

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	6130 Orchard Grove Way, Riverside, CA 92505	Order ID	8566946	Property ID	33779330
Inspection Date	12/30/2022	Date of Report	01/20/2023		
Loan Number	52002	APN	149401015		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	12.29.22 BPO	Tracking ID 1	12.29.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments 2 sty located on the turn of the streetboth property and landscaping seem to have been maintained as noted from this exterior drive by inspection. Subject conforms to the neighborhood and area.
R. E. Taxes	\$5,052	
Assessed Value	\$427,684	
Zoning Classification	Residential R1RL	
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 Property is located in an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$465950 High: \$647000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6130 Orchard Grove Way	5643 Yarborough Dr	6262 Autumnwood Dr	11281 Sweetwater Dr
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92505	92505	92505	92505
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	0.19 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$649,900	\$669,900	\$689,900
List Price \$	--	\$629,900	\$649,900	\$689,900
Original List Date		10/26/2022	06/21/2022	11/23/2022
DOM · Cumulative DOM	-- · --	65 · 86	192 · 213	37 · 58
Age (# of years)	33	38	15	45
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	2 Stories Contemporary	1 Story Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,789	1,905	1,960	2,000
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	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	--	--	--	--
Lot Size	0.18 acres	0.20 acres	0.08 acres	0.17 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.

Current Listings - Cont.

