

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	6272 Brampton Avenue, Rialto, CA 92377	Order ID	8569443	Property ID	33783648
Inspection Date	01/04/2023	Date of Report	01/05/2023		
Loan Number	51900	APN	1133561390000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	20230103_BPO	Tracking ID 1	20230103_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MAGANA, CRESENCIO E & THE CRESENCI	Condition Comments
R. E. Taxes	\$3,331	The subject is a single story detached SFR with stucco/brick/wood siding and a composition shingle roof. It is located on a landscaped corner lot with a covered rear patio and a block rear fence. Has a 2AG, wood door, and asphalt driveway. Has some updated windows. The roof has some lifted shingles, peeling stucco paint, broken garage door spring, and needs lawn care. The recent MLS entry indicates there are damaged kitchen cabinets and countertops, no bath, flooring, lighting upgrades. Has acoustic (popcorn) ceilings. Repairs: roof \$15k, exterior paint \$4k, one boarded window \$500, lawn care \$300, and cracked asphalt driveway (\$1k)
Assessed Value	\$177,037	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows are closed and locked.)		
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$20,800	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$20,800	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Surrounding properties are detached SFRs, similar in age, size, and type of construction. Most are superior in condition, and all are superior in appeal. There are no board-ups or burnouts in the area. It is .4 mi to an elementary school and freeway access, and .6 mi to shopping. After a long period of value increases, current values are similar to values 6 months ago. Some concessions are not uncommon. Distressed sale properties are a minor share of the market, with no impact on neighborhood values.
Sales Prices in this Neighborhood	Low: \$434,000 High: \$609,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6272 Brampton Avenue	886 W. Cheshire St	1017 W. La Gloria Dr	2279 N. Teakwood Ave
City, State	Rialto, CA	Rialto, CA	Rialto, CA	Rialto, CA
Zip Code	92377	92377	92377	92377
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.29 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$560,000	\$519,000	\$590,000
List Price \$	--	\$550,000	\$519,000	\$580,000
Original List Date		09/27/2022	11/22/2022	11/18/2022
DOM · Cumulative DOM	-- · --	100 · 100	6 · 44	31 · 48
Age (# of years)	61	37	36	36
Condition	Fair	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	1,590	1,509	1,412	1,627
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	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	--	--	--	--
Lot Size	0.18 acres	0.21 acres	0.20 acres	0.19 acres
Other	Fence	Fence	Fence	Fence

* 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 Newer construction with similar GLA and garage, slightly larger lot size. There are no kitchen, window, or secondary bath upgrades. Has one remodeled bath, and has new carpet.

Listing 2 Has smaller GLA, slightly larger lot size, similar parking, and is newer construction. There are not disclosed upgrades. The MLS comments indicate the property needs unspecified cosmetic repairs.

Listing 3 Has similar GLA, lot size, and garage, newer construction. There are upgraded baths and kitchen, new lighting, flooring, baseboards and paint.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6272 Brampton Avenue	2592 N. Maple Ave	1146 W. Cheshire St	6238 Idylwild Ct
City, State	Rialto, CA	Rialto, CA	Rialto, CA	Rialto, CA
Zip Code	92377	92377	92377	92377
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.24 ¹	0.46 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$555,000	\$572,500	\$549,900
List Price \$	--	\$499,000	\$562,500	\$549,900
Sale Price \$	--	\$434,000	\$562,500	\$565,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	09/19/2022	11/10/2022	07/20/2022
DOM · Cumulative DOM	-- · --	137 · 168	28 · 78	17 · 125
Age (# of years)	61	65	37	61
Condition	Fair	Fair	Good	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	1,590	1,598	1,360	1,716
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	4 · 2	4 · 2
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 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
Lot Size	0.18 acres	0.26 acres	0.19 acres	0.17 acres
Other	Fence	Fence	Fence	8700 concessions
Net Adjustment	--	-\$1,800	-\$41,000	-\$76,300
Adjusted Price	--	\$432,200	\$521,500	\$488,700

* 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** Has similar GLA, year built, and parking, larger lot size. The property needs unspecified repairs. MLS photos indicate there is a dated kitchen, bath, flooring. MLS comments are "use your imagination". Adj: baths +5k, lot size -6800.
- Sold 2** Has smaller GLA, similar lot size and garage, newer construction. There is new int/ext paint, windows, vinyl flooring, upgraded baths, Corian kitchen countertops, and vibrantly painted kitchen cabinets. Adj: GLA +13,800, year built -4800, condition -50k.
- Sold 3** Has larger GLA, similar lot size, garage, and year built, superior pool amenity. There are minor kitchen and bath upgrades. Has no disclosed damage. Adj: GLA -7600, pool -30k, concessions -8700, condition -30k.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject last sold on 04/29/1993 for \$80,500. It was offered for sale on 09/30/2022 and cancelled. The subject is vacant per MLS photos.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
09/30/2022	\$479,900	--	--	Cancelled	11/09/2022	\$479,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$460,000	\$500,000
Sales Price	\$450,000	\$490,000
30 Day Price	\$440,000	--
Comments Regarding Pricing Strategy		
The search parameters for comparables were: 1290-1890 sq.ft, back 6 months, and throughout the subject parcel map area. The 3 month sale date guideline was exceeded and the search expanded due to a lack of more proximate, recent solds. The subject and all comparables are located in the Rialto city school district, and are on public utilities. Information regarding the subject is from tax rec		

