

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	15475 3rd Street, Victorville, CALIFORNIA 92395	Order ID	8761709	Property ID	34222772
Inspection Date	05/31/2023	Date of Report	05/31/2023		
Loan Number	53591	APN	0478-093-10-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	05.30.23 BPO Request p2	Tracking ID 1	05.30.23 BPO Request p2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Godinez, Juan	Subject property is small, older SFR in the oldest developed area of Victorville. Appears to be occupied, possibly in process of being vacated. Fully fenced lot. Large storage shed in back with garage door. Prior MLS indicates is a shed & tax records show no evidence of being a garage so is being treated as a storage shed. There are some personal property items on the front porch & at shed door. Areas of stucco on shed have patching done with no color coat-not estimate provided for repair as this is cosmetic only. Comp shingle roof appears in good condition. At last sale in 2017 MLS showed that house needed complete interior rehab. Unknown if any updates have been done to interior.
R. E. Taxes	\$676	
Assessed Value	\$60,151	
Zoning Classification	R1-one SFR per lot	
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		Neighborhood Comments
Location Type	Suburban	The oldest developed area of Victorville, adjacent to the old Route 66 Hwy & oldest commerce areas of Victorville. The vast majority of homes in this area are very small to mid sized, single story. The oldest homes date to the early part of last century. There are also small pockets of low density multi-family properties through out the area. There are many vacant homes in this area, some are vandalized & some homes have squatter activity. The area has some of the lowest resale values in the whole Victor Valley but market demand would still be good due to the value range. Close to main hub RR ...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$89,000 High: \$325,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

The oldest developed area of Victorville, adjacent to the old Route 66 Hwy & oldest commerce areas of Victorville. The vast majority of homes in this area are very small to mid sized, single story. The oldest homes date to the early part of last century. There are also small pockets of low density multi-family properties through out the area. There are many vacant homes in this area, some are vandalized & some homes have squatter activity. The area has some of the lowest resale values in the whole Victor Valley but market demand would still be good due to the value range. Close to main hub RR station & also major commuter route.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	15475 3rd Street	16773 Lacy St.	15055 Tatum Rd.	16832 E St.
City, State	Victorville, CALIFORNIA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92395	92395	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.77 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$280,000	\$149,900
List Price \$	--	\$275,000	\$280,000	\$189,900
Original List Date		04/25/2023	03/08/2023	05/12/2023
DOM · Cumulative DOM	-- · --	36 · 36	84 · 84	10 · 19
Age (# of years)	77	72	71	76
Condition	Average	Average	Average	Good
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	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	800	775	1,094	612
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	1 · 1
Total Room #	4	4	5	3
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.12 acres	.19 acres	.19 acres	.1 acres
Other	fence, comp roof, shed	fence, comp roof	fence, comp roof, outbuilding	fence, comp roof, shed

* 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** Regular resale in same area of Victorville. Similar size, age, room count. Has attached garage-similar to subject large shed with garage door. Larger lot-adjusted at about \$5000 per acre. Fully fenced lot, rockscaped yard areas. Small porch at entry.
- Listing 2** Regular resale in same area of Victorville. Larger SF with extra BR, similar age, other features. Larger lot-adjusted at about \$5000 per acre. Fenced lot, trees, shrubs. Front courtyard. Has garage. Needs cosmetic tlc. Will need to reduce price to sell on current market.
- Listing 3** Regular resale in same area of Victorville. Smaller SF with only 1 BR, similar age, lot size, other features. Fully fenced lot, some trees, storage shed. Interior of home rehabbed with new paint, flooring, fixture, updated kitchen & bath features. Currently in escrow.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	15475 3rd Street	15457 4th St.	15753 Cottonwood St.	15051 Tatum Ct.
City, State	Victorville, CALIFORNIA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92395	92395	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.55 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$245,000	\$299,990	\$299,999
List Price \$	--	\$245,000	\$279,990	\$285,000
Sale Price \$	--	\$248,000	\$280,000	\$285,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	05/08/2023	02/13/2023	12/27/2022
DOM · Cumulative DOM	-- · --	17 · 52	130 · 165	49 · 92
Age (# of years)	77	96	103	70
Condition	Average	Average	Average	Good
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	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	800	910	907	838
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1 · 1	2 · 1
Total Room #	4	4	5	4
Garage (Style/Stalls)	None	Detached 1 Car	Detached 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	.12 acres	.1 acres	.17 acres	.26 acres
Other	fence, comp roof, shed	fence, comp roof, shed	fence, comp roof, patio	fence, comp roof,
Net Adjustment	--	-\$2,550	-\$2,025	-\$9,150
Adjusted Price	--	\$245,450	\$277,975	\$275,850