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

- Listing 1** Built approx. 5 yrs earlier, sq ft is slightly larger and lot size is largere-std-Superior Turnkey and pride of ownership in La Sierra Hills area of Riverside with RV parking!! Four bed two baths with many upgrades in past 2 and half years. This home beautiful offers customs kitchen cabinets with granite countertops and cherry cabinets that provide for easy maintenance as well as recess lights and stainless-steel appliances. Flooring on all open areas was replaced with modern tile and 5-inch base molding which includes living room, family room, dining room and hallway. Vaulted ceilings with skylights in family room to provide more natural light, beautiful French doors that lead to outside patio and porch built in last 2 years that gives you the perfect environment to entertain your family and guest. Two fireplaces with upgraded mantels in the family room and dining room. All doors for bathrooms and bedrooms recently painted newer ceiling fans and new paint of entire outside of the home. The front yard offers small fruit trees with mature palms, sprinkles, and a rest area for your morning coffee. The backyard offers relaxing views of Riverside with modest maintenance yard and is great to entertain your guest. Long driveway with RV parking. There are just too many things about this home to mention. It is also very centrally located, within walking distance to Doty Trust Park, the mountain dividing Riverside and Norco is in front of the home and gives you an opportunity for hiking and enjoy wonderful sunsets. Three miles from Riverside Galleria mall, close to schools, and easy freeway access. No Mello or HOA!!! This is a fantastic opportunity for anyone who just wants to move in and enjoy a home.
- Listing 2** Built approx. 18 yrs later, sq ft is larger and lot size is smaller-std-Equal Beautiful property located in a gate community, between la sierra an Arington ave, house offered 4 bed, 3 full bath and one-half bathroom, family room, living room and dining room together, 2 car garage, wood laminate flooring, ceramic tile, granite countertop, jacuzzi tub and shower on master bedroom, turkey property to much to see, closed to shopping centers, Tyler mall, minutes to 91 and 15 fwy, located in a gate community.
- Listing 3** Built approx. 12 yrs earlier, sq ft is larger and lot size is about the same-std-Superior WELCOME TO SWEETWATER DRIVE WHERE ALL THE HUMMINGBIRDS LOVE TO VISIT AND DRINK SUGARY WATER. FIRST TIME ON THE MARKET, ORIGINAL OWNER, ABSOULETLY BEAUTIFUL, STRIKING, WELL-KEPT HOME SITUATED ON A COMMANDING ELEVATED LOCATION ATOP OF LA SIERRA HEIGHTS BORDING RIVERSIDE, CORONA, AND NORCO CLOSE TOO WHERE THE 91/15 FREEWAYS MEET. THIS TWO STORY HOME FEATURES A COMFORTABLE INTERIOR FLOOR PLAN AND OFFERS A STRIKING EXTERIOR RETREAT. BEAUTIFULLY LANDSCAPED AND HARDSCAPED SUITED FOR PRIVATE ENJOYMENT, 12X27 LARGE EXTENDED PATIO ENCLOSURE AND EXTENDED CONCRETE SLAB SURROUNDED BY FRESH RED WOOD PAINTED FENCING AND A RETAINING WALL W/ STAIR ACCESS. THERE'S A DOUBLE CAR GARAGE, RV SIDE FRONT PARKING, IMMACULATE MANICURED FRONT AND REAR YARD, CUSTOM BUILT SHED, BASKETBALL COURT, 50-YEAR EXTERIOR HOUSE PAINT, RAIN GUTTERS, NEWER HEATING AND CENTRAL A/C SYSTEM. THIS BEAUTIFUL RESIDENCE OFFERS AMAZING VIEWS, A DRAMATIC DOUBLE DOOR ENTRY, STEP DOWN LIVING ROOM W/WOOD BASEBOARDS, AND DINING ROOM. THE FAMILY ROOM HAS A WOOD BURNING FIREPLACE, 18X18 TILE AND A DINING NOOK AREA. THE KITCHEN FEATURES A DOUBLE SINK, MAYTAG, GE, KENMORE APPLIANCES, OAK CABINETRY AND LARGE WALK-IN PANTRY. INDOOR LAUNDRY ROOM WITH CABINETS ARE IN SEPARATE ROOM NEXT TO THE PRIVATE GUEST BATHROOM DOWNSTAIRS. HARDWOOD FLOORING ON STAIRCASE LEADS TO THREE SPACIOUS BEDROOMS UPSTAIRS. THE MASTER SUITE BRICK ACCENT WALL CREATES A HUGE STATEMENT OF BEAUTY AND UNIQUENESS. THE MASTER BATH BOASTS WITH DUAL SINKS, UPGRADED FAUCETS, GLASS-ENCLOSED SHOWER AND CABINETRY. OTHER SPECIAL FEATURES: CEILING FANS, CUSTOM DECORATIVE WALL COLORS, MIRRORED CLOSET DOORS AND YES, MRS. CLEAN LIVES HERE SHOWCASING THIS STUNNING HOME IN A WELCOMING WAY.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6130 Orchard Grove Way	5417 Civetta Ln	5404 Passero Ave	11141 Francisco Pl
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92505	92505	92505	92505
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.82 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,999	\$579,000	\$599,999
List Price \$	--	\$599,999	\$579,000	\$599,999
Sale Price \$	--	\$610,000	\$618,000	\$650,000
Type of Financing	--	Va	Conventional	Cash
Date of Sale	--	06/03/2022	02/17/2022	02/22/2022
DOM · Cumulative DOM	-- · --	95 · 95	35 · 35	23 · 23
Age (# of years)	33	35	35	33
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	2 Stories Contemporary	1 Story Contemporary	1 Story Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,789	1,568	1,568	1,789
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	0.18 acres	0.18 acres	0.18 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	+\$11,335	+\$21,335	-\$1,173
Adjusted Price	--	\$621,335	\$639,335	\$648,827