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



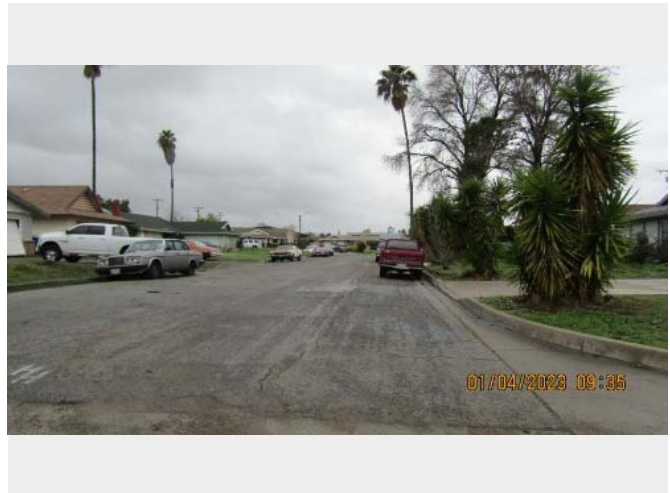
Front



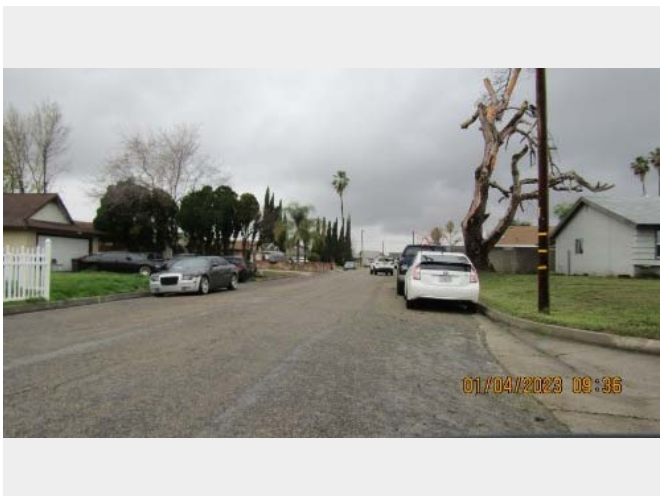
Address Verification



Back



Street



Street



Other

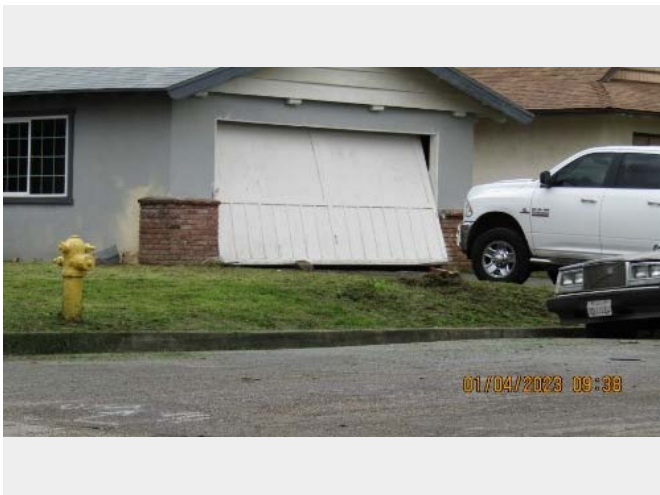
Subject Photos



Other



Other



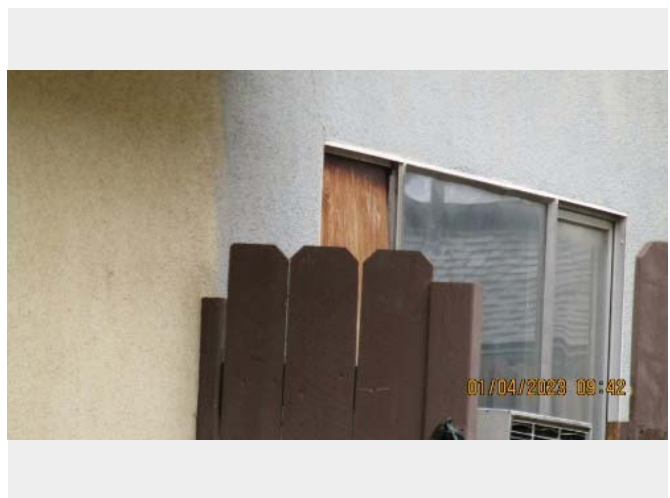
Other



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 886 W. Cheshire St
Rialto, CA 92377



