

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	10474 Yosemite Drive, Montclair, CA 91763	Order ID	8552281	Property ID	33738928
Inspection Date	12/14/2022	Date of Report	12/18/2022		
Loan Number	51916	APN	1009472730000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	12.14.22 BPO	Tracking ID 1	12.14.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	AARON LIVING TRUST (10-30-02)	Condition Comments	
R. E. Taxes	\$1,813	<p>The subject is an attached condo in a two story building with stucco and wood siding, and a composition shingle roof. Has a wood fenced patio, security entry door, forced air heating, and central air. There is a detached carport. Has no damage observed, and no known health or safety issues present.</p>	
Assessed Value	\$110,852		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Vacant		
Secure?	Yes		
(Appears vacant and has notices posted on the door.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Montclair Townhomes 909-399-3193		
Association Fees	\$220 / Month (Landscaping,Insurance,Greenbelt)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	<p>The subject is located in a condo complex of units similar in age, type and quality of construction. Surrounding the complex are apartment buildings and commercial properties. There are no board-ups or burnouts in the area. It is 2 blocks to a local market, .3 mi to an elementary school, and 1.1 mi to freeway access. Railroad tracks are .2 mi away with no impact on subject value or marketability. After a long period of increasing values, values have declined during the past 6 months. Some concessions are not uncommon. Distressed sale properties are a minor share of the market, with no impact o...</p>	
Sales Prices in this Neighborhood	Low: \$405,000 High: \$478,668		
Market for this type of property	Decreased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The subject is located in a condo complex of units similar in age, type and quality of construction. Surrounding the complex are apartment buildings and commercial properties. There are no board-ups or burnouts in the area. It is 2 blocks to a local market, .3 mi to an elementary school, and 1.1 mi to freeway access. Railroad tracks are .2 mi away with no impact on subject value or marketability. After a long period of increasing values, values have declined during the past 6 months. Some concessions are not uncommon. Distressed sale properties are a minor share of the market, with no impact on neighborhood values.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	10474 Yosemite Drive	4541 Bodega Ct	9382 Shadowood Dr #E	9355 Mesa Verde #D
City, State	Montclair, CA	Montclair, CA	Montclair, CA	Montclair, CA
Zip Code	91763	91763	91763	91763
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	1.38 ¹	1.42 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$465,000	\$430,000	\$459,900
List Price \$	--	\$465,000	\$430,000	\$459,900
Original List Date		12/06/2022	09/25/2022	07/26/2022
DOM · Cumulative DOM	-- · --	12 · 12	84 · 84	65 · 145
Age (# of years)	41	42	42	42
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	977	1,305	1,053	1,152
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	2 · 1 · 1	2 · 1 · 1
Total Room #	4	5	4	4
Garage (Style/Stalls)	Carport 1 Car	Carport 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	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	Patio	Patio	Patio, fireplace	Patio, fireplace

* 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.

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

Listing 1 Larger unit in the subject complex. Has upgraded kitchen countertops, dual pane windows, no cabinet, bath, or lighting upgrades. There are dual pane windows.

Listing 2 Has slightly larger GLA, superior parking. There are newer aluminum windows and AC unit. Has an upgraded kitchen and baths.

Listing 3 Has larger GLA, superior parking. There is a fireplace, granite kitchen and bath countertops, mismatched appliances, no cabinet, vanity, window upgrades. Has laminate and tile flooring.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	10474 Yosemite Drive	4537 Bodega Ct	4547 Bodega Ct	5224 Berkshire Way
City, State	Montclair, CA	Montclair, CA	Montclair, CA	Montclair, CA
Zip Code	91763	91763	91763	91763
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.03 ¹	1.16 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$439,900	\$433,000	\$474,999
List Price \$	--	\$439,900	\$433,000	\$490,000
Sale Price \$	--	\$437,000	\$440,000	\$460,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	08/17/2022	07/15/2022	07/15/2022
DOM · Cumulative DOM	-- · --	4 · 50	4 · 33	6 · 34
Age (# of years)	41	42	41	38
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	977	977	977	960
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	Patio	Patio	Patio	Patio
Net Adjustment	--	\$0	\$0	-\$15,000
Adjusted Price	--	\$437,000	\$440,000	\$445,000

