

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.

Address	627 W Arbutus Street, Compton, CA 90220	Order ID	8520067	Property ID	33554732
Inspection Date	11/16/2022	Date of Report	11/30/2022		
Loan Number	51619	APN	6151-004-028		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	11.16.22 BPO	Tracking ID 1	11.16.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Thomas Virginia Y & Virginia Y Thomas	Condition Comments Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$1,131	
Assessed Value	\$385,240	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a suburban neighborhood with increased property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$456,000 High: \$750,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	627 W Arbutus Street	434 W Poplar Street	813 N Spring Avenue	1023 W Magnolia Street
City, State	Compton, CA	Compton, CA	Compton, CA	Compton, CA
Zip Code	90220	90220	90221	90220
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.97 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$485,000	\$629,000	\$589,000
List Price \$	--	\$580,000	\$629,000	\$650,000
Original List Date		07/08/2022	10/01/2022	07/15/2022
DOM · Cumulative DOM	-- · --	131 · 145	46 · 60	124 · 138
Age (# of years)	85	64	74	75
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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,517	1,137	1,450	1,356
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Detached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.14 acres	0.13 acres	0.11 acres
Other	None	None	None	None

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

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

Listing 1 Adjustments:,Bed:0,Bath:-3000,HBath:0,GLA:\$19000,Age:\$-630,Garage:\$2000,Total Adjustment:\$17370,Net Adjustment Value:\$597370 This FMV property is inferior in GLA, but similar in bed count to the subject.

Listing 2 Adjustments:,Bed:0,Bath:-3000,HBath:0,GLA:\$3350,Age:\$-330,Total Adjustment:\$20,Net Adjustment Value:\$629020 This FMV property is similar in bed count , but superior in bath count to the subject.

Listing 3 Adjustments:,Bed:0,Bath:-3000,HBath:0,GLA:\$8050,Garage:\$2000,Total Adjustment:\$7050,Net Adjustment Value:\$657050 This FMV property is superior in bath count , but similar in view to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	627 W Arbutus Street	607 N Northwood Avenue	13915 S Tajauta Avenue	2040 E Hatchway Street
City, State	Compton, CA	Compton, CA	Compton, CA	Compton, CA
Zip Code	90220	90220	90222	90222
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	0.80 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$610,000	\$595,000	\$615,000
List Price \$	--	\$610,000	\$595,000	\$615,000
Sale Price \$	--	\$570,000	\$620,000	\$625,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/04/2022	10/27/2022	09/17/2022
DOM · Cumulative DOM	-- · --	57 · 57	85 · 85	58 · 58
Age (# of years)	85	79	69	74
Condition	Average	Average	Average	Good
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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,517	1,350	1,416	1,358
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	4 · 2
Total Room #	6	5	6	7
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.14 acres	0.12 acres	0.11 acres
Other	None	None	None	None
Net Adjustment	--	+\$8,350	+\$1,570	-\$1,380
Adjusted Price	--	\$578,350	\$621,570	\$623,620

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ 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:;Bed:0,Bath:0,HBath:0,GLA:\$8350,Total Adjustment:8350,Net Adjustment Value:\$578350 This FMV property is inferior in GLA , but similar in age to the subject.
- Sold 2** Adjustments:;Bed:0,Bath:-3000,HBath:0,GLA:\$5050,Age:\$-480,Total Adjustment:1570,Net Adjustment Value:\$621570 This FMV property is similar in age , and condition to the subject.
- Sold 3** Adjustments:Condition:\$-5000,Bed:-5000,Bath:-3000,HBath:0,GLA:\$7950,Age:\$-330,Garage:\$4000,Total Adjustment:-1380,Net Adjustment Value:\$623620 This FMV property is superior in condition, but similar in style to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$630,000	\$630,000
Sales Price	\$620,000	\$620,000
30 Day Price	\$610,000	--
Comments Regarding Pricing Strategy		
<p>The subject is located near to school, park, busy road, rail roads and commercially active region, this will not have any impact on subject marketability as similar location comparable were used in this report. Comparable sold with in 3 months were used in report. Within 1 mile, there were limited comparable available supporting subject market conditions. Hence I was forced to use comparable exceeding in condition, year built, GLA, bed/bath count. In delivering final valuation more weightage is been placed on CS2 and CL2 were selected as the best available comparable as they are most similar to subject condition and overall structure. As proximity is given more priority, I was forced to use comparable inferior in GLA to subject. Necessary adjustments were provided for this variance. Comparable (s2 and s3) received multiple offers which resulted in an increased final sale price relative to list price.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (11/30/22)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



