

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	42752 Cougar Road, Big Bear Lake, CA 92315	Order ID	8639979	Property ID	33956698
Inspection Date	03/02/2023	Date of Report	03/02/2023		
Loan Number	52508	APN	2328453330000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	03.02.23 BPO Request	Tracking ID 1	03.02.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	GALLAGHER DAVETA J TRUST	Condition Comments	Subject property is in average condition, no repairs noted
R. E. Taxes	\$2,036		
Assessed Value	\$96,096		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(Looked secure but I didn't try to enter.)		
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	Urban	Neighborhood Comments	Subject property is in a pretty good Big Bear Lake location near the Bear Mountain Ski resort and conforms to the neighborhood well
Local Economy	Slow		
Sales Prices in this Neighborhood	Low: \$349100 High: \$854000		
Market for this type of property	Decreased 10 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	42752 Cougar Road	744 Fir Street	42618 Peregrine Avenue	43103 Grizzly Road
City, State	Big Bear Lake, CA	Big Bear Lake, CA	Big Bear Lake, CA	Big Bear Lake, CA
Zip Code	92315	92315	92315	92315
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.26 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$358,000	\$439,000	\$425,000
List Price \$	--	\$358,000	\$439,000	\$425,000
Original List Date		05/29/2022	10/17/2022	01/16/2023
DOM · Cumulative DOM	-- · --	277 · 277	135 · 136	45 · 45
Age (# of years)	78	81	66	54
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 Other	1 Story other	1 Story other	2 Stories other
# Units	1	1	1	1
Living Sq. Feet	674	572	680	789
Bdrm · Bths · ½ Bths	3 · 1	1 · 1	3 · 1	2 · 0 · 1
Total Room #	5	3	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.06 acres	0.11 acres	0.28 acres
Other	--	--	--	--

* 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 Subject property is superior to this home because of the square footage difference. Due to how unique this property is I was unable to locate comps within the normal range of age, condition, location, garage, Rooms, living square footage, and lot size.

Listing 2 Subject property is very similar to this property.. Due to how unique this property is I was unable to locate comps within the normal range of age, condition, location, garage, Rooms, living square footage, and lot size.

Listing 3 Subject property is similar but slightly inferior because of the living and square footage difference but the subject is in a better setting. Due to how unique this property is I was unable to locate comps within the normal range of age, condition, location, garage, Rooms, living square footage, and lot size.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	42752 Cougar Road	42770 Conifer Drive	42798 Cougar Road	42711 La Cerena Avenue
City, State	Big Bear Lake, CA	Big Bear Lake, CA	Big Bear Lake, CA	Big Bear Lake, CA
Zip Code	92315	92315	92315	92315
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.05 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$424,900	\$399,900
List Price \$	--	\$375,000	\$424,900	\$399,900
Sale Price \$	--	\$370,000	\$415,000	\$390,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/24/2023	12/19/2022	01/11/2023
DOM · Cumulative DOM	-- · --	33 · 44	181 · 188	82 · 92
Age (# of years)	78	74	42	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 Other	1 Story other	1 Story other	2 Stories other
# Units	1	1	1	1
Living Sq. Feet	674	578	840	896
Bdrm · Bths · ½ Bths	3 · 1	1 · 1	2 · 1	2 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.15 acres	0.09 acres	0.06 acres
Other	--	--	--	--
Net Adjustment	--	+\$21,000	-\$26,000	-\$20,000
Adjusted Price	--	\$391,000	\$389,000	\$370,000

* 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** Subject property is superior to this home because of the living square footage and thats why I made my adjustments.. Due to how unique this property is I was unable to locate comps within the normal range of age, condition, location, garage, Rooms, living square footage, and lot size.
- Sold 2** Subject property is inferior to this home because of the living square footage difference, that along with the garage difference is why I made my adjustments. Due to how unique this property is I was unable to locate comps within the normal range of age, condition, location, garage, Rooms, living square footage, and lot size.
- Sold 3** Subject property is inferior to this home because of the living square footage difference and that along with the lot size difference why i made my adjustments Due to how unique this property is I was unable to locate comps within the normal range of age, condition, location, garage, Rooms, living square footage, and lot size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold for \$60,000 on 08/20/1993			
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	\$390,000	\$390,000
Sales Price	\$390,000	\$390,000
30 Day Price	\$390,000	--
Comments Regarding Pricing Strategy		
I would suggest listing this home under \$400k. This would get more buyers inside the property, that could turn into a multiple offer situation and could potentially get you above asking price to maximize your profits.		