* 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** Regular resale in same immediate area. Older age, similar size, exterior style, features, room count, lot size. has detached garage-similar as subject large shed. Fully fenced lot, rockscaped yard areas, some shrubs. Front porch. Many interior features of home updated but not a current remodel. Adjusted for concession paid (-\$2500), larger SF (-\$2750) & offset by older age (+\$2700).
- Sold 2** Regular resale in same area of Victorville. Older age. Larger SF with extra BR & 1/2 BA, similar other features. Larger lot-still typical for the area. Has garage. Large rear patio. Adjusted for extra 1/2 BA (-\$2500), extra BR (-\$500), larger SF (-\$75), larger lot (-\$250) & offset by older age (+\$3900).
- Sold 3** Regular resale in same area of Victorville. Similar size, age, room count. Has garage. Larger lot-still typical for the area. Fenced back yard, rockscaped front yard, some trees. Interior of home remodeled with new paint, flooring, fixtures, updated kitchen & bath features. Adjusted for remodeled condition (-\$7500), slightly larger SF (-\$950), larger lot (-\$700).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				n/a			
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	\$262,000	\$262,000
Sales Price	\$259,000	\$259,000
30 Day Price	\$249,000	--
Comments Regarding Pricing Strategy		
<p>Search was expanded to include this whole large area of Victorville in order to find best comps for subject & to try & bracket all of subject features. Every effort made to find/use comps with as close proximity as possible. In this case search was expanded up to 1 mile to find best comps. Activity in this value range is still very strong & prices are all over the place for that reason. The sold comps were weighed most heavily in establishing value as they represent a more narrow, consistent value range. Rehabbed properties still sell at the highest end of the value range.</p>		

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.