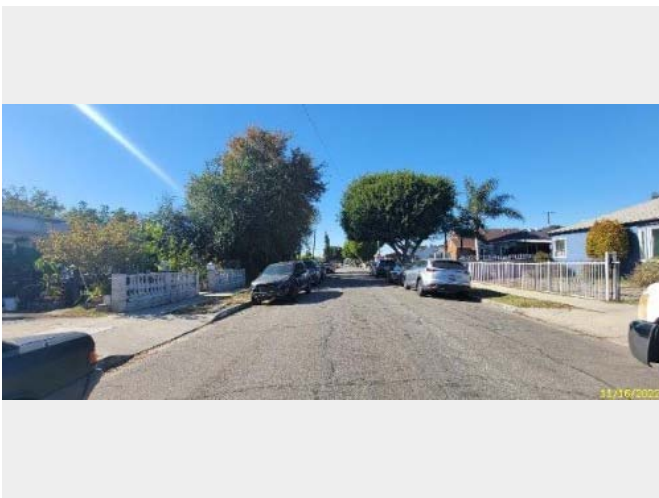
Address Verification



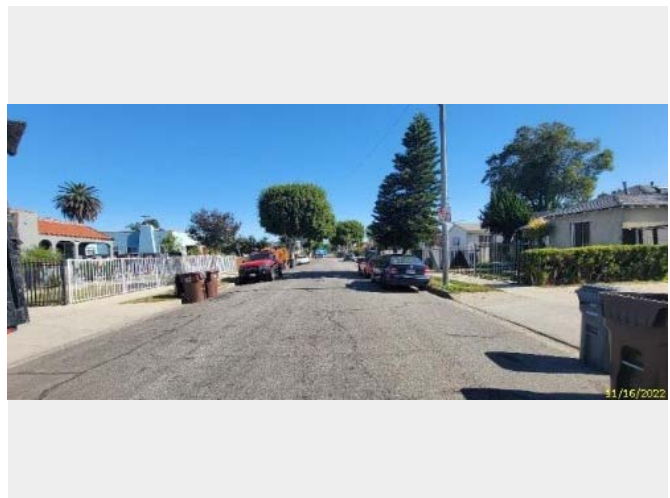
Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 434 W Poplar Street
Compton, CA 90220