Front

L2 1017 W. La Gloria Dr
Rialto, CA 92377



Front

L3 2279 N. Teakwood Ave
Rialto, CA 92377



Front

Sales Photos

S1 2592 N. Maple Ave
Rialto, CA 92377



Front

S2 1146 W. Cheshire St
Rialto, CA 92377



Front

S3 6238 Idylwild Ct
Rialto, CA 92377



Front

ClearMaps Addendum

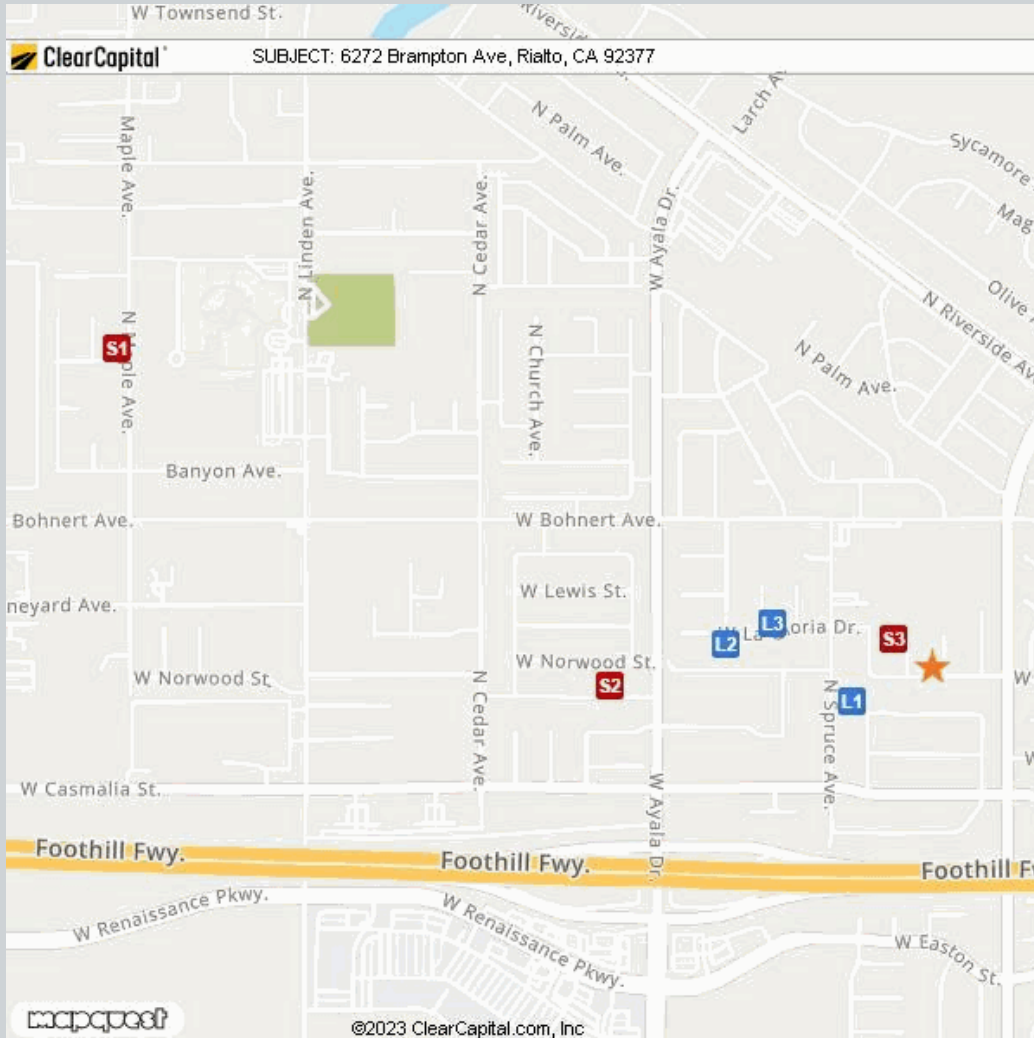
Address ★ 6272 Brampton Avenue, Rialto, CA 92377

Loan Number 51900

Suggested List \$460,000

Suggested Repaired \$500,000

Sale \$450,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6272 Brampton Avenue, Rialto, CA 92377	--	Parcel Match
L1 Listing 1	886 W. Cheshire St, Rialto, CA 92377	0.12 Miles ¹	Parcel Match
L2 Listing 2	1017 W. La Gloria Dr, Rialto, CA 92377	0.29 Miles ¹	Parcel Match
L3 Listing 3	2279 N. Teakwood Ave, Rialto, CA 92377	0.24 Miles ¹	Parcel Match
S1 Sold 1	2592 N. Maple Ave, Rialto, CA 92377	1.24 Miles ¹	Parcel Match
S2 Sold 2	1146 W. Cheshire St, Rialto, CA 92377	0.46 Miles ¹	Parcel Match
S3 Sold 3	6238 Idylwild Ct, Rialto, CA 92377	0.07 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	Phyllis Staton	Company/Brokerage	Phyllis Staton
License No	01005501	Address	9160 La Ronda St Rancho Cucamonga CA 91701
License Expiration	07/29/2023	License State	CA
Phone	9097174169	Email	NationwideAVM@gmail.com
Broker Distance to Subject	12.64 miles	Date Signed	01/05/2023

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.