

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>	14297 Tierra Del Sur St, Adelanto, CALIFORNIA 92301	<b>Order ID</b>	8478766	<b>Property ID</b>	33469969
<b>Inspection Date</b>	10/19/2022	<b>Date of Report</b>	10/21/2022		
<b>Loan Number</b>	51588	<b>APN</b>	3103-083-67-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	10.19.22 BPO	<b>Tracking ID 1</b>	10.19.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Austin, Debra	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,293	Subject property is larger single story plan in one of the newer tracts located at southern edge of very large market area. Is occupied, presumably by original owner/buyer. Maintained condition, no repairs noted. Fenced back yard, rockscaped front yard, trees, shrubs. Tile roof, front porch. Aerial view does not show a rear patio or any other improvements in back yard.	
<b>Assessed Value</b>	\$273,247		
<b>Zoning Classification</b>	R1 -one SFR per lot		
<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>	
<b>Local Economy</b>	Stable	Newer tract of mostly mid to larger sized homes, both 1 & 2 story. Located at southern edge of very large market area that is made up of dozens of different tracts. The oldest tracts date to the late 80's, the newest were built in the 00's & teens & there is some ongoing development being done in the area by several large national tract builders. The older & newer tracts are equally interspersed through out the area, along with some remaining sections of undeveloped land. For these reasons it is often necessary to expand search to find comps. This is a good commuter area with 2 major commuting...	
<b>Sales Prices in this Neighborhood</b>	Low: \$219,000 High: \$565,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

Newer tract of mostly mid to larger sized homes, both 1 & 2 story. Located at southern edge of very large market area that is made up of dozens of different tracts. The oldest tracts date to the late 80's, the newest were built in the 00's & teens & there is some ongoing development being done in the area by several large national tract builders. The older & newer tracts are equally interspersed through out the area, along with some remaining sections of undeveloped land. For these reasons it is often necessary to expand search to find comps. This is a good commuter area with 2 major commuting routes within 1/2 to 1 mile. Several schools are within a 2 mile radius. Large regional shopping center is about 6 miles away.

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	14297 Tierra Del Sur St	14259 Sun Valley St.	14141 Sun Valley St.	11061 Windcrest Ct.
City, State	Adelanto, CALIFORNIA	Adelanto, CA	Adelanto, CA	Adelanto, CA
Zip Code	92301	92301	92301	92301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 <sup>1</sup>	0.21 <sup>1</sup>	1.21 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$445,000	\$427,900	\$475,000
List Price \$	--	\$445,000	\$414,500	\$447,999
Original List Date		10/04/2022	09/06/2022	09/09/2022
DOM · Cumulative DOM	-- · --	17 · 17	28 · 45	42 · 42
Age (# of years)	7	8	7	16
Condition	Average	Average	Average	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	1 Story ranch	2 Stories tract	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,347	2,347	2,020	2,164
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3	5 · 3
Total Room #	7	7	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.17 acres	.17 acres	.17 acres
Other	fence, tile roof, porch	fence, tile roof, porch	fence, tile roof, porch	fence, tile roof

\* Listing 1 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** Regular resale. Same home/tract. Fenced back yard, rockscaped front yard. Tile roof, small porch at entry. Rear patio slab with no cover.

**Listing 2** Regular resale in same tract. Different 2 story style. Smaller SF with extra full BA, similar age, lot size, garage. Fenced back yard, rockscaped front yard, landscaped back yard, some trees, shrubs. Tile roof, small porch at entry. Large rear patio slab with no cover.

