

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	55534 Navajo Trail, Yucca Valley, CALIFORNIA 92284	Order ID	8597461	Property ID	33856971
Inspection Date	01/30/2023	Date of Report	01/30/2023		
Loan Number	52287	APN	0586-183-18-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	20230127_BPO	Tracking ID 1	20230127_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Diane Davis	subject property appears to be vacant. condition of subject appears to be in an average condition with no major signs of deferred maintenance. minor paint touch ups from normal wear and tear.
R. E. Taxes	\$2,679	
Assessed Value	\$160,970	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(fence surrounding property)	
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		Neighborhood Comments
Location Type	Suburban	total amount of listings located within a 1 mile radius from subject. 21 Prices: \$ 180,000 to \$650,000 REO's:0 NOD's: 0 Total amount of solds in the last 6 months located within 1 mile from subject. 31 Prices: \$195,000 to \$550,000 REO's: 1 NOD's: 0
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$650,000	
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	55534 Navajo Trail	7553 Inca	56043 Taos Trl,	7667 Bannock Trl
City, State	Yucca Valley, CALIFORNIA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
Zip Code	92284	92284	92284	92284
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.63 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$256,000	\$320,000	\$250,000
List Price \$	--	\$256,000	\$320,000	\$250,000
Original List Date		07/07/2022	01/27/2023	12/15/2022
DOM · Cumulative DOM	-- · --	93 · 207	0 · 3	38 · 46
Age (# of years)	50	66	64	63
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 ; Power Lines
Style/Design	1 Story contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,032	958	1,122	1,017
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	3	3	4	3
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.28 acres	.34 acres	.43 acres
Other	0	0	0	0

* 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** age diff. 16 yrs.) gla diff. 84 sq.ft.) bed diff.0) bath diff.0) lot diff. .10acs.) last recorded sale dated on 12/08/2003; MLS # JT22149161 patio covering; tiled and carpeted flooring; formica counter tops. open beam ceiling with natural stain; ceiling fans; no upgrades
- Listing 2** age diff. 14 yrs.) gla diff. 90 sq.ft.) bed diff.1) bath diff.0) lot diff. .16 acs.) last recorded sale dated on 6/12/2020 MLS # JT23014903 freshly painted; concrete flooring throughout; ceiling fans; newer windows; butcher block counter tops; stainless appliances; no upgrades; newer windows
- Listing 3** age diff. 13 yrs.) gla diff. 15 sq.ft.) bed diff.0) bath diff.0) lot diff. .25 acs.) last recorded sale dated on 7/31/2002 MLS # 219088492DA tiled flooring throughout home; tiled counter tops; fireplace; newer windows; no upgrades; no patio

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	55534 Navajo Trail	7768 Geronimo Trl	55706 Onaga Trl	56027 Pueblo Trl
City, State	Yucca Valley, CALIFORNIA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
Zip Code	92284	92284	92284	92284
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.25 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,000	\$285,000	\$264,000
List Price \$	--	\$329,000	\$285,000	\$264,000
Sale Price \$	--	\$314,000	\$290,000	\$264,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	11/17/2022	08/29/2022	09/26/2022
DOM · Cumulative DOM	-- · --	32 · 62	73 · 61	104 · 144
Age (# of years)	50	71	55	57
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 contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,032	896	919	1,102
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	3	3	3	3
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.50 acres	.19 acres	.26 acres
Other	0	0	0	0
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$314,000	\$290,000	\$264,000

* 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** age diff. 21 yrs.) gla diff. 136 sq.ft.) bed diff.0) bath diff.0) lot diff. .32 acs.) last prior recorded sale dated on 8/11/2020) MLS # JT22202757 wood simulated flooring throughout home; fresh paint. granite formica counter tops; newers windows; tiled showers.
- Sold 2** age diff. 5 yrs.) gla diff. 113 sq.ft.) bed diff.0) bath diff.0) lot diff. .01) last prior recorded sale dated on 9/15/2021) MLS # SW22141947 Carpeted throughout home; tiled kitchen and bathroom flooring; granite counter tops; ceiling fans; newer windows patio covering
- Sold 3** age diff. 7 yrs.) gla diff. 70 sq.ft.) bed diff.0) bath diff.0) lot diff..08 acs.) last prior sale dated on 2/22/2022 MLS # 219078290DA textured ceilings; carpeted throughout home with ceiling fans; no upgrades; tiled counter tops; enclosed patio. # 3 was selected as the most suitable comp to the subject based on physical condition of the exterior only. Please note: this is an exterior report only with no knowledge of the interior condition

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no prior listing information. last recorded sale dated on 11/01/2005 @ \$125,000			
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	\$265,000	\$265,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
all of the comps used for this report have been carefully selected using the search engines provided by the MRMLS system. location, GLA, age was a priority in searching for suitable comparable's.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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Subject Photos



