

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.

<b>Address</b>	14417 Mojave Lane, Victorville, CA 92395	<b>Order ID</b>	8805345	<b>Property ID</b>	34315349
<b>Inspection Date</b>	06/27/2023	<b>Date of Report</b>	06/30/2023		
<b>Loan Number</b>	54190	<b>APN</b>	0477-293-12-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

**Tracking IDs**

<b>Order Tracking ID</b>	06.27.23 BPO Request	<b>Tracking ID 1</b>	06.27.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Pitman, Clarence	<b>Condition Comments</b> Subject property is smaller, older SFR in older area of Victorville that is made up of very similar properties. Appears to be occupied, not 100% sure, some personal property items noted on lot but no vehicles. Yard areas are dead, overgrown, would recommend basic yard maintenance to enhance exterior appearance. Fenced back yard, some trees, shrubs. Comp shingle roof appears in good condition.
<b>R. E. Taxes</b>	\$513	
<b>Assessed Value</b>	\$47,559	
<b>Zoning Classification</b>	R1-one SFR per lot	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$250	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$250	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> One of the older developed areas of Victorville. The majority of homes in this area are small to mid sized, single story, mostly built in the 50's-80's. Some newer homes scattered through out the area as well. There are pockets of low/mid density multi-family properties through out this area, along with some higher density apartment buildings. In normal, level markets this area has lower market activity & demand, lower than AVG resale values compared to some other areas of Victorville.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$159,000 High: \$425,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	14417 Mojave Lane	14379 Navarro Ct.	16333 Yucca Ave.	14186 Arrowhead Dr.
<b>City, State</b>	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
<b>Zip Code</b>	92395	92395	92395	92395
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.19 <sup>1</sup>	1.45 <sup>1</sup>	0.68 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$359,000	\$330,000	\$370,000
<b>List Price \$</b>	--	\$359,000	\$330,000	\$369,900
<b>Original List Date</b>		06/16/2022	06/26/2023	06/05/2023
<b>DOM · Cumulative DOM</b>	-- · --	220 · 379	4 · 4	8 · 25
<b>Age (# of years)</b>	62	36	63	58
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,177	1,229	1,220	1,386
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.17 acres	.19 acres	.19 acres	.18 acres
<b>Other</b>	fence, comp roof	fence, comp roof	fence, comp roof	fence, comp roof

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Regular resale in same immediate market area. Newer age. Larger SF with one fewer BR, similar other features, lot size, garage. Fenced back yard, some trees, shrubs, no other landscaping. Front porch. Some interior features updated but not a completely remodel. Currently in escrow after extended DOM.

**Listing 2** Regular resale. Search expanded to find comps. Similar location value, neighborhood makeup. Larger SF, similar age, room count, lot size, garage., Fenced & x-fenced lot, some trees, shrubs. Front porch. New paint, flooring, some, fixtures. Kitchen & bath not updated but in good condition. Will probably sell quickly.

**Listing 3** Regular resale in same market area, search expanded. Larger SF, similar other features, room count, lot size, garage. Fenced back yard, some trees, shrubs. Front porch. Some interior features updated including paint & flooring. Currently in escrow.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	14417 Mojave Lane	14453 Mojave Ln.	16624 Lariat Rd.	14375 Manzanita Rd.
<b>City, State</b>	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
<b>Zip Code</b>	92395	92395	92395	92395
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.33 <sup>1</sup>	0.07 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$310,000	\$345,900	\$345,433
<b>List Price \$</b>	--	\$279,000	\$345,900	\$345,433
<b>Sale Price \$</b>	--	\$302,000	\$353,000	\$350,000
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	04/07/2023	06/20/2023	05/31/2023
<b>DOM · Cumulative DOM</b>	-- · --	90 · 125	56 · 91	1 · 18
<b>Age (# of years)</b>	62	62	53	57
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,177	1,177	1,200	1,301
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.17 acres	.17 acres	.22 acres	.17 acres
<b>Other</b>	fence, comp roof	fence, comp roof	fence, comp roof	fence, comp roof
<b>Net Adjustment</b>	--	-\$6,500	-\$9,825	-\$12,100
<b>Adjusted Price</b>	--	\$295,500	\$343,175	\$337,900

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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. Same home/builder on same street. Identical to subject in all regards-age, size, room count, lot size, garage. Fenced & x-fenced lot, landscaped front yard, some trees, shrubs. Adjusted for concessions paid (-\$5000), superior yard condition (-\$1500).
- Sold 2** Regular resale in same market area. Newer age, within 9 years of subject age, no adjustment. Slightly larger SF, similar room count, lot size, garage. Fenced back yard, rockscaped front yard, trees, shrubs. Interior of home fully remodeled including paint, flooring, fixtures, doors, updated kitchen & bath features. Adjusted for remodeled condition (-\$7500), slightly larger SF (-\$575), larger lot (-\$250), superior yard condition (-\$1500).
- Sold 3** Regular resale in same immediate market area. Slightly newer age-within 5 years of subject age, no adjustment. Larger SF with one fewer BR, similar other features, lot size, garage. Fenced back yard, rockscaped yard areas, some shrubs, trees. Interior partially remodeled with new paint, updated kitchen & bath features, updated windows. Other features were not updated-flooring, some fixtures, etc. Adjusted for updated features (-\$5000), larger SF (-\$3100), superior yard condition (-\$1500).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				n/a			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$332,000	\$332,500
<b>Sales Price</b>	\$330,000	\$330,500
<b>30 Day Price</b>	\$309,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search was expanded to include this whole area of Victorville in order to find best comps for subject &amp; to try &amp; bracket subject features. Every effort made to find/use comps with as close proximity as possible. Market demand for properties in this value range is currently very high &amp; there is very little active inventory. Search very expanded to find active comps. While CS1 is the most similar comp, a higher value is well supported by all of the other comps, including the active comps, 2 are currently in escrow. Many sales in this value range do involve seller paid concessions &amp; that should be expected. Rehabbed properties are still selling at the top of the market.</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



