

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	3962 60th Street Unit 70, San Diego, CA 92115	Order ID	8577028	Property ID	33806858
Inspection Date	01/11/2023	Date of Report	01/19/2023		
Loan Number	52210	APN	4724704010		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	San Diego		

Tracking IDs					
Order Tracking ID	01.10.23 BPO	Tracking ID 1	01.10.23 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JOSHUA RICHARDS	Condition Comments	
R. E. Taxes	\$5,113	Subject is three story home with an attached garage Subject looks in average shape with no major issues or deferred maintenance	
Assessed Value	\$417,893		
Zoning Classification	Residential R-1:SINGLE FAM-RES		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	college park 6192837004		
Association Fees	\$285 / Month (Pool,Landscaping,Insurance,Greenbelt)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located in an area of similar age and size homes that are in average to good shape Reo and short sales make up 1% of the market. High investor flip area Schools and stores are within one mile of the subject	
Sales Prices in this Neighborhood	Low: \$493,159 High: \$632,500		
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	3962 60th Street Unit 70	3984 60th St 31	3980 Faircross Place 13	3980 60th Street 37
City, State	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
Zip Code	92115	92115	92115	92115
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.21 ¹	0.04 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$445,000	\$499,000	\$525,000
List Price \$	--	\$445,000	\$480,000	\$499,900
Original List Date		01/03/2023	10/21/2022	11/09/2022
DOM · Cumulative DOM	-- · --	8 · 16	60 · 90	51 · 71
Age (# of years)	41	41	37	40
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	3 Stories condo	3 Stories condo	1 Story condo	3 Stories condo
# Units	1	1	1	1
Living Sq. Feet	1,192	1,041	1,134	1,041
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	2 · 2	2 · 2 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 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.

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

Listing 1 cosmetic-fixer in a great central location with a single-car garage and separate laundry/utility room on the bottom, living area above with kitchen & living area and a half bath, and split-bedroom floor plan at the top

Listing 2 Beautifully remodeled kitchen and master bathroom. *2 Garaged parking (tandem) and gated off street parking *Laundry in-unit! *Walk-in closet - D

Listing 3 2 Bedroom 2.5 bath 2 story condo with large laundry room w/additional storage, 1 car attached garage + 1 assigned parking space. This unit has been owner occupied for 20 years and it shows

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3962 60th Street Unit 70	3954 60th St 79	3980 Faircross Place21	3976 60th St 132
City, State	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
Zip Code	92115	92115	92115	92115
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.21 ¹	0.14 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$475,000	\$515,000	\$549,000
List Price \$	--	\$500,000	\$510,000	\$549,000
Sale Price \$	--	\$500,000	\$512,000	\$580,000
Type of Financing	--	Conv	Va	Conv
Date of Sale	--	10/24/2022	08/26/2022	07/11/2022
DOM · Cumulative DOM	-- · --	45 · 68	35 · 50	7 · 38
Age (# of years)	41	40	37	39
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	3	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	3 Stories condo	3 Stories condo	1 Story condo	3 Stories condo
# Units	1	1	1	1
Living Sq. Feet	1,192	1,048	1,193	1,041
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	3 · 2	2 · 2 · 1
Total Room #	6	5	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	+\$17,600	+\$25,000	\$0
Adjusted Price	--	\$517,600	\$537,000	\$580,000

* 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** corner Unit 2 bed. 2 1/2 bath 2 story condo with large laundry room with additional storage, 1 car attached garage & 1 additional park spot. Highlights include laminate flooring throughout, ceiling fans, gas fireplace, private fenced in patio and 2 balconies from living room and master bedroom 7600size 10k garage
- Sold 2** This large 3-bedroom 2 bath Condo with a peek a boo view of downtown San Diego is situated in the Redwood Village area, just 3 miles from San Diego State University. Spacious 3rd floor condo, with no side neighbors and near trash shoot. This unit has an open kitchen 20k garage 5k bathroom
- Sold 3** remodeled open floor plan end-unit home and feel instantly at home walking in. The palette of colors and quality of finishes will dazzle you! Featuring stainless steel appliances, quartz countertops, laminate flooring, beautiful fixtures, LED lighting, in-unit washer dryer hook ups, sunken living room with fireplace open to dining room & kitchen bar top, makes entertaining here the dream! Patio AND balcony, 1 car garage+1 assigned parking. Community pool+playground 7600size 10k garage