* 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** Model match to the subject. Has laminate kitchen countertops, s/s appliances, no cabinet, bath, or lighting upgrades. There are dual pane windows. Adj: none
- Sold 2** Model match to the subject. Has upgraded kitchen countertops, mismatched appliances, no cabinet, bath, window upgrades. There is updated laminate flooring. Adj: none
- Sold 3** Has similar GLA, year built, superior covered parking. Has upgraded floor tile, granite bath countertops, no vanity, kitchen, window upgrades. The appliances are mismatched. Adj: baths -5k, garage -10k.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS activity for the subject. It last sold on 07/01/1987 for \$70,015.			
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

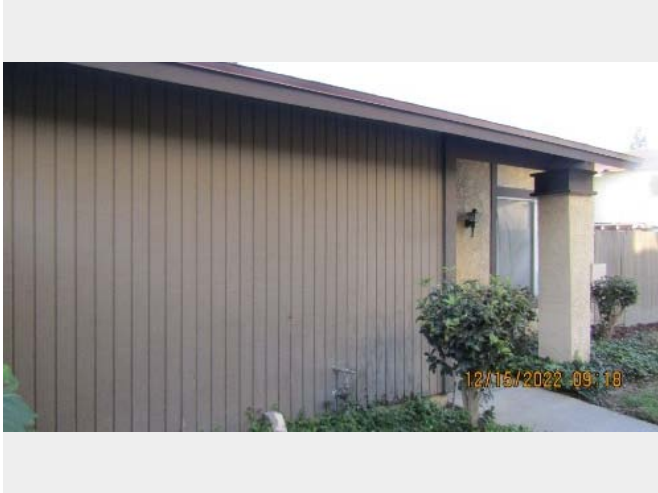
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$440,000	\$440,000
Sales Price	\$437,000	\$437,000
30 Day Price	\$429,000	--
Comments Regarding Pricing Strategy		
<p>The search parameters for comparables were: 677-1277 sq.ft, back 6 months, and throughout the subject zip code. The 3 month sale date guideline was exceeded, and the search expanded, due to a lack of more proximate, similar listings, and recent condo sales. The subject and all comparables are located in the Chaffey Union school district, and are on public utilities. Information regarding the subject is from tax records and broker observation.</p>		

