

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	12238 Kumquat Place, Chino, CA 91710	Order ID	8552281	Property ID	33738929
Inspection Date	12/14/2022	Date of Report	12/18/2022		
Loan Number	51917	APN	1051021370000		
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	WILLIAMS HERSCHEL	Condition Comments	
R. E. Taxes	\$3,990	The subject is a single story detached SFR with stucco/wood/brick siding and a composition shingle roof. It is located on a landscaped lot with a wood and block rear fence. Has a 2AG, metal roll-up garage door, and a concrete driveway. There is forced air heating, central air, and a fireplace. The lawn needs to be maintained (\$500), has faded wood siding paint (\$800), and minor roof shingle damage (\$1000). There are no known health or safety issues present. There is a freeway sound wall within a half block, with no measurable impact on value or marketability.	
Assessed Value	\$357,711		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$2,300		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$2,300		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	Surrounding properties are detached SFRs, similar in age, size, type and quality of construction. There are no board-ups or burnouts in the area. It is .25 mi to freeway access, .3 mi to shopping and .5 mi to an elementary school. 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.	
Sales Prices in this Neighborhood	Low: \$560,000 High: \$775,000		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	12238 Kumquat Place	6846 Jasmine Ct	6711 Burke Ct	12726 Cypress Ave
City, State	Chino, CA	Chino, CA	Chino, CA	Chino, CA
Zip Code	91710	91710	91710	91710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.63 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$675,000	\$699,000	\$739,000
List Price \$	--	\$675,000	\$669,000	\$674,900
Original List Date		11/14/2022	11/15/2022	11/03/2022
DOM · Cumulative DOM	-- · --	26 · 34	33 · 33	45 · 45
Age (# of years)	40	46	38	40
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 Ranch	1 Story Ranch	2 Stories Contemporary	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,484	1,706	1,861	1,665
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 3	4 · 2
Total Room #	7	7	8	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
Lot Size	0.17 acres	0.17 acres	0.11 acres	0.17 acres
Other	Fence, fireplace	Fence, fireplace	Fence, fireplace	Fence, fireplace

* Listing 2 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 Has larger GLA, similar lot size, garage, and year built, superior pool amenity. There are no kitchen, bath, flooring, or window upgrades. Has leased solar panels.

Listing 2 There is larger GLA, smaller lot size, similar garage and year built. There are upgraded kitchen countertops, white appliances, no cabinet, bath, flooring upgrades. Has recessed lighting. There is no rear yard landscaping.

Listing 3 Has larger GLA, similar lot size, garage, and year built, superior pool amenity. There are no disclosed kitchen, bath, flooring, or window upgrades. The MLS comments indicate the kitchen needs "TLC".

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	12238 Kumquat Place	12241 Arlington Pl	12451 Lime Pl	6703 Aster Ct
City, State	Chino, CA	Chino, CA	Chino, CA	Chino, CA
Zip Code	91710	91710	91710	91710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.26 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$709,900	\$743,000	\$675,000
List Price \$	--	\$709,900	\$714,000	\$669,000
Sale Price \$	--	\$710,000	\$705,000	\$680,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	10/31/2022	08/26/2022	09/15/2022
DOM · Cumulative DOM	-- · --	6 · 24	28 · 53	25 · 66
Age (# of years)	40	45	48	46
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Public Trans.	Neutral ; Residential	Adverse ; Busy Road
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	1,484	1,628	1,368	1,310
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	7	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	--
Lot Size	0.17 acres	0.18 acres	0.17 acres	0.17 acres
Other	Fence, fireplace	Fence, fireplace	Fence, fireplace	Fence, fireplace
Net Adjustment	--	-\$35,100	-\$21,900	+\$5,000
Adjusted Price	--	\$674,900	\$683,100	\$685,000