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



Address Verification



Street

Listing Photos

L1 744 Fir Street
Big Bear Lake, CA 92315



Front

L2 42618 Peregrine Avenue
Big Bear Lake, CA 92315



Front

L3 43103 Grizzly Road
Big Bear Lake, CA 92315



Front

Sales Photos

S1 42770 Conifer Drive
Big Bear Lake, CA 92315



Front

S2 42798 Cougar Road
Big Bear Lake, CA 92315



Front

S3 42711 La Cerena Avenue
Big Bear Lake, CA 92315



Front

ClearMaps Addendum

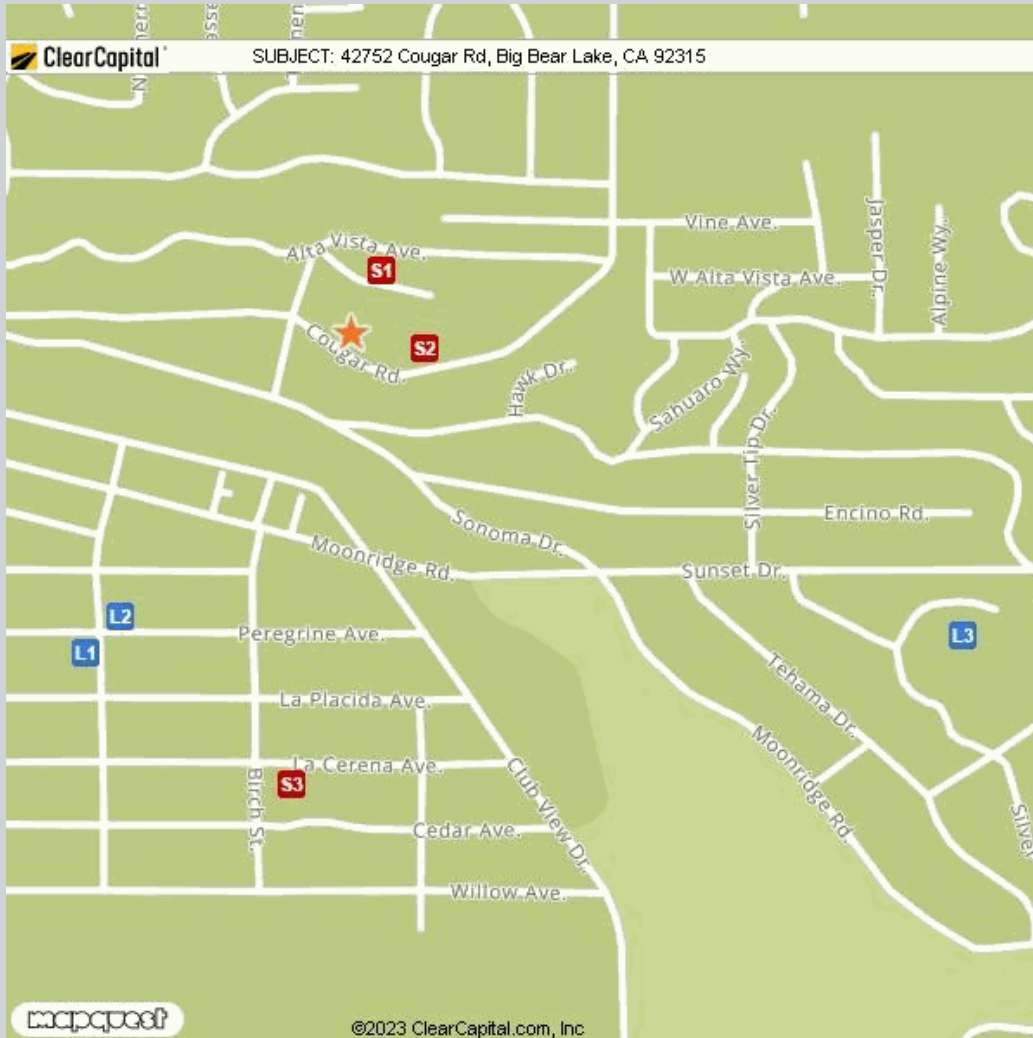
Address ★ 42752 Cougar Road, Big Bear Lake, CA 92315

Loan Number 52508

Suggested List \$390,000

Suggested Repaired \$390,000

Sale \$390,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	42752 Cougar Road, Big Bear Lake, CA 92315	--	Parcel Match
L1 Listing 1	744 Fir Street, Big Bear Lake, CA 92315	0.29 Miles ¹	Parcel Match
L2 Listing 2	42618 Peregrine Avenue, Big Bear Lake, CA 92315	0.26 Miles ¹	Parcel Match
L3 Listing 3	43103 Grizzly Road, Big Bear Lake, CA 92315	0.48 Miles ¹	Parcel Match
S1 Sold 1	42770 Conifer Drive, Big Bear Lake, CA 92315	0.05 Miles ¹	Parcel Match
S2 Sold 2	42798 Cougar Road, Big Bear Lake, CA 92315	0.05 Miles ¹	Parcel Match
S3 Sold 3	42711 La Cerena Avenue, Big Bear Lake, CA 92315	0.32 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	Clinton Duskin	Company/Brokerage	ReMax
License No	02036782	Address	42153 Big Bear blvd Big Bear Lake CA 92315
License Expiration	08/17/2025	License State	CA
Phone	9098383919	Email	clintonduskin@gmail.com
Broker Distance to Subject	0.94 miles	Date Signed	03/02/2023

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.