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted			
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	\$520,000	\$520,000
Sales Price	\$518,000	\$518,000
30 Day Price	\$517,000	--
Comments Regarding Pricing Strategy		
Searched for homes with 1000-1500 sqft listed and sold within 12 months and 1 mile Unable to stay within five years of the subject as area has various ages Based value on sold1 as it has the lowest net adjustment		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	**Dispute Resolution (1/19/2023)** The BPO has been corrected/additional commentary added to address the dispute requested.
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Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 3984 60th St 31
San Diego, CA 92115



Front

L2 3980 Faircross Place 13
San Diego, CA 92115

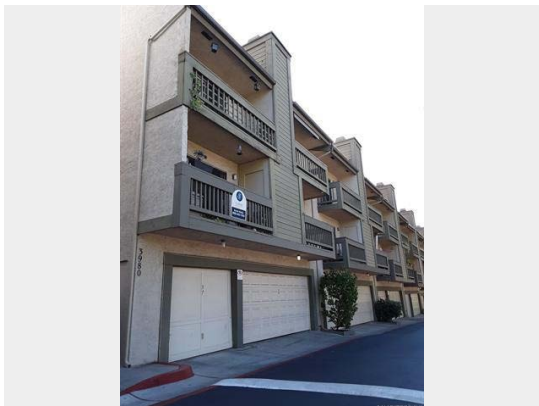


Front

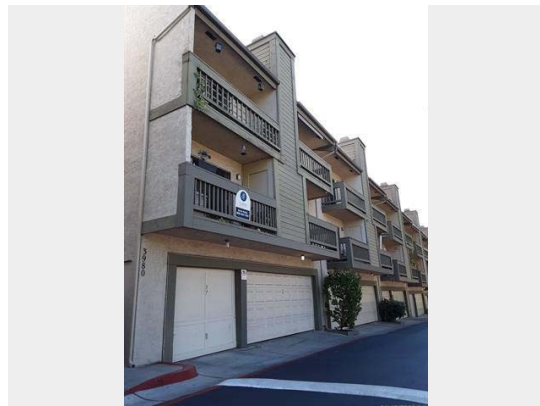


Front

L3 3980 60th Street 37
San Diego, CA 92115




Front



Front

Listing Photos

 3980 60th Street 37
San Diego, CA 92115



Front

Sales Photos

S1 3954 60th st 79
San Diego, CA 92115



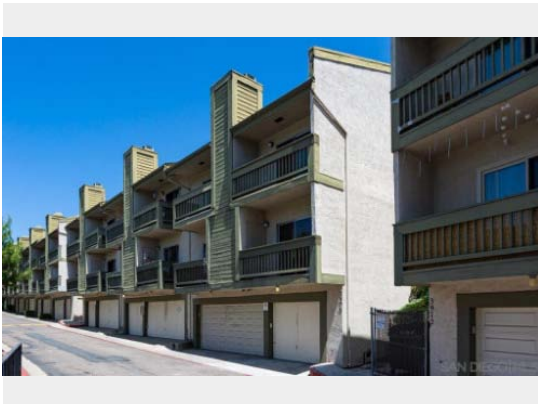
Front

S2 3980 Faircross place21
San Diego, CA 92115



Front