Subject Photos



Front



Address Verification



Side



Street



Other

Listing Photos

L1 16773 Lacy St.
Victorville, CA 92395



Front

L2 15055 Tatum Rd.
Victorville, CA 92395



Front

L3 16832 E St.
Victorville, CA 92395



Front

Sales Photos

S1 15457 4th St.
Victorville, CA 92395



Front

S2 15753 Cottonwood St.
Victorville, CA 92395



Front

S3 15051 Tatum Ct.
Victorville, CA 92395



Front

ClearMaps Addendum

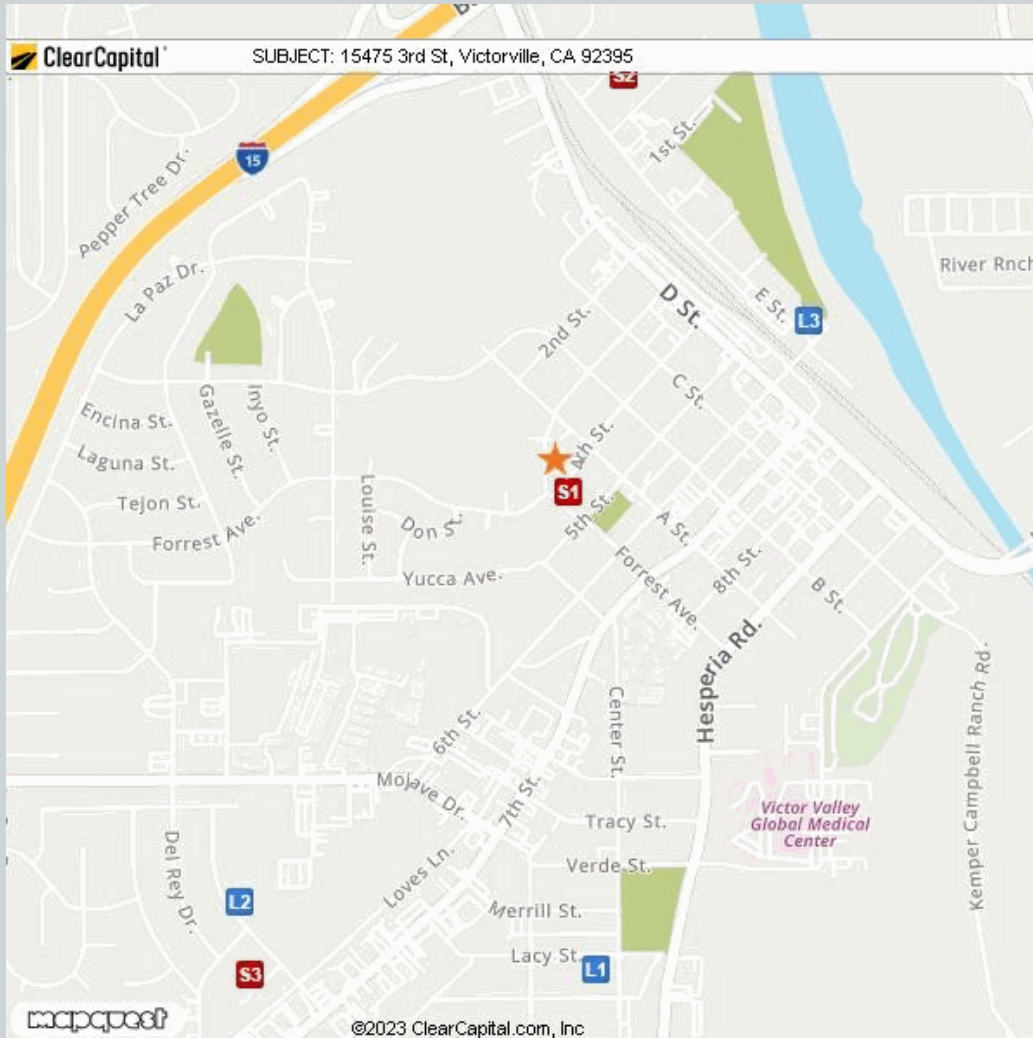
Address ★ 15475 3rd Street, Victorville, CALIFORNIA 92395

Loan Number 53591

Suggested List \$262,000

Suggested Repaired \$262,000

Sale \$259,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15475 3rd Street, Victorville, California 92395	--	Parcel Match
L1 Listing 1	16773 Lacy St., Victorville, CA 92395	0.72 Miles ¹	Parcel Match
L2 Listing 2	15055 Tatum Rd., Victorville, CA 92395	0.77 Miles ¹	Parcel Match
L3 Listing 3	16832 E St., Victorville, CA 92395	0.41 Miles ¹	Parcel Match
S1 Sold 1	15457 4th St., Victorville, CA 92395	0.05 Miles ¹	Parcel Match
S2 Sold 2	15753 Cottonwood St., Victorville, CA 92395	0.55 Miles ¹	Parcel Match
S3 Sold 3	15051 Tatum Ct., Victorville, CA 92395	0.84 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Teri Ann Bragger	Company/Brokerage	First Team Real Estate
License No	00939550	Address	15545 Bear Valley Rd. Hesperia CA 92345
License Expiration	10/09/2026	License State	CA
Phone	7609000529	Email	teribragger@firstteam.com
Broker Distance to Subject	4.75 miles	Date Signed	05/31/2023

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.