

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	5744 Alexandria Avenue, Corona, CA 92880	Order ID	8534839	Property ID	33693054
Inspection Date	12/01/2022	Date of Report	12/05/2022		
Loan Number	51824	APN	164-150-011		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	20221130_BPO	Tracking ID 1	20221130_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	PAMELA BRADFORD	Condition Comments	
R. E. Taxes	\$5,866	Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in early 21st century. Subject conforms to neighborhood which is comprised primarily of one and two story properties.	
Assessed Value	\$351,277		
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	
Local Economy	Stable	Market demand is slowing with flat prices. Seller concessions are few and REO activity is less than 5% of the resale market. Construction of the community of Eastvale began in 1999 and is currently home to approximately 65,000 residents and was ranked several times by Money magazine as one of the best communities in the nation. The schools are of high quality, there is an extensive park system and Eastvale is located within a moderate commuting distance to job centers in Orange County and Los Angeles. There are few external influences with the exception of some transmission lines on the north ...	
Sales Prices in this Neighborhood	Low: \$485,000 High: \$1,285,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Market demand is slowing with flat prices. Seller concessions are few and REO activity is less than 5% of the resale market. Construction of the community of Eastvale began in 1999 and is currently home to approximately 65,000 residents and was ranked several times by Money magazine as one of the best communities in the nation. The schools are of high quality, there is an extensive park system and Eastvale is located within a moderate commuting distance to job centers in Orange County and Los Angeles. There are few external influences with the exception of some transmission lines on the north side of the city. The city has a growing shopping and commerce influence with a major Amazon distribution center of nearly 4M square feet opened in 2017.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5744 Alexandria Avenue	5777 Meeker Dr	13522 Bryson Ave	12833 Pattison St
City, State	Corona, CA	Corona, CA	Corona, CA	Corona, CA
Zip Code	92880	92880	92880	92880
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.79 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$828,000	\$798,000	\$849,888
List Price \$	--	\$828,000	\$720,000	\$769,000
Original List Date		10/30/2022	07/05/2022	05/14/2022
DOM · Cumulative DOM	-- · --	34 · 36	150 · 153	199 · 205
Age (# of years)	21	10	19	18
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 Modern	2 Stories Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	2,299	2,674	1,846	2,063
Bdrm · Bths · ½ Bths	4 · 2	5 · 3	3 · 2	3 · 2
Total Room #	7	8	6	6
Garage (Style/Stalls)	Attached 3 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	0.17 acres	0.17 acres	0.15 acres	0.19 acres
Other	--	--	--	--

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** MLS Description: NONE. MY COMMENTS: Comparable and subject are in same community. Comparable is two-story, subject is single-level. Comparable is superior due to GLA with an offset for two-story. Comparable specifically selected for proximity. Comparable is in active status with no MLS reflected contracts nor price changes.
- Listing 2** MLS Description: This is a rare single-story home with NO HOA in the highly desirable area of Eastvale. This property has a large living room with gas fireplace, spacious open kitchen with dinging and large island, and a separate dining area with office nook. There are 3 bedrooms. 1 large master bedroom with walk in closet and a full bathroom. In addition, there are 2 spacious bedrooms and another full bathroom in the hall. The special features include a designated laundry room, a 2-car oversized garage that could be used for extra storage or living space. The kitchen sliding glass door walks out into the large wood fenced back yard with a cemented patio, wood awning, and natural gas hook up for Barbecue or other. It also includes a built in surround sound system for entertainment. It has a large front yard and two car driveway. This is a great opportunity for first time buyers and is with in walking distance of parks and a short drive to grocery, retail, and restaurants. MY COMMENTS: Comparable and subject are in similar communities. Comparable specifically selected for single-level configuration and condition. Comparable is inferior due to GLA. Comparable is in active status with no MLS reflected contracts and two price reductions.
- Listing 3** MLS Description: Beautiful Single Story Turn Key Home with Brand new Carpet, Open Kitchen and Entertaining Area, Formal Dining Area, Large Master Bedroom and Master Bathroom with Walk in Closet, Spacious Bedrooms for the Kids or Guests, 4th Bedroom Rt off Frt Door Owner Currently using as a Gym. Laundry Room, Entertain your Friends and Family in your Beautiful Spa w Gazebo & Built in BBQ. Very Spacious Yard with Drought Tolerant Landscaping. Space for RV Parking. MY COMMENTS: Comparable and subject are in similar communities. Comparable is in overall average condition with limited recent maintenance-related updates. Comparable specifically selected for GLA and single-level. Comparable is most comparable due to GLA and single-level. Comparable is inferior due to GLA. Comparable is in active status with no MLS reflected contracts and two price reductions.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5744 Alexandria Avenue	12975 Maryland Ave	5574 Alexandria Ave	5713 Redhaven Street
City, State	Corona, CA	Corona, CA	Corona, CA	Corona, CA
Zip Code	92880	92880	92880	92880
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.18 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$750,000	\$725,000	\$860,000
List Price \$	--	\$750,000	\$699,950	\$750,000
Sale Price \$	--	\$769,000	\$705,000	\$730,000
Type of Financing	--	Conventional	Va	Fha
Date of Sale	--	06/21/2022	09/09/2022	11/30/2022
DOM · Cumulative DOM	-- · --	6 · 51	40 · 84	143 · 201
Age (# of years)	21	21	21	18
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 Modern	2 Stories Modern	1 Story Modern	2 Stories Modern
# Units	1	1	1	1
Living Sq. Feet	2,299	2,545	2,098	2,500
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	4 · 2	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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	0.17 acres	0.17 acres	0.16 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,400	-\$1,000	-\$9,200
Adjusted Price	--	\$765,600	\$704,000	\$720,800