* Sold 3 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 larger GLA, similar year built, garage, and lot size. The property has been upgraded throughout including kitchen, baths, roof, lighting, paint, and dual pane windows. Adj: GLA -10,100, condition -30k, location +5k.
- Sold 2** Has slightly smaller GLA, similar lot size, garage, and year built. There are granite kitchen countertops, s/s appliances, no cabinet, bath, flooring upgrades. Adj: GLA +8100, pool -30k.
- Sold 3** There are granite kitchen countertops, new carpet and hardwood flooring, and new HVAC. Has no bath, cabinet, window upgrades. Adj: GLA +12,200, location +5k.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There has been no MLS activity for the subject since 2008. It last sold on 08/12/2008 for \$289,000.			
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

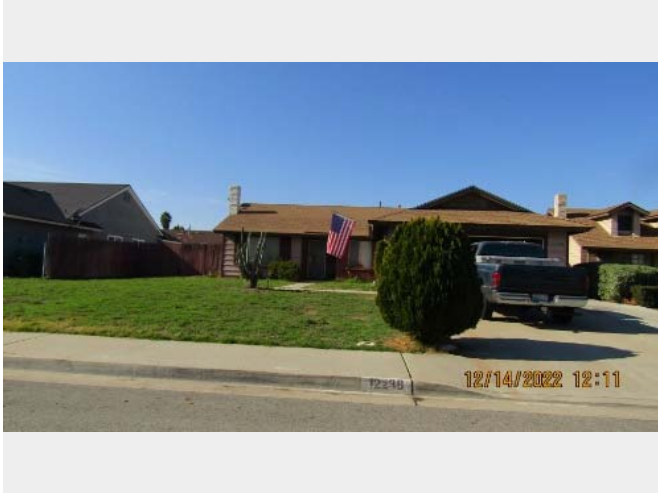
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$680,000	\$684,000
Sales Price	\$675,000	\$679,000
30 Day Price	\$668,000	--
Comments Regarding Pricing Strategy		
<p>The search parameters for comparables were: 1084-1884 sq.ft, back 6 months, and throughout the subject parcel map area. The 3 month sale date guideline was exceeded for S2, due to a lack of more recent, similar, proximate sales. The subject and all comparables are located in the Chino city school district, and all are on public utilities. Information regarding the subject is from tax records, previous MLS entry, 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



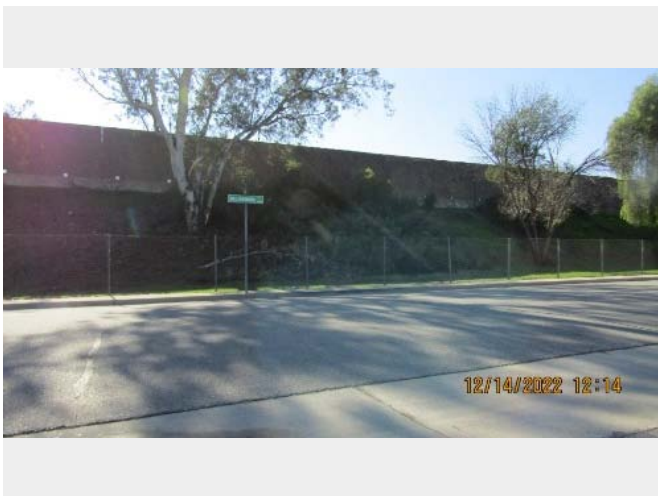
Address Verification



Street



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 6846 Jasmine Ct
Chino, CA 91710