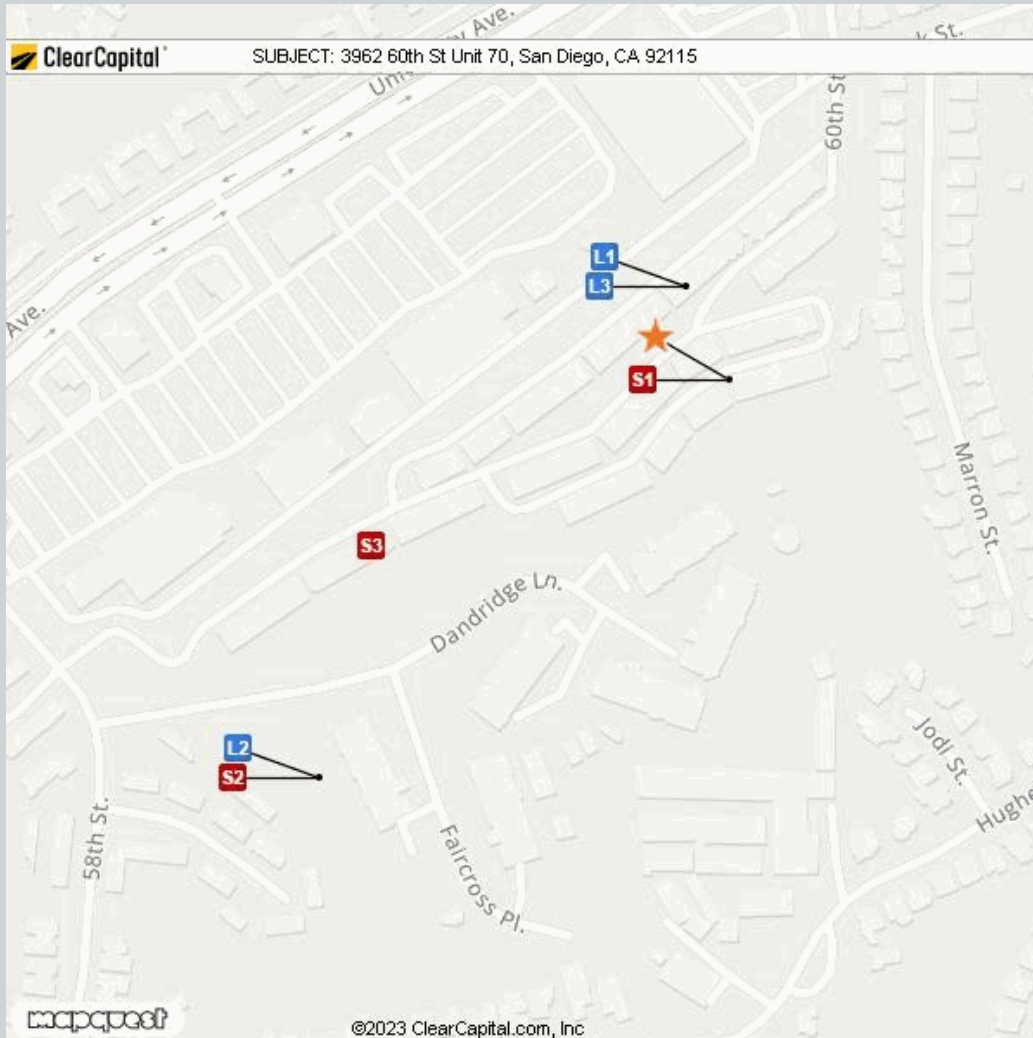
S3 3976 60Th St 132
San Diego, CA 92115



Front

ClearMaps Addendum

Address ★ 3962 60th Street Unit 70, San Diego, CA 92115
Loan Number 52210 **Suggested List** \$520,000 **Suggested Repaired** \$520,000 **Sale** \$518,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3962 60th Street Unit 70, San Diego, CA 92115	--	Parcel Match
L1 Listing 1	3984 60th St 31, San Diego, CA 92115	0.04 Miles ¹	Parcel Match
L2 Listing 2	3980 Faircross Place 13, San Diego, CA 92115	0.21 Miles ¹	Parcel Match
L3 Listing 3	3980 60th Street 37, San Diego, CA 92115	0.04 Miles ¹	Parcel Match
S1 Sold 1	3954 60th St 79, San Diego, CA 92115	0.00 Miles ¹	Parcel Match
S2 Sold 2	3980 Faircross Place 21, San Diego, CA 92115	0.21 Miles ¹	Parcel Match
S3 Sold 3	3976 60th St 132, San Diego, CA 92115	0.14 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	Dianne Patterson	Company/Brokerage	Nautlis Real Estate
License No	01705754	Address	9535 Mission gorge road Suite E Santee CA 92071
License Expiration	08/23/2025	License State	CA
Phone	6199943574	Email	dianneandsam@gmail.com
Broker Distance to Subject	7.62 miles	Date Signed	01/11/2023

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.