**Listing 3** Regular resale. Different older tract in same market area, within 9 years of subject age, no adjustment. Smaller SF with extra BR & full BA, similar exterior style, features, lot size. Larger garage. Fenced back yard, rockscaped front yard, some shrubs. Landscaped back yard. Tile roof. Rear patio slab with no cover. Will need to reduce further to sell on current market.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	14297 Tierra Del Sur St	14221 Sun Valley St.	14181 Tierra Del Sur St.	11011 Continental Ct.
<b>City, State</b>	Adelanto, CALIFORNIA	Adelanto, CA	Adelanto, CA	Adelanto, CA
<b>Zip Code</b>	92301	92301	92301	92301
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.15 <sup>1</sup>	1.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$495,000	\$424,900	\$389,900
<b>List Price \$</b>	--	\$476,000	\$424,900	\$409,900
<b>Sale Price \$</b>	--	\$446,500	\$425,000	\$427,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	07/29/2022	08/04/2022	06/27/2022
<b>DOM · Cumulative DOM</b>	-- · --	44 · 104	20 · 76	68 · 98
<b>Age (# of years)</b>	7	8	6	16
<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	1 Story ranch	2 Stories tract	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,347	2,347	1,981	2,164
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 3	4 · 3
<b>Total Room #</b>	7	7	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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>	.17 acres	.17 acres	.18 acres	.17 acres
<b>Other</b>	fence, tile roof, porch	fence, tile roof, porch	fence, tile roof, porch, patio	fence, tile roof, porch
<b>Net Adjustment</b>	--	\$0	-\$1,850	-\$12,525
<b>Adjusted Price</b>	--	\$446,500	\$423,150	\$414,475

\* 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** Regular resale. Same home/tract. Fenced back yard, land/rockscaped front yard, trees, shrubs. Tile roof, front porch. No exterior amenity-no patio, no rear landscaping, etc. No adjustments needed.
- Sold 2** Regular resale in same tract, same street. Different 2 story style. Smaller SF with extra full BA, similar age, other features, lot size, garage. Fenced back yard, rockscaped front yard with shrubs, boulder features. Back yard has artificial sod. Tile roof, front porch, rear covered patio. Adjusted for concessions paid (-\$7000), extra 1/2 BA (-\$2500), rear patio (-\$1500) & offset by smaller SF (+\$9150).
- Sold 3** Regular resale. Different older tract in same market area, within 9 years of subject age, no adjustment. Smaller SF with extra full BA, similar exterior style, features, lot size. Larger garage. Fenced back yard, rockscaped yard areas, trees, shrubs. Tile roof, small porch at entry. Adjusted for concessions paid (-\$11600), extra 1/2 BA (-\$2500), larger garage (-\$3000) & offset by smaller SF (+\$4575).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				n/a			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$445,000	\$445,000
<b>Sales Price</b>	\$442,000	\$442,000
<b>30 Day Price</b>	\$425,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search was expanded in distance to try &amp; find best comps for subject &amp; to try &amp; bracket subject features, including age. Every effort made to find/use comps with as close proximity as possible. In this case search was expanded up to 2 miles to find best comps. Most homes of this size, in this area, are 2 story &amp; two comps that are 2 story had to be used, both from same tract. As the market continues to transition &amp; level out, inventory is increasing, along with DOM stats &amp; interest rates. Many listings are seeing large price reductions &amp; many sellers are offering concessions to buyers. In the coming months, competitive pricing is going to be the most important factor in marketing any property.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Side