* 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** MLS Description: This home is located in the desirable city of Eastvale. With shopping close by. With desirable schools it has 4 bedrooms, 2.5 bathrooms, 3 car garage, and RV parking! This home is an open concept home. Downstairs it has a large family room featuring a fireplace. The kitchen has a large amount of counterspace with an island. It has a built-in oven and range, grate for anyone who loves to cook! This house is perfect for entertaining family and friends. Upstairs you have a loft for even more living area, and entertaining. Your master bedroom is like its own getaway. The loft separates it from the other bedrooms for privacy. It is a large room with a his and her walk-in closets. The master bathroom is spacious with a separate shower and bathtub, perfect for relaxation. The Laundry room is located upstairs for your convenience. The backyard has a large side where the RV parking is located. With plenty more space it also has a covered patio with landscape. Don't miss out on this house! MY COMMENTS: Comparable and subject are in same community. Comparable is most proximate sale in past 180 days and reason for selection. Comparable is two-story, subject is single-level. Adjustments of +\$7700 (1% sale price) single-level difference, -\$11100 GLA difference at \$45/sq ft for a total adjustment of -\$3400.
- Sold 2** MLS Description: Single story home with nice curb appeal and a front courtyard awaits its new owners. The open floorplan welcomes you and offers central AC, recessed lighting, and double pane windows. As you walk into the home you find yourself in the living room and dining area. The kitchen features a center island with a breakfast bar, walk-in pantry, breakfast nook and overlooks the family room. The open family room features a fireplace and sliding door access to the backyard. Down the hall is the master bedroom with double door entry and a private full master bathroom with double sinks and separate tub and shower. The floorplan is complete with 3 additional good-sized bedrooms with mirrored closet doors, a full hall bathroom with double sinks and an individual laundry room. There is an Alumawood covered patio in the backyard. 3-car attached garage with direct access to the home. Don't miss out on this great opportunity! MY COMMENTS: Comparable and subject are in same community. Comparable and subject are on same street, same side of street. Comparable specifically selected for proximity, single-level, same street and sale date and is most comparable for those reasons. Adjustments of -\$10000 closing costs, +\$9000 GLA difference for a total adjustment of -\$1000
- Sold 3** MLS Description: 4 bedroom, 2 full bathrooms and 1/2 bathroom, 3 car garage, can also be used for storage. Located in nice and quiet neighborhood. Top rated schools nearby. Nice sized rooms for families, Huge master suite. Granite counter tops, hardwood floors, Tiles, Chefs kitchen with island. New Flooring and Newly Painted inside. High ceilings, Fireplace, Open floor plan. Close to shopping, parks, schools, 15 & 60 freeway. MY COMMENTS: Comparable and subject are in similar communities. Comparable is in overall average condition with recent maintenance-related updates. Comparable is two-story, subject is single-level. Comparable specifically selected for very recent sale date. Adjustments of -\$7500 buyer credit, +\$7300 (1% sale price) single-level difference, -\$9000 GLA difference for a total adjustment of -\$9200

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows no records for this property. CRMLS is the primary MLS for the area. There are no MLS sheets to include with this report. Google and Zillow search for subject address found no current listing information for subject. Screenshot of Zillow is included as a miscellaneous document uploaded to this report. Publicly available records indicate subject was sold via a trustee sale to a third party on 11/29/2022 for \$500,000.			
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	\$699,800	\$699,800
Sales Price	\$705,000	\$705,000
30 Day Price	\$705,000	--
Comments Regarding Pricing Strategy		
The suggested list price considers the current listings - all of which are in active status and lingering on market - and is specifically set just below a major buyer price search break-point in order to reach the largest pool of potential buyers. The suggested list most closely aligns with S2, the most comparable of the sold properties. The sale price is expected as a modest overbid to suggested list, also consistent with S2 sale dynamics. The 30 day price and sale price are the same due to overall market DOM running at 30 days in this marketplace.		

