

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	56830 Desert Gold Drive, Yucca Valley, CA 92284	Order ID	8520067	Property ID	33554893
Inspection Date	11/16/2022	Date of Report	11/30/2022		
Loan Number	51771	APN	0585343060000		
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	SHAWN M WALLACE	Condition Comments The subject property appeared to be in fair condition based on an exterior inspection from the street. The subject lacks any curb appeal due to deferred maintenance of existing landscaping and an unpaved driveway and visible erosion suggesting some minor flooding or drainage concerns.
R. E. Taxes	\$2,319	
Assessed Value	\$161,902	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$5,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located within 15 minutes of Joshua Tree National Park a popular vacation destination for rock climbers, hikers, artist and spiritualist. It's in close proximity to a variety of dining options, shopping, entertainment and a light service industry.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$348,000 High: \$385,000	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	56830 Desert Gold Drive	56445 El Dorado Dr	56814 Ivanhoe Dr	56575 Anaconda Dr
City, State	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
Zip Code	92284	92284	92284	92284
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.35 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,900	\$359,000	\$449,900
List Price \$	--	\$349,900	\$359,000	\$399,999
Original List Date		08/29/2022	06/03/2022	09/16/2022
DOM · Cumulative DOM	-- · --	80 · 93	168 · 180	63 · 75
Age (# of years)	55	49	51	49
Condition	Fair	Fair	Fair	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
Style/Design	1 Story Modern	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,480	1,250	1,878	1,252
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 2	3 · 2	2 · 2
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.41 acres	0.45 acres	0.42 acres	0.47 acres
Other	--	--	--	--

* 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 The comparable is considered most similar to the subject in light of condition, lot size, year of construction with a minor adjustment being appropriate for gross living area.

Listing 2 The comparable is considered superior in gross living area with minor adjustments being appropriate for lot size and year of construction.

Listing 3 The comparable is considered superior in condition and lot size with a minor adjustment as well for year of construction.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	56830 Desert Gold Drive	56869 El Dorado Dr.	56616 Anaconda Dr	56579 Piute Tr
City, State	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
Zip Code	92284	92284	92284	92284
Datasource	Public Records	Title Company	Title Company	Title Company
Miles to Subj.	--	0.12 ¹	0.34 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,900	\$397,500	\$320,000
List Price \$	--	\$359,900	\$397,500	\$320,000
Sale Price \$	--	\$348,000	\$385,000	\$370,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	09/20/2022	09/01/2022	09/29/2022
DOM · Cumulative DOM	-- · --	8 · 19	8 · 45	8 · 28
Age (# of years)	55	62	60	47
Condition	Fair	Fair	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
Style/Design	1 Story Modern	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,480	1,401	1,411	1,080
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 2	3 · 2	2 · 2
Total Room #	5	6	6	5
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	--	--	--	--
Lot Size	0.41 acres	0.42 acres	0.42 acres	0.43 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,000	-\$35,000	-\$5,000
Adjusted Price	--	\$351,000	\$350,000	\$365,000

* 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** The comparable is considered most similar to the subject with minor adjustments being appropriate for year of construction, gross living area and lot size.
- Sold 2** The comparable is considered superior in condition to the subject due to a newly completed remodel. A minor adjustment is appropriate in light of minor differences in lot size and year of construction.
- Sold 3** The comparable is superior to the subject due to recent upgrades to the interior including appliances. Additionally, the comparable features an attached garage or workshop with climate controlled as well as an attached covered patio and cement slab.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of CRMLS data base indicates no listing history in the 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	\$359,000	\$365,000
Sales Price	\$359,000	\$365,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
The fair market price for this property is based on current housing factors including typical marketing time, listing prices compared to closed sales and current inventory.		

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.
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Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 56445 El Dorado Dr
Yucca Valley, CA 92284