* 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** Built approx. 2 yrs earlier, sq ft is smaller and lot size is equal-std-Inferior adjust for GLA +19835 ,bath+ 1500 , BCC-10000 Welcome to your 4 Bedroom, 2 Bath SINGLE story home on a caul-de-sac. As you enter the front door you will be greeted with an open and spacious floorplan as well as the 4th bedroom with french doors that can easily be an office space. The cozy brick fireplace in the living room is perfect for those chilly evenings. The kitchen opens to the family room with vaulted ceilings and a slider that leads to the large open back yard that has plenty of room to customize a pool and enough for RV access. The master bedroom has an overhead ceiling fan, vaulted ceilings, and two closets, one is a walk-in with custom closet organizers. Home is within walking distance to the Riverwalk, shopping, and a short drive to the Galleria Tyler Mall.
- Sold 2** Built approx. 2 yrs earlier, sq ft is smaller and lot size is equal-std-Inferior adjust for GLA+19835 , bath+1500 Welcome to your 4 Bedroom, 2 Bath SINGLE story home on a spacious lot. As you enter the front door you will be greeted with an open and spacious floorplan. The cozy brick fireplace in the living room is perfect for those chilly evenings. The upgraded kitchen features granite counter tops, tile backsplash, stainless steel appliances, tile flooring and a pantry for extra storage space. The kitchen opens to the family room with vaulted ceilings and a slider which leads to the covered patio. You will love the view of the pool sized backyard with lemon, orange, grapefruit and tangerine fruit trees. There is also a dog run at the side of the house and a storage shed. The master bedroom has an overhead ceiling fan, vaulted ceilings and two closets, one is a walk in with custom closet organizers. The master bathroom has dual sinks and an upgraded tile step in shower with seat and a glass shower enclosure. Additional bedrooms have mirrored closet doors. The two car attached garage has a pull down ladder for overhead storage and roll up doors. Additional upgrades include the water heater, air conditioning, heater, tile roof with rain gutters, laminate flooring and new carpet throughout. Home is walking distance to the Riverwalk, shopping and a short drive to the Galleria Tyler Mall. Don't miss this opportunity to own this "move in" ready home!!
- Sold 3** Built approx. same time, sq ft is equal and lot size is larger-std-Superior adjust for lot-1173 YOU WILL ENJOY THIS WELL TAKEN CARE OF FOUR BEDROOM 2 1/2 BATH HOME. LARGE BACK YARD AND SIDE YARDS WITH A 3 CAR GARAGE. SELLER AND NEIGHBORS SHOW PRIDE OF OWNER SHIP AND COMMUNITY. KITCHEN HAS A LARGE PANTRY.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				IV19168916 S SFR/D 6130 Orchard Grove WAY RVSD 252 STD			
Listing Agent Name				\$415,000 Original List Price: \$430,000 \$231.97 4/2,0,1,0 1789/A			
Listing Agent Phone				1989/PUB 6,534/0.15 21/21 Y N 2.5 09/09/19			
# 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	\$639,335	\$639,335
Sales Price	\$639,335	\$639,335
30 Day Price	\$621,335	--
Comments Regarding Pricing Strategy		
<p>There is a shortage of similar comps in the area with similar GLA, lot size, and especially similar design/style and bath count in the area. Therefore comps were chosen based on GLA and lot size as the majority of the sold comps in the last 365 days had much larger lot sizes than the subject, at least at this time. Notwithstanding any preprinted language to the contrary, this is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (1/20/2023)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Front



Front



Address Verification



Side



Side

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 5643 Yarborough Dr
Riverside, CA 92505