Front

L2 6711 Burke Ct
Chino, CA 91710



Front

L3 12726 Cypress Ave
Chino, CA 91710



Front

Sales Photos

S1 12241 Arlington Pl
Chino, CA 91710



Front

S2 12451 Lime Pl
Chino, CA 91710



Front

S3 6703 Aster Ct
Chino, CA 91710



Front

ClearMaps Addendum

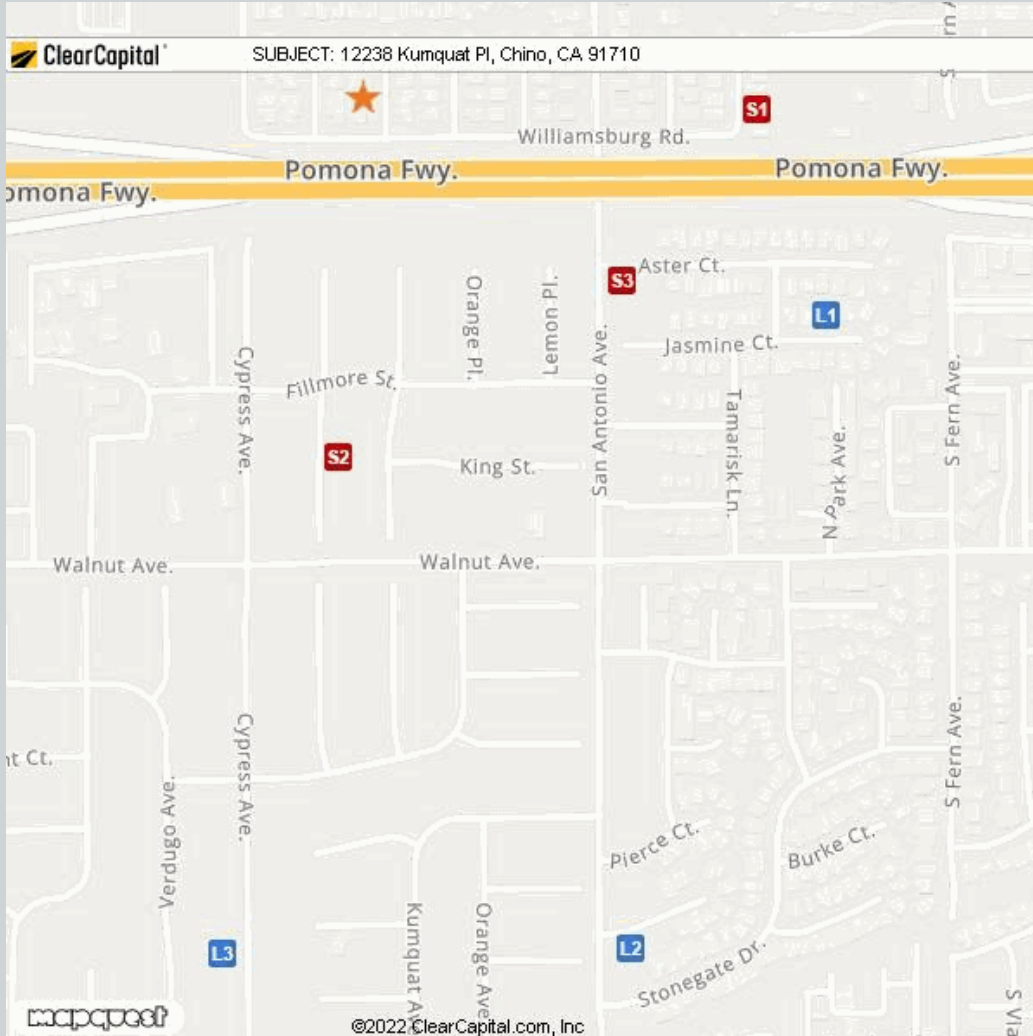
Address ★ 12238 Kumquat Place, Chino, CA 91710

Loan Number 51917

Suggested List \$680,000

Suggested Repaired \$684,000

Sale \$675,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12238 Kumquat Place, Chino, CA 91710	--	Parcel Match
L1 Listing 1	6846 Jasmine Ct, Chino, CA 91710	0.36 Miles ¹	Parcel Match
L2 Listing 2	6711 Burke Ct, Chino, CA 91710	0.63 Miles ¹	Parcel Match
L3 Listing 3	12726 Cypress Ave, Chino, CA 91710	0.62 Miles ¹	Parcel Match
S1 Sold 1	12241 Arlington Pl, Chino, CA 91710	0.28 Miles ¹	Parcel Match
S2 Sold 2	12451 Lime Pl, Chino, CA 91710	0.26 Miles ¹	Parcel Match
S3 Sold 3	6703 Aster Ct, Chino, CA 91710	0.23 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	7.28 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.