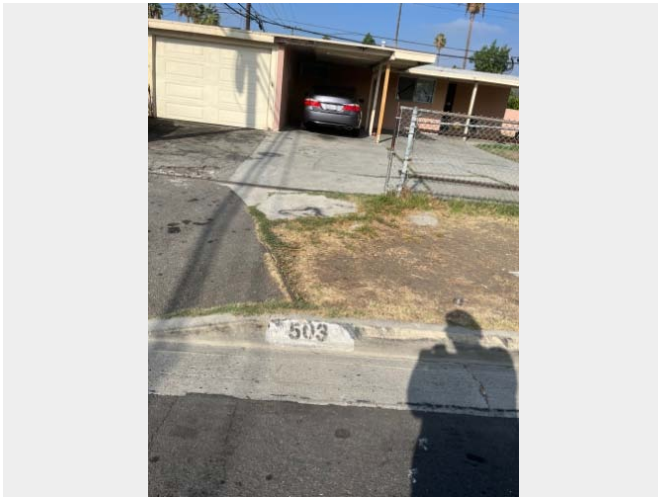
## Subject Photos



Side



Side

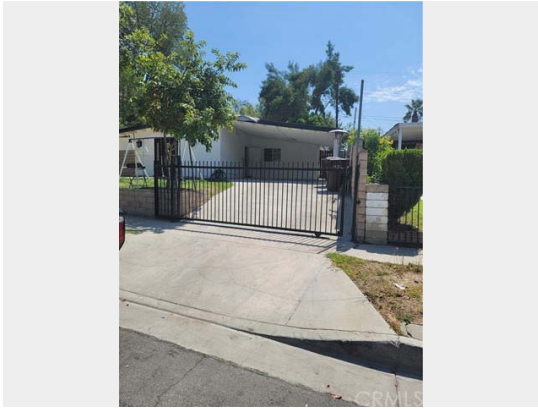


Garage



## Listing Photos

**L1** 238 Glenloch Avenue  
La Puente, CA 91744



Front

**L2** 17509 Northam Street  
La Puente, CA 91744



Front

**L3** 403 Alderton Avenue  
La Puente, CA 91744



Front

## Sales Photos

**S1** 330 Donna Antonia Avenue  
La Puente, CA 91744



Front

**S2** 18167 Villa Park Street  
La Puente, CA 91744



Front

**S3** 17538 Salais Street  
La Puente, CA 91744



Front

### ClearMaps Addendum

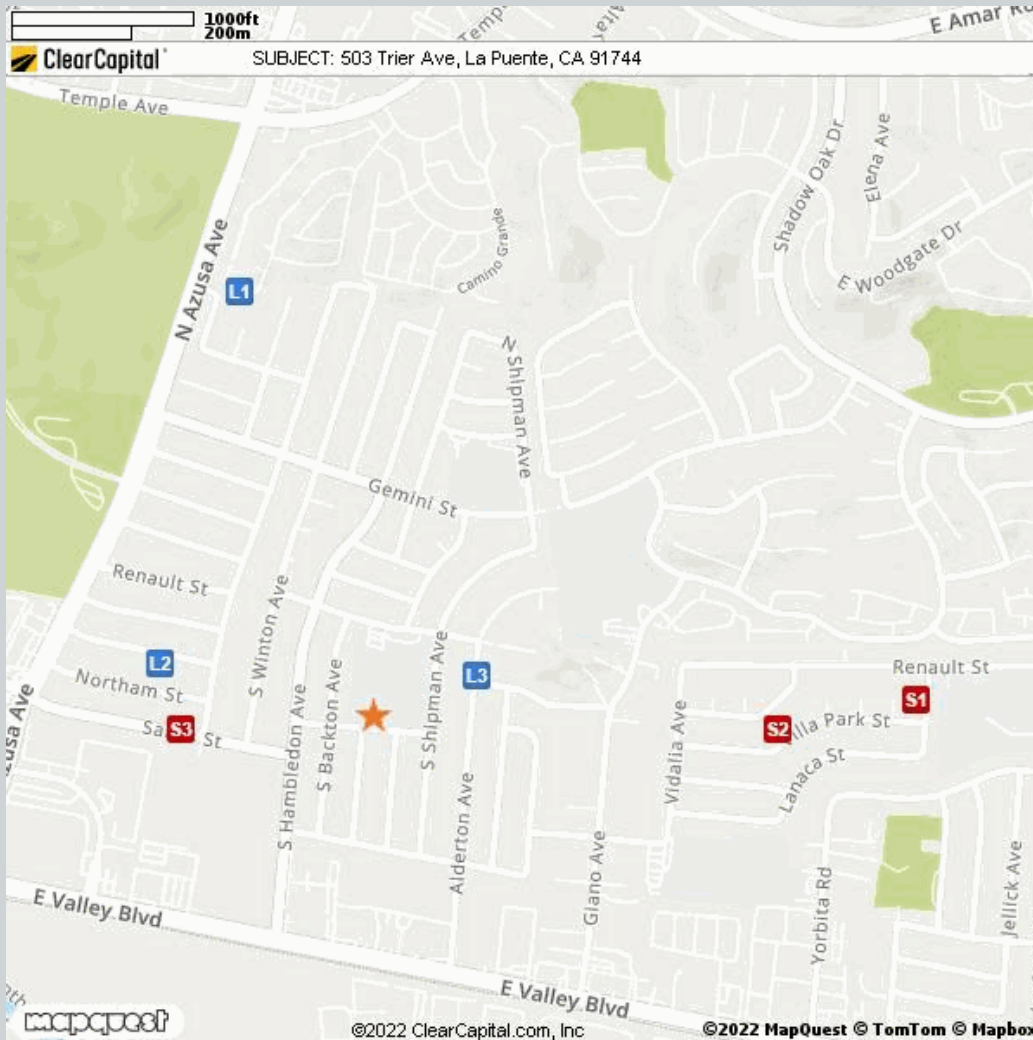
**Address** ★ 503 Trier Avenue, La Puente, CA 91744

**Loan Number** 51439

**Suggested List** \$515,000

**Suggested Repaired** \$565,000

**Sale** \$515,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	503 Trier Avenue, La Puente, ca 91744	--	Parcel Match
L1 Listing 1	238 Glenloch Avenue, La Puente, CA 91744	0.64 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	17509 Northam Street, La Puente, CA 91744	0.30 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	403 Alderton Avenue, La Puente, CA 91744	0.17 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	330 Donna Antonia Avenue, La Puente, CA 91744	0.78 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	18167 Villa Park Street, La Puente, CA 91744	0.59 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	17538 Salais Street, La Puente, CA 91744	0.26 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>	Nicolle Davis	<b>Company/Brokerage</b>	Berkshire Hathaway
<b>License No</b>	01926839	<b>Address</b>	1270 E. Garvey Street Covina CA 91724
<b>License Expiration</b>	07/17/2025	<b>License State</b>	CA
<b>Phone</b>	9099969446	<b>Email</b>	nicolle@nicolledavis.net
<b>Broker Distance to Subject</b>	5.02 miles	<b>Date Signed</b>	10/01/2022

*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.**