

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>	16798 Yucca Avenue, Victorville, CA 92395	<b>Order ID</b>	8835303	<b>Property ID</b>	34397128
<b>Inspection Date</b>	07/18/2023	<b>Date of Report</b>	07/20/2023		
<b>Loan Number</b>	54452	<b>APN</b>	0478-095-14-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	07.18.23 BPO Request	<b>Tracking ID 1</b>	07.18.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Pearl, Harry	There are currently unpaid water & trash pick up liens that are attached to property taxes, that is why amount is so high. \$1055.83 trash/sewer, \$835.15 water. Subject property is small, very old SFR in one of the oldest developed areas of Victorville. Is occupied, presumably by owner. There is a lot of junk, personal property all over lot, would presumably be removed when occupant vacates but estimate provided in case left behind. Exterior wood trim & siding areas have been painted but one small area is still not painted at side of house. Lot is fully fenced, including wrought iron at front. Some trees, shrubs. Extra side concrete parking area. No garage or carport. Close to the older commerce areas of Victorville as well. Tax records indicate there is a 168 SF basement but this is not verifiable.
<b>R. E. Taxes</b>	\$2,747	
<b>Assessed Value</b>	\$74,983	
<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>	\$1,500	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$1,500	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	One of the oldest developed areas of Victorville, with the oldest homes dating to the