Street



## Listing Photos

**L1** 14259 Sun Valley St.  
Adelanto, CA 92301



Front

**L2** 14141 Sun Valley St.  
Adelanto, CA 92301



Front

**L3** 11061 Windcrest Ct.  
Adelanto, CA 92301



Front

## Sales Photos

**S1** 14221 Sun Valley St.  
Adelanto, CA 92301



Front

**S2** 14181 Tierra Del sur St.  
Adelanto, CA 92301



Front

**S3** 11011 Continental Ct.  
Adelanto, CA 92301



Front

## ClearMaps Addendum

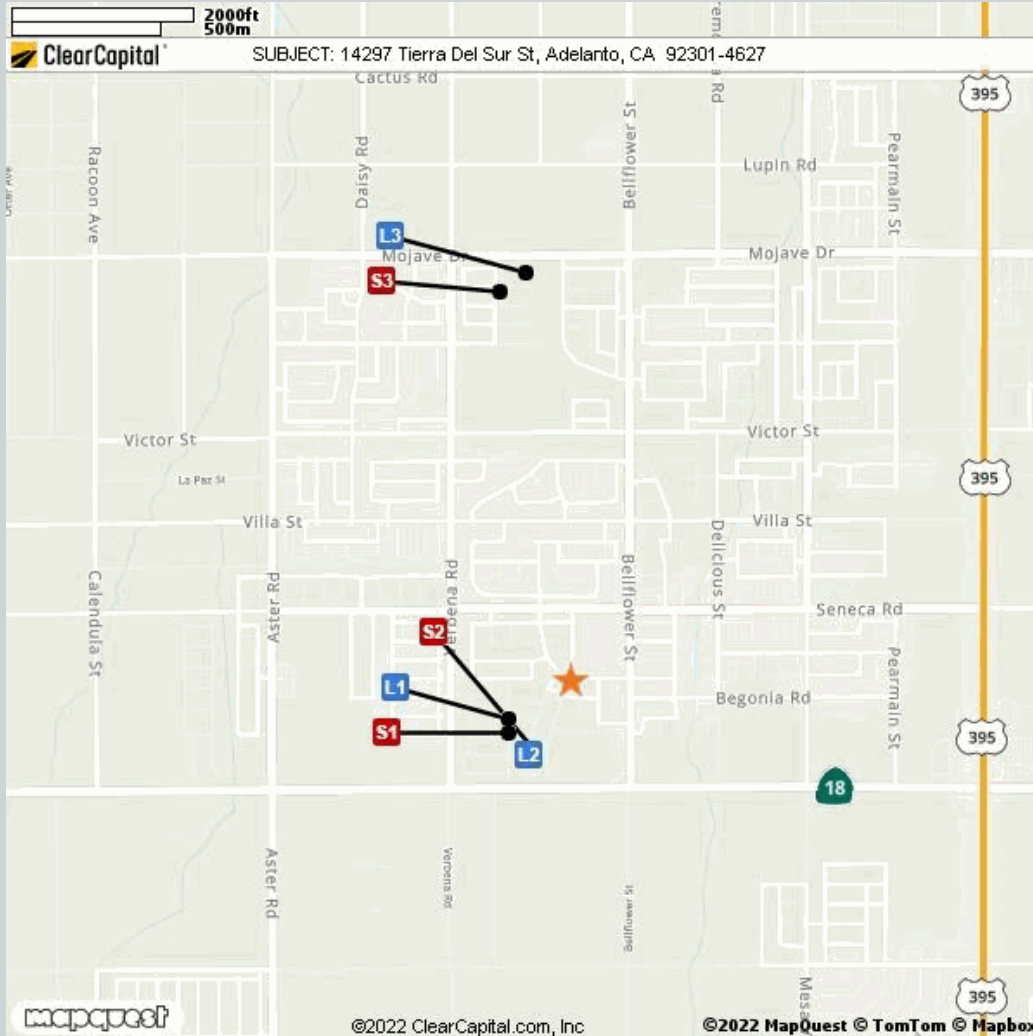
**Address** ★ 14297 Tierra Del Sur St, Adelanto, CALIFORNIA 92301

**Loan Number** 51588

**Suggested List** \$445,000

**Suggested Repaired** \$445,000

**Sale** \$442,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14297 Tierra Del Sur St, Adelanto, California 92301	--	Parcel Match
L1 Listing 1	14259 Sun Valley St., Adelanto, CA 92301	0.12 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	14141 Sun Valley St., Adelanto, CA 92301	0.21 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11061 Windcrest Ct., Adelanto, CA 92301	1.21 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	14221 Sun Valley St., Adelanto, CA 92301	0.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	14181 Tierra Del Sur St., Adelanto, CA 92301	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11011 Continental Ct., Adelanto, CA 92301	1.16 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>	Teri Ann Bragger	<b>Company/Brokerage</b>	First Team Real Estate
<b>License No</b>	00939550	<b>Address</b>	15545 Bear Valley Rd. Hesperia CA 92345
<b>License Expiration</b>	10/09/2026	<b>License State</b>	CA
<b>Phone</b>	7609000529	<b>Email</b>	teribragger@firstteam.com
<b>Broker Distance to Subject</b>	6.16 miles	<b>Date Signed</b>	10/21/2022

*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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