

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	120 W 3rd Street, Azusa, CA 91702	Order ID	8805345	Property ID	34315351
Inspection Date	06/27/2023	Date of Report	06/30/2023		
Loan Number	54184	APN	8611027001		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	06.27.23 BPO Request	Tracking ID 1	06.27.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CARMEN P MORALES	Condition Comments single family detached home in a residential neighborhood ... home appears lived in and maintained and no issues noted ... home was listed for sale in 2017 and mls pictures and comments show home has been remodeled ... home is smaller in gla than most of the available comps ...
R. E. Taxes	\$2,357	
Assessed Value	\$170,211	
Zoning Classification	Residential AZC2YY	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 Searched +-20% in size, 1 mile radius, and 12 months in time ... average dom 29 ... closed adom 30 ... active adom 26 ... 3 of the 4 active listings are pending or under contract ... 31 closed sales ... 0 of the active listings are distressed listings ... 0 of the closed sales are distressed listings ...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$365,000 High: \$700,000	
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	120 W 3rd Street	5216 N Roxburgh Ave	836 E Glenlyn Dr	5514 N Orangeglen St
City, State	Azusa, CA	Azusa, CA	Azusa, CA	Azusa, CA
Zip Code	91702	91702	91702	91702
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.40 ¹	0.97 ¹	1.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$620,000	\$625,000	\$600,000
List Price \$	--	\$620,000	\$625,000	\$600,000
Original List Date		05/29/2023	05/19/2023	05/24/2023
DOM · Cumulative DOM	-- · --	32 · 32	42 · 42	37 · 37
Age (# of years)	108	72	68	70
Condition	Good	Good	Good	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	836	993	1,041	937
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	2 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	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	--	--	Pool - Yes	--
Lot Size	0.16 acres	0.19 acres	0.14 acres	0.15 acres
Other	none	none	none	none

* Listing 3 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 larger in gla with the same number of bedrooms and bathrooms

Listing 2 larger in gla with the same number of bedrooms and bathrooms and has a pool

Listing 3 a little larger in gla with one less bedroom and a half bathroom more

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	120 W 3rd Street	627 N Lemon Ave	337 S Grandin Ave	339 E8th St
City, State	Azusa, CA	Azusa, CA	Azusa, CA	Azusa, CA
Zip Code	91702	91702	91702	91702
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.68 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,888	\$550,000	\$499,500
List Price \$	--	\$449,888	\$550,000	\$499,500
Sale Price \$	--	\$620,000	\$560,000	\$552,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/24/2023	06/01/2023	06/28/2023
DOM · Cumulative DOM	-- · --	65 · 65	45 · 45	6 · 34
Age (# of years)	108	100	73	93
Condition	Good	Good	Good	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	836	942	884	820
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 2
Total Room #	6	5	5	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.17 acres	0.13 acres	.06 acres
Other	none	none	none	none
Net Adjustment	--	-\$6,000	+\$4,000	+\$2,000
Adjusted Price	--	\$614,000	\$564,000	\$554,500

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 larger in gla with one less bedroom ... adjusted for gla -10000, bedroom 4000

Sold 2 close in gla with one less bedroom ... adjusted for bedroom 4000

Sold 3 close in gla with one less bedroom and one more bathroom ... adjusted for bedroom 4000, bathroom -2000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				home last sold in 1980 but not able to determine the sales price from the available mls or tax records			
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	\$585,000	\$585,000
Sales Price	\$565,000	\$565,000
30 Day Price	\$545,000	--
Comments Regarding Pricing Strategy		
<p>Most weight given to closed sales considering shortage of available comps for sale in the area. Searched +-20% in size, 1 mile radius, and 12 months in time. Used best available comps & bracketed as many parameters as possible but not able to bracket all & especially not all at the same time. Home appears to be lived in & maintained & all equipment appear to be in working order as intended & no need for repairs noted. Home is located in a single family neighborhood close to shopping, entertainment & multiple freeways. The comps used are the best possible currently available comps within 1 miles & the adjustments are sufficient for this area to account for the differences in the subject & comparables. The variances could not be avoided & the comps were chosen for their similarities to the subject. There is still a shortage of available homes for sale. Rising interest rates have increased the days on market. Despite higher interest rates home prices have not changed much due to the lack of inventory.</p>		