Other

L2 6262 Autumnwood Dr
Riverside, CA 92505



Other

L3 11281 Sweetwater Dr
Riverside, CA 92505



Other

Sales Photos

S1 5417 Civetta Ln
Riverside, CA 92505



Other

S2 5404 Passero Ave
Riverside, CA 92505



Other

S3 11141 Francisco Pl
Riverside, CA 92505



Other

ClearMaps Addendum

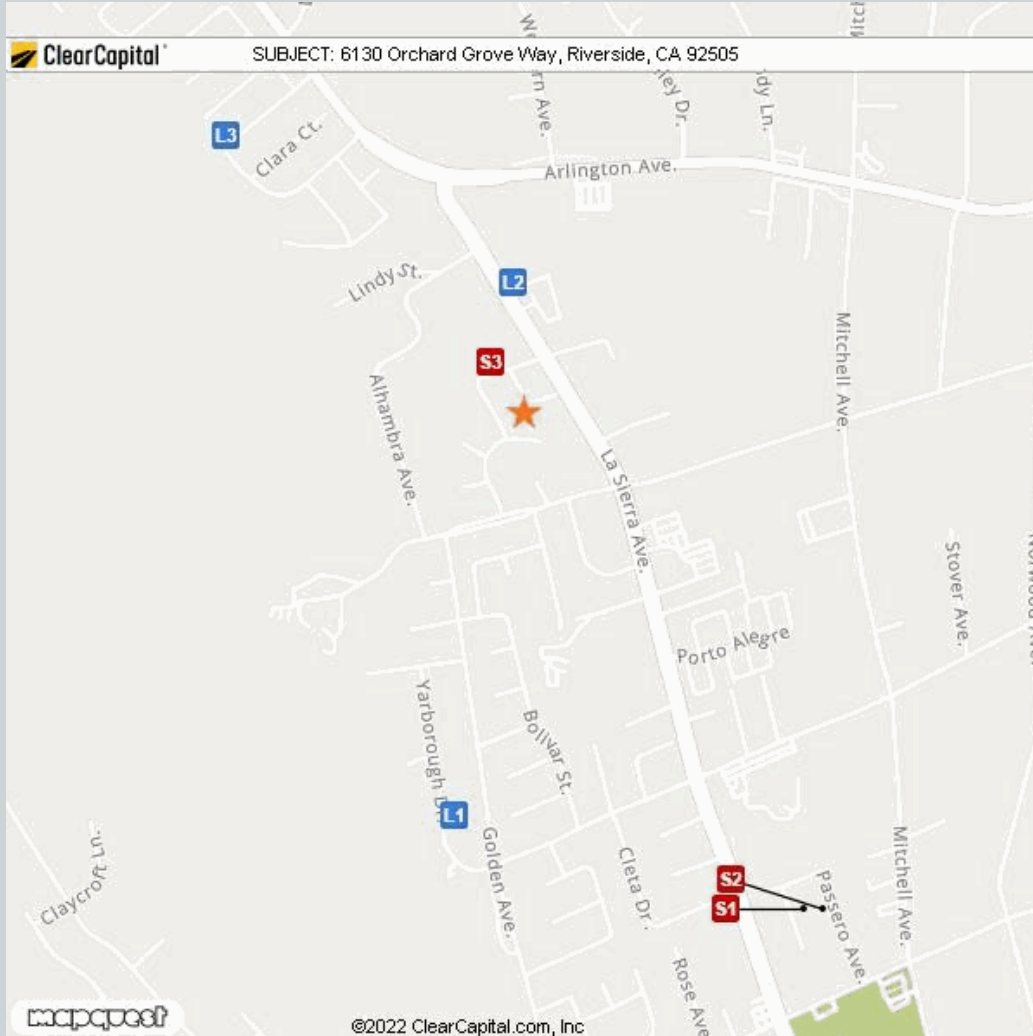
Address ★ 6130 Orchard Grove Way, Riverside, CA 92505

Loan Number 52002

Suggested List \$639,335

Suggested Repaired \$639,335

Sale \$639,335



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6130 Orchard Grove Way, Riverside, CA 92505	--	Parcel Match
L1 Listing 1	5643 Yarborough Dr, Riverside, CA 92505	0.58 Miles ¹	Parcel Match
L2 Listing 2	6262 Autumnwood Dr, Riverside, CA 92505	0.19 Miles ¹	Parcel Match
L3 Listing 3	11281 Sweetwater Dr, Riverside, CA 92505	0.58 Miles ¹	Parcel Match
S1 Sold 1	5417 Civetta Ln, Riverside, CA 92505	0.81 Miles ¹	Parcel Match
S2 Sold 2	5404 Passero Ave, Riverside, CA 92505	0.82 Miles ¹	Parcel Match
S3 Sold 3	11141 Francisco Pl, Riverside, CA 92505	0.09 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	Lorraine DSouza	Company/Brokerage	American Real Estate-List & Sell
License No	01269050	Address	6391 Magnolia Ave, B2 RIVERSIDE CA 92506
License Expiration	06/28/2026	License State	CA
Phone	9516755844	Email	listandsellwithlorraine@gmail.com
Broker Distance to Subject	6.08 miles	Date Signed	12/30/2022

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.