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



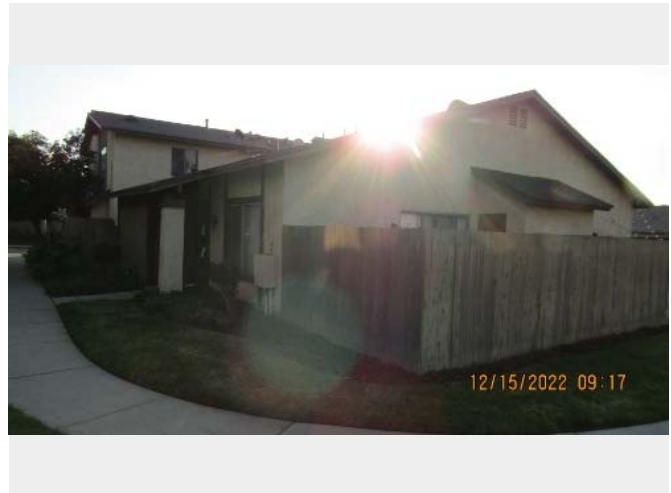
Front



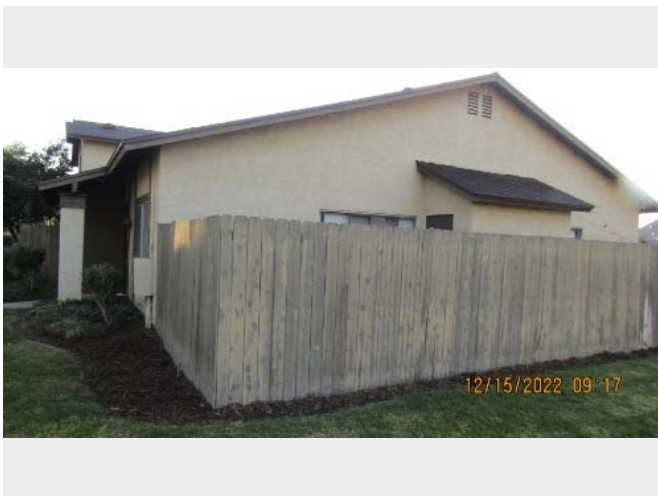
Front



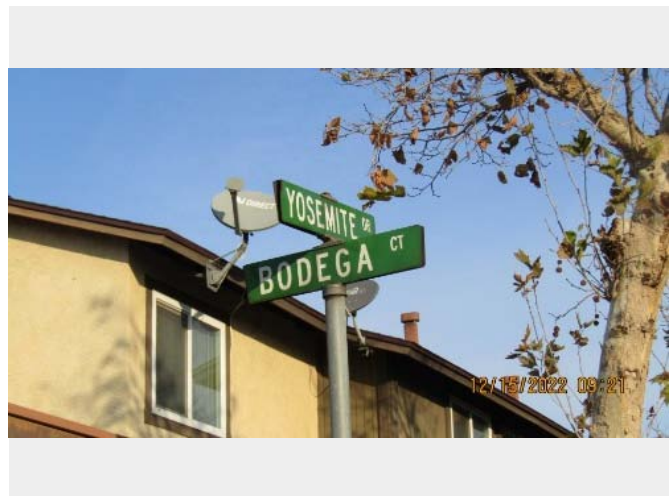
Address Verification



Side



Side



Street

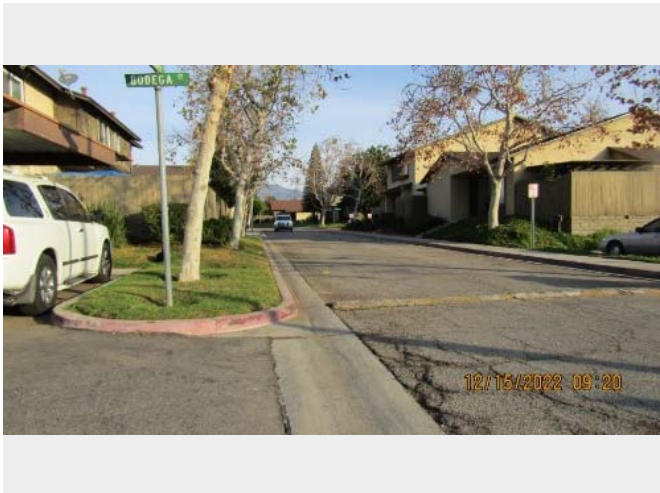
Subject Photos



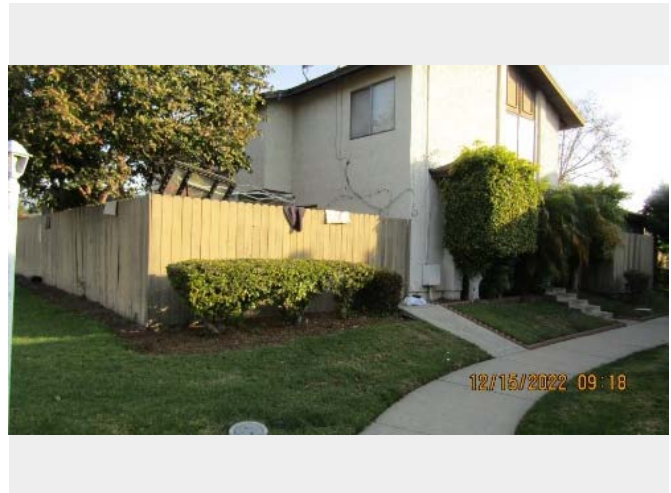
Other



Other



Other



Other

Listing Photos

L1 4541 Bodega Ct
Montclair, CA 91763



Front

L2 9382 Shadowood Dr #E
Montclair, CA 91763



Front

L3 9355 Mesa Verde #D
Montclair, CA 91763



Front

Sales Photos

S1 4537 Bodega Ct
Montclair, CA 91763



Front

S2 4547 Bodega Ct
Montclair, CA 91763



Front

S3 5224 Berkshire Way
Montclair, CA 91763



Front

ClearMaps Addendum

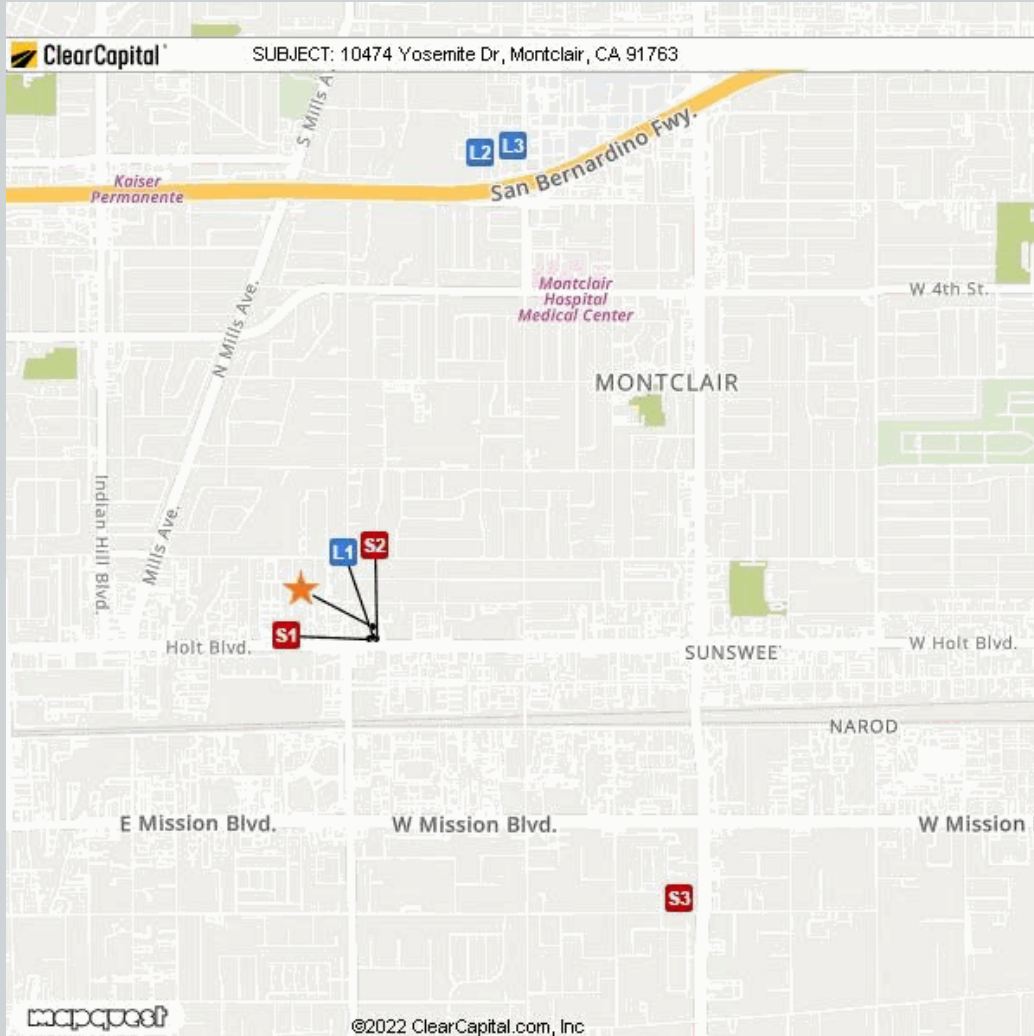
Address ★ 10474 Yosemite Drive, Montclair, CA 91763

Loan Number 51916

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$437,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10474 Yosemite Drive, Montclair, CA 91763	--	Parcel Match
L1 Listing 1	4541 Bodega Ct, Montclair, CA 91763	0.03 Miles ¹	Parcel Match
L2 Listing 2	9382 Shadowood Dr #E, Montclair, CA 91763	1.38 Miles ¹	Parcel Match
L3 Listing 3	9355 Mesa Verde #D, Montclair, CA 91763	1.42 Miles ¹	Parcel Match
S1 Sold 1	4537 Bodega Ct, Montclair, CA 91763	0.03 Miles ¹	Parcel Match
S2 Sold 2	4547 Bodega Ct, Montclair, CA 91763	0.03 Miles ¹	Parcel Match
S3 Sold 3	5224 Berkshire Way, Montclair, CA 91763	1.16 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	7.14 miles	Date Signed	12/18/2022

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.