Front



Front



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Street



Street



Other



Other

Subject Photos



Other

Listing Photos

L1 7553 Inca
Yucca Valley, CA 92284



Front

L2 56043 Taos Trl,
Yucca Valley, CA 92284



Front

L3 7667 Bannock Trl
Yucca Valley, CA 92284



Front

Sales Photos

S1 7768 Geronimo Trl
Yucca Valley, CA 92284



Front

S2 55706 Onaga Trl
Yucca Valley, CA 92284



Front

S3 56027 Pueblo Trl
Yucca Valley, CA 92284



Front

ClearMaps Addendum

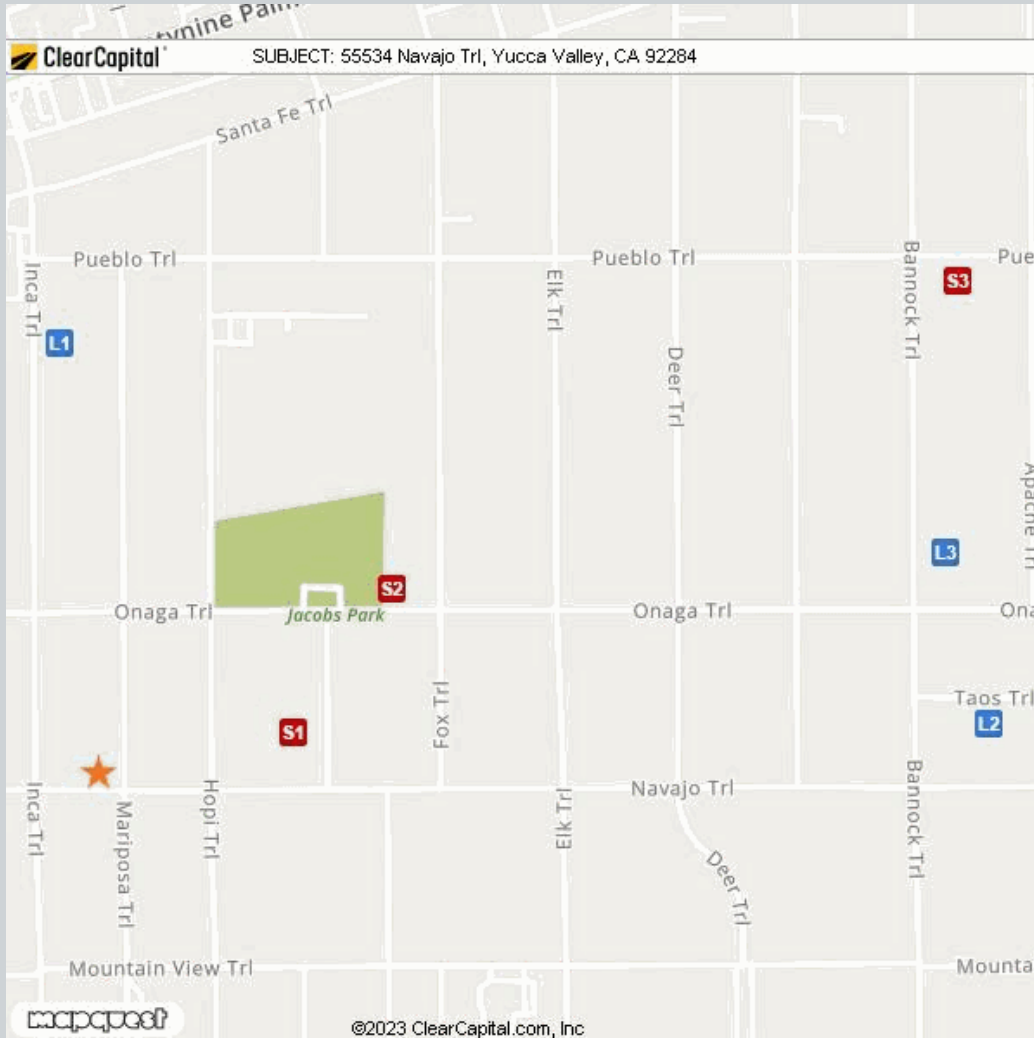
Address ★ 55534 Navajo Trail, Yucca Valley, CALIFORNIA 92284

Loan Number 52287

Suggested List \$265,000

Suggested Repaired \$265,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	55534 Navajo Trail, Yucca Valley, California 92284	--	Parcel Match
L1 Listing 1	7553 Inca, Yucca Valley, CA 92284	0.31 Miles ¹	Parcel Match
L2 Listing 2	56043 Taos Trl, Yucca Valley, CA 92284	0.63 Miles ¹	Parcel Match
L3 Listing 3	7667 Bannock Trl, Yucca Valley, CA 92284	0.62 Miles ¹	Parcel Match
S1 Sold 1	7768 Geronimo Trl, Yucca Valley, CA 92284	0.14 Miles ¹	Parcel Match
S2 Sold 2	55706 Onaga Trl, Yucca Valley, CA 92284	0.25 Miles ¹	Parcel Match
S3 Sold 3	56027 Pueblo Trl, Yucca Valley, CA 92284	0.70 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	Nelson Kane	Company/Brokerage	Coldwell Banker
License No	01760517	Address	32829 Yucaipa Blvd. Yucaipa CA 92399
License Expiration	08/01/2026	License State	CA
Phone	9097056123	Email	nwkane1@gmail.com
Broker Distance to Subject	36.79 miles	Date Signed	01/30/2023

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.