Front

L2 813 N Spring Avenue
Compton, CA 90221



Front

L3 1023 W Magnolia Street
Compton, CA 90220



Front

Sales Photos

S1 607 N Northwood Avenue
Compton, CA 90220



Front

S2 13915 S Tajauta Avenue
Compton, CA 90222



Front

S3 2040 E Hatchway Street
Compton, CA 90222



Front

ClearMaps Addendum

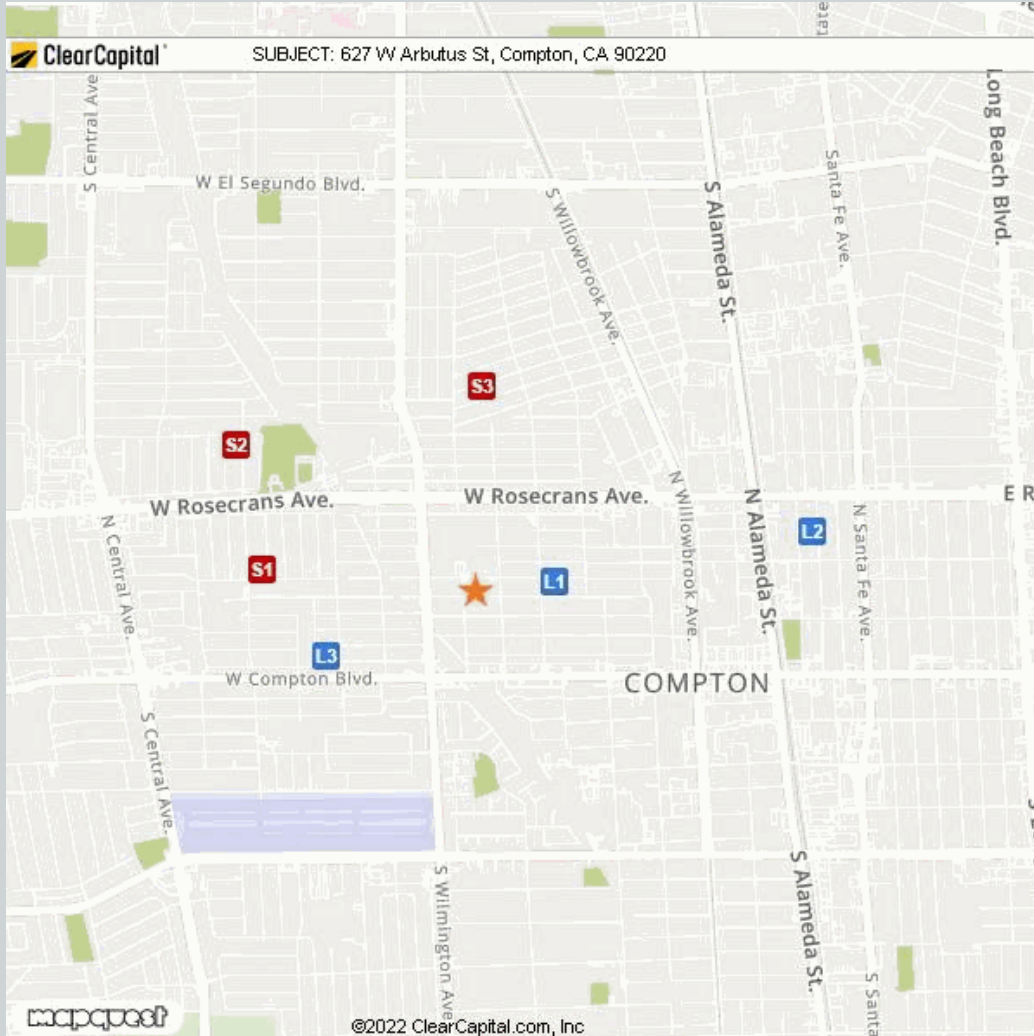
Address ★ 627 W Arbutus Street, Compton, CA 90220

Loan Number 51619

Suggested List \$630,000

Suggested Repaired \$630,000

Sale \$620,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	627 W Arbutus Street, Compton, CA 90220	--	Parcel Match
L1 Listing 1	434 W Poplar Street, Compton, CA 90220	0.23 Miles ¹	Parcel Match
L2 Listing 2	813 N Spring Avenue, Compton, CA 90221	0.97 Miles ¹	Parcel Match
L3 Listing 3	1023 W Magnolia Street, Compton, CA 90220	0.46 Miles ¹	Parcel Match
S1 Sold 1	607 N Northwood Avenue, Compton, CA 90220	0.61 Miles ¹	Parcel Match
S2 Sold 2	13915 S Tajauta Avenue, Compton, CA 90222	0.80 Miles ¹	Parcel Match
S3 Sold 3	2040 E Hatchway Street, Compton, CA 90222	0.58 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	Aaron Soliz	Company/Brokerage	Century 21 LLC
License No	02042691	Address	11331 183rd Street #1189, Cerritos CA 90703
License Expiration	03/29/2026	License State	CA
Phone	4243175332	Email	solizproperties@gmail.com
Broker Distance to Subject	8.51 miles	Date Signed	11/17/2022

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.