Front

L2 56814 Ivanhoe Dr
Yucca Valley, CA 92284



Front

L3 56575 Anaconda Dr
Yucca Valley, CA 92284



Front

Sales Photos

S1 56869 El Dorado Dr.
Yucca Valley, CA 92284



Front

S2 56616 Anaconda Dr
Yucca Valley, CA 92284



Front

S3 56579 Piute Tr
Yucca Valley, CA 92284



Front

ClearMaps Addendum

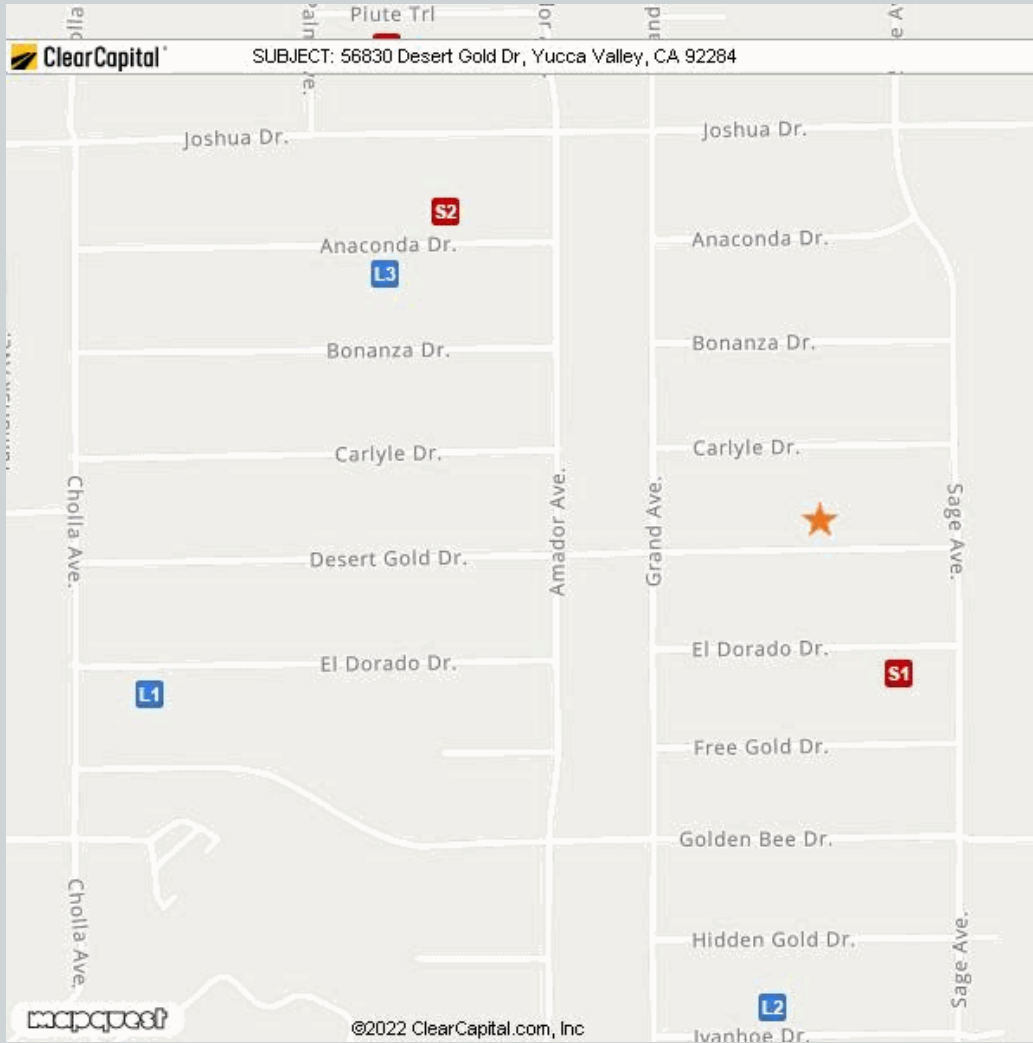
Address ★ 56830 Desert Gold Drive, Yucca Valley, CA 92284

Loan Number 51771

Suggested List \$359,000

Suggested Repaired \$365,000

Sale \$359,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	56830 Desert Gold Drive, Yucca Valley, CA 92284	--	Parcel Match
L1 Listing 1	56445 El Dorado Dr, Yucca Valley, CA 92284	0.49 Miles ¹	Parcel Match
L2 Listing 2	56814 Ivanhoe Dr, Yucca Valley, CA 92284	0.35 Miles ¹	Parcel Match
L3 Listing 3	56575 Anaconda Dr, Yucca Valley, CA 92284	0.35 Miles ¹	Parcel Match
S1 Sold 1	56869 El Dorado Dr., Yucca Valley, CA 92284	0.12 Miles ¹	Parcel Match
S2 Sold 2	56616 Anaconda Dr, Yucca Valley, CA 92284	0.34 Miles ¹	Parcel Match
S3 Sold 3	56579 Piute Tr, Yucca Valley, CA 92284	0.45 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	Gil Perez	Company/Brokerage	Gil Perez, Broker
License No	01214362	Address	101 Rubino Court Palm Desert CA 92211
License Expiration	04/05/2026	License State	CA
Phone	9512022877	Email	gil.perez.homes@outlook.com
Broker Distance to Subject	24.19 miles	Date Signed	11/20/2022

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.