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



Front



Address Verification



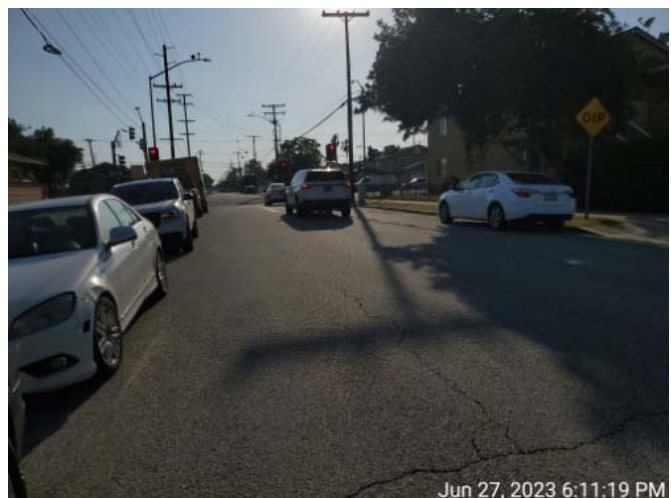
Side



Side



Back



Street

Subject Photos



Street



Street



Street



Other



Other



Other

Listing Photos

L1 5216 N Roxburgh Ave
Azusa, CA 91702



Front

L2 836 E Glenlyn Dr
Azusa, CA 91702



Front

L3 5514 N Orangeglen St
Azusa, CA 91702



Front

Sales Photos

S1 627 N Lemon Ave
Azusa, CA 91702



Front

S2 337 S Grandin Ave
Azusa, CA 91702



Front

S3 339 E8th ST
Azusa, CA 91702



Front

ClearMaps Addendum

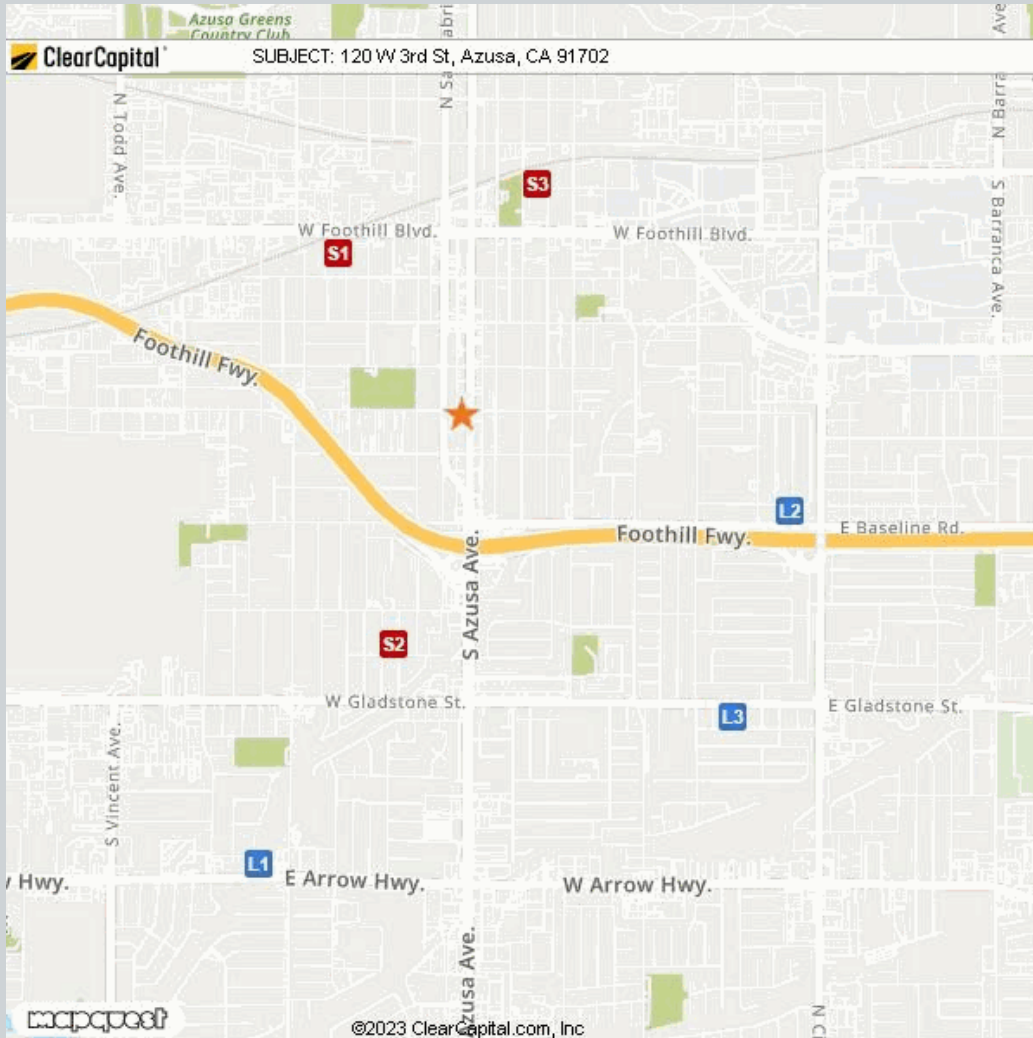
Address ★ 120 W 3rd Street, Azusa, CA 91702

Loan Number 54184

Suggested List \$585,000

Suggested Repaired \$585,000

Sale \$565,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	120 W 3rd Street, Azusa, CA 91702	--	Parcel Match
L1 Listing 1	5216 N Roxburgh Ave, Azusa, CA 91702	1.40 Miles ¹	Parcel Match
L2 Listing 2	836 E Glenlyn Dr, Azusa, CA 91702	0.97 Miles ¹	Parcel Match
L3 Listing 3	5514 N Orangeglen St, Azusa, CA 91702	1.15 Miles ¹	Parcel Match
S1 Sold 1	627 N Lemon Ave, Azusa, CA 91702	0.57 Miles ¹	Parcel Match
S2 Sold 2	337 S Grandin Ave, Azusa, CA 91702	0.68 Miles ¹	Parcel Match
S3 Sold 3	339 E8th St, Azusa, CA 91702	0.69 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	Lehel Szucs	Company/Brokerage	All Seasons Real Estate, Inc.
License No	01336187	Address	964 E. Badillo Street, #240 Covina CA 91724
License Expiration	05/04/2027	License State	CA
Phone	6263390697	Email	Lehelsz@gmail.com
Broker Distance to Subject	3.48 miles	Date Signed	06/30/2023

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.