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



Street

Listing Photos

L1 5777 Meeker Dr
Corona, CA 92880



Front

L2 13522 Bryson Ave
Corona, CA 92880



Front

L3 12833 Pattison St
Corona, CA 92880



Front

Sales Photos

S1 12975 Maryland Ave
Corona, CA 92880



Front

S2 5574 Alexandria Ave
Corona, CA 92880



Front

S3 5713 Redhaven Street
Corona, CA 92880



Front

ClearMaps Addendum

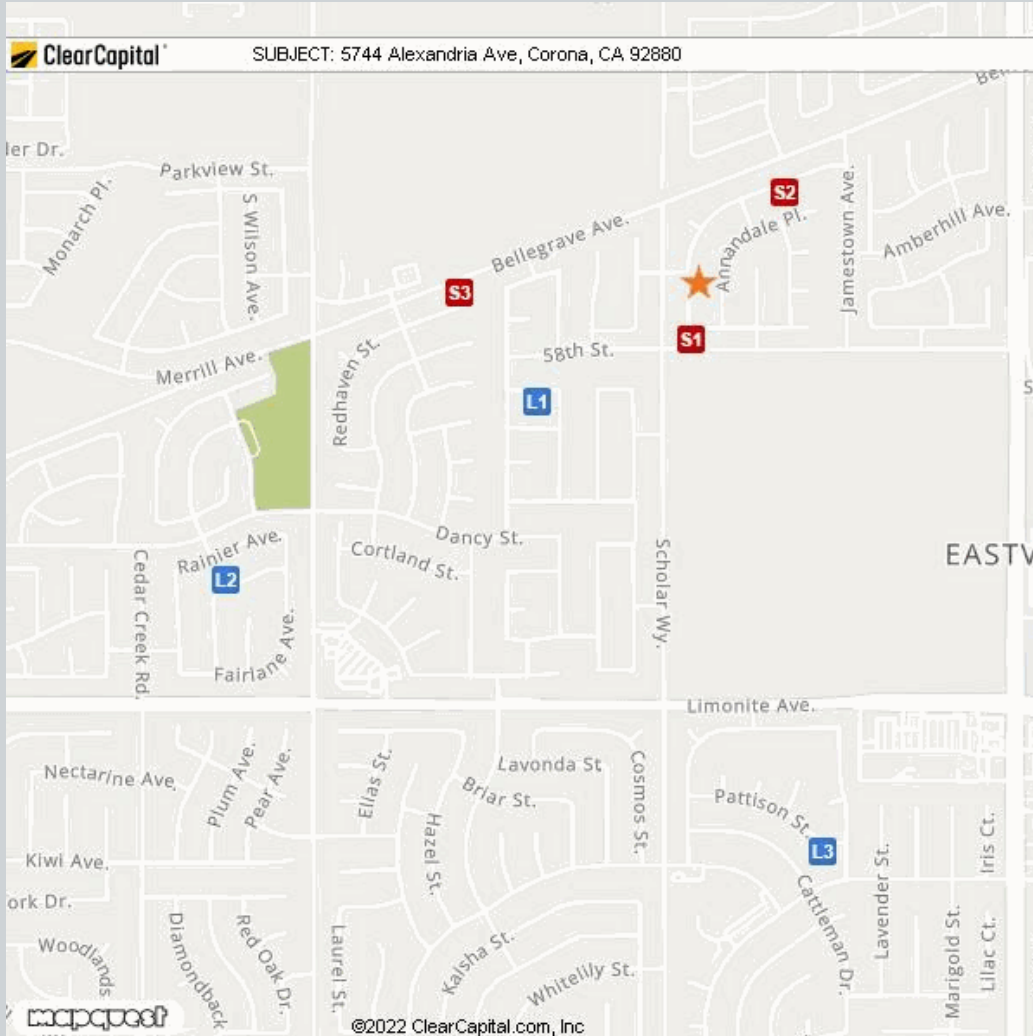
Address ★ 5744 Alexandria Avenue, Corona, CA 92880

Loan Number 51824

Suggested List \$699,800

Suggested Repaired \$699,800

Sale \$705,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5744 Alexandria Avenue, Corona, CA 92880	--	Parcel Match
L1 Listing 1	5777 Meeker Dr, Corona, CA 92880	0.29 Miles ¹	Parcel Match
L2 Listing 2	13522 Bryson Ave, Corona, CA 92880	0.79 Miles ¹	Parcel Match
L3 Listing 3	12833 Pattison St, Corona, CA 92880	0.83 Miles ¹	Parcel Match
S1 Sold 1	12975 Maryland Ave, Corona, CA 92880	0.08 Miles ¹	Parcel Match
S2 Sold 2	5574 Alexandria Ave, Corona, CA 92880	0.18 Miles ¹	Parcel Match
S3 Sold 3	5713 Redhaven Street, Corona, CA 92880	0.34 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 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

Broker Name	Michael O'Connor	Company/Brokerage	Diamond Ridge Realty
License No	01517005	Address	12523 Limonite Avenue Eastvale CA 91752
License Expiration	10/04/2026	License State	CA
Phone	9518474883	Email	RealtorOConnor@aol.com
Broker Distance to Subject	0.81 miles	Date Signed	12/03/2022

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.