Street



Other



## Listing Photos

**L1** 14379 Navarro Ct.  
Victorville, CA 92395



Front

**L2** 16333 Yucca Ave.  
Victorville, CA 92395



Front

**L3** 14186 Arrowhead Dr.  
Victorville, CA 92395



Front

## Sales Photos

**S1** 14453 Mojave Ln.  
Victorville, CA 92395



Front

**S2** 16624 Lariat Rd.  
Victorville, CA 92395



Front

**S3** 14375 Manzanita Rd.  
Victorville, CA 92395



Front

### ClearMaps Addendum

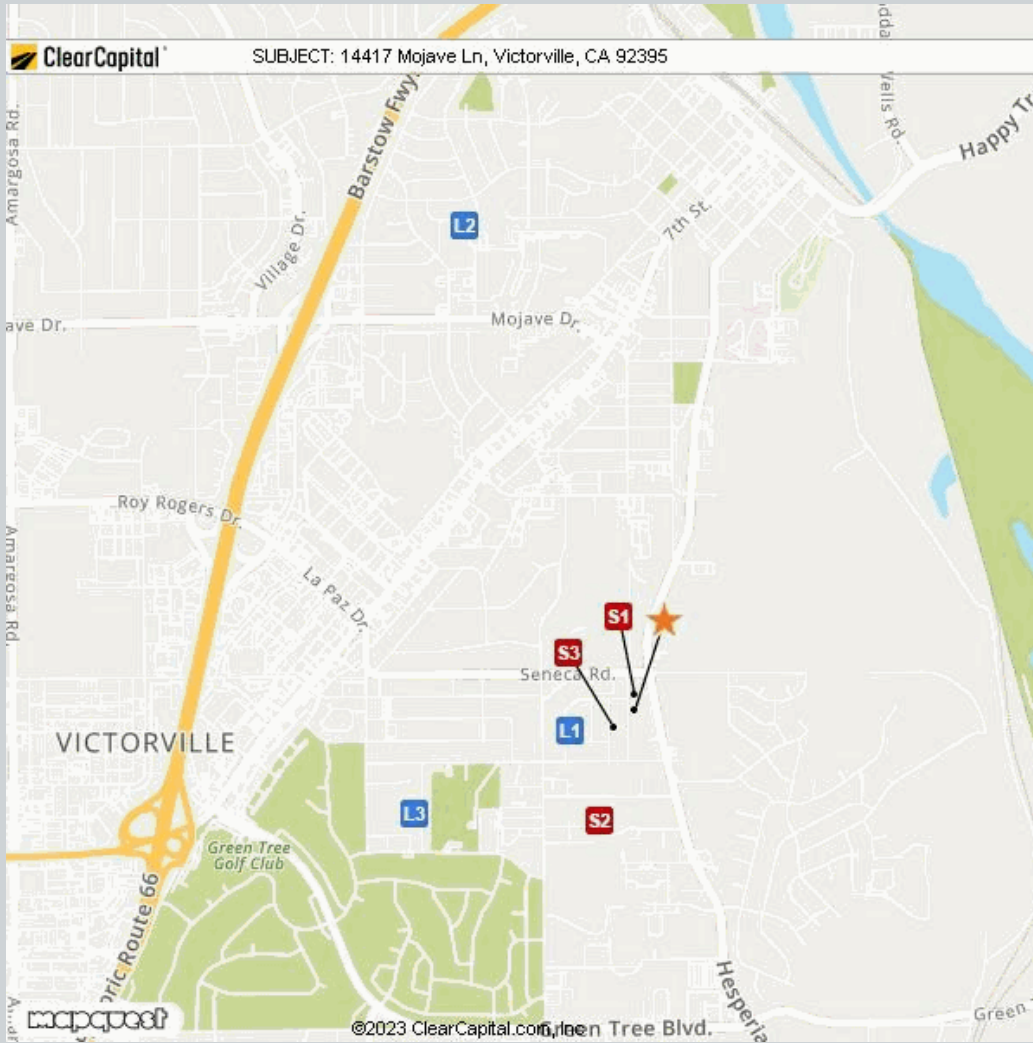
**Address** ★ 14417 Mojave Lane, Victorville, CA 92395

**Loan Number** 54190

**Suggested List** \$332,000

**Suggested Repaired** \$332,500

**Sale** \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14417 Mojave Lane, Victorville, CA 92395	--	Parcel Match
L1 Listing 1	14379 Navarro Ct., Victorville, CA 92395	0.19 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	16333 Yucca Ave., Victorville, CA 92395	1.45 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	14186 Arrowhead Dr., Victorville, CA 92395	0.68 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	14453 Mojave Ln., Victorville, CA 92395	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	16624 Lariat Rd., Victorville, CA 92395	0.33 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	14375 Manzanita Rd., Victorville, CA 92395	0.07 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Teri Ann Bragger	<b>Company/Brokerage</b>	First Team Real Estate
<b>License No</b>	00939550	<b>Address</b>	15545 Bear Valley Rd. Hesperia CA 92345
<b>License Expiration</b>	10/09/2026	<b>License State</b>	CA
<b>Phone</b>	7609000529	<b>Email</b>	teribragger@firstteam.com
<b>Broker Distance to Subject</b>	3.29 miles	<b>Date Signed</b>	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.**