

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	3068 E Via Rosso, Ontario, CA 91764	Order ID	8520067	Property ID	33555072
Inspection Date	11/19/2022	Date of Report	11/30/2022		
Loan Number	51770	APN	0210-652-56-0000		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	San Bernardino		

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	Chin Yew Seng	Condition Comments Subject is located in a development with homes very similar. Based on exterior observation, subject property is in average condition.
R. E. Taxes	\$4,592	
Assessed Value	\$593,900	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Parkside ontario Association 9519737514	
Association Fees	\$112 / Month (Landscaping,Insurance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a suburban neighborhood with stable property values and the economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$550,000 High: \$655,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3068 E Via Rosso	11080 Wander Dr	11045 Spotlight Dr	1150 N Solano Privado # C
City, State	Ontario, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Ontario, CA
Zip Code	91764	91730	91730	91764
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.20 ²	1.56 ¹	1.40 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$579,990	\$649,000	\$630,000
List Price \$	--	\$579,990	\$625,000	\$628,000
Original List Date		11/07/2022	08/30/2022	11/02/2022
DOM · Cumulative DOM	-- · --	10 · 23	79 · 92	10 · 28
Age (# of years)	5	0	1	18
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,580	1,387	1,457	1,750
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	6	5	6	7
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	Pool - Yes
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	None	None	None	None

* Listing 1 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 Property is inferior in GLA, similar in year built, similar in condition and inferior in bed, similar in bath to the subject. Adjustments GLA \$5790, Bed \$10000, Total Adjustments \$15790, Net Adjusted Value \$595780

Listing 2 Property is inferior in GLA, similar in year built, superior in condition and similar in bed, similar in bath to the subject. Adjustments GLA \$3690, Condition -\$25000, Total Adjustments -\$21310, Net Adjusted Value \$603690

Listing 3 Property is superior in GLA, inferior in year built, similar in condition and superior in bed, similar in bath to the subject. Adjustments GLA -\$5100, Bed -\$10000, Age \$6500, Total Adjustments -\$8600, Net Adjusted Value \$619400

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3068 E Via Rosso	3069 E Via Rosso	3081 E Via Rosso	2846 E Via Fiano
City, State	Ontario, CA	Ontario, CA	Ontario, CA	Ontario, CA
Zip Code	91764	91764	91764	91764
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.04 ¹	0.25 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$609,900	\$650,000	\$565,000
List Price \$	--	\$609,900	\$625,000	\$575,000
Sale Price \$	--	\$605,000	\$612,000	\$600,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/07/2022	11/01/2022	07/08/2022
DOM · Cumulative DOM	-- · --	36 · 64	125 · 165	8 · 97
Age (# of years)	5	5	5	6
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,580	1,580	1,749	1,462
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 3
Total Room #	6	6	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	Pool - Yes
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	None	None	None	None
Net Adjustment	--	\$0	-\$30,070	-\$23,960
Adjusted Price	--	\$605,000	\$581,930	\$576,040

* Sold 1 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** Property is similar in GLA, similar in year built, similar in condition and similar in bed, similar in bath to the subject. Adjustments 0 Net Adjusted Value \$605000
- Sold 2** Property is superior in GLA, similar in year built, superior in condition and similar in bed, similar in bath to the subject. Adjustments GLA -\$5070, Condition -\$25000, Total Adjustments -\$30070, Net Adjusted Value \$581930
- Sold 3** Property is inferior in GLA, similar in year built, superior in condition and similar in bed, superior in bath to the subject. Adjustments GLA \$3540, Baths -\$2500, Condition -\$25000, Total Adjustments -\$23960, Net Adjusted Value \$576040

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		The subject is not listed in last 12 months.					
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	\$609,000	\$609,000
Sales Price	\$604,000	\$604,000
30 Day Price	\$599,000	--
Comments Regarding Pricing Strategy		
<p>This is a Broker's Price Opinion and was prepared by a licensed Real Estate Agent. It is not an Appraisal. This opinion cannot be used for the purpose of obtaining financing. Notwithstanding any preprinted language to the contrary, this is not an Appraisal of the market value of the property. If an Appraisal is desired, the services of a licensed or certified Appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit. Within 1 mile, 20% GLA +/-, Year built 10 +/-, there were limited comparables available in the subject neighborhood. Therefore it was necessary to exceed the GLA, lot size, bed/bath, year built. The comparables selected were considered to be the best available. In delivering final valuation, most weight has been placed on CS1 and LC1 as they are most similar to subject condition and overall structure. Market values remained stable during the last 12 months within the subject's market area. When searching for active listings I was forced to expand my search distance due to lack of comps. Subject is a Condo and there none available nearby.</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



Street



Street



Other

Listing Photos

L1 11080 Wander Dr
Rancho Cucamonga, CA 91730



Front

L2 11045 Spotlight Dr
Rancho Cucamonga, CA 91730



Front

L3 1150 N Solano Privado # C
Ontario, CA 91764



Front

Sales Photos

S1 3069 E Via Rosso
Ontario, CA 91764



Front

S2 3081 E Via Rosso
Ontario, CA 91764



Front

S3 2846 E Via Fiano
Ontario, CA 91764



Front

ClearMaps Addendum

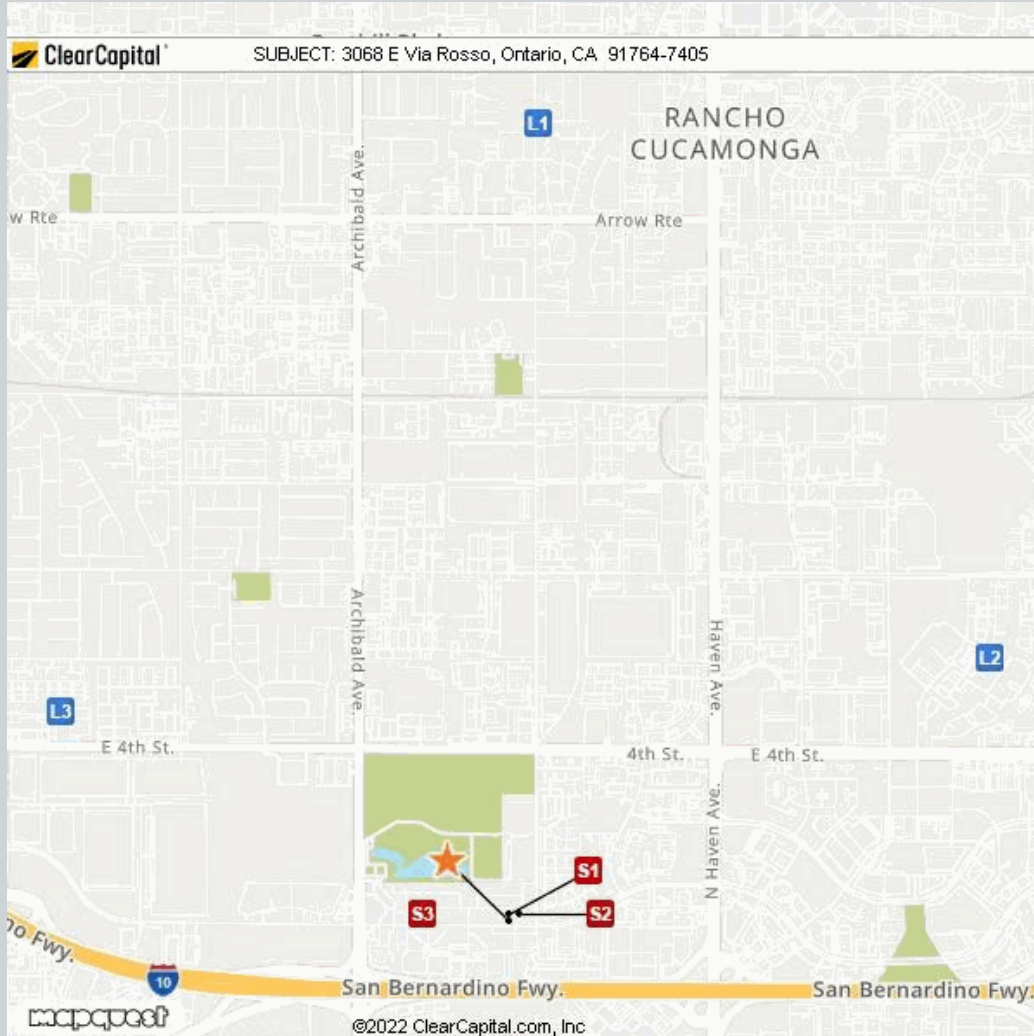
Address ★ 3068 E Via Rosso, Ontario, CA 91764

Loan Number 51770

Suggested List \$609,000

Suggested Repaired \$609,000

Sale \$604,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3068 E Via Rosso, Ontario, CA 91764	--	Parcel Match
L1 Listing 1	11080 Wander Dr, Rancho Cucamonga, CA 91730	1.20 Miles ²	Unknown Street Address
L2 Listing 2	11045 Spotlight Dr, Rancho Cucamonga, CA 91730	1.56 Miles ¹	Parcel Match
L3 Listing 3	1150 N Solano Privado # C, Ontario, CA 91764	1.40 Miles ¹	Parcel Match
S1 Sold 1	3069 E Via Rosso, Ontario, CA 91764	0.02 Miles ¹	Parcel Match
S2 Sold 2	3081 E Via Rosso, Ontario, CA 91764	0.04 Miles ¹	Parcel Match
S3 Sold 3	2846 E Via Fiano, Ontario, CA 91764	0.25 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	Chris Estevez	Company/Brokerage	Home Advisors
License No	01856462	Address	13511 Pheasant Knoll Rd Corona CA 92880
License Expiration	08/06/2025	License State	CA
Phone	9514157265	Email	home_advisors@live.com
Broker Distance to Subject	7.82 miles	Date Signed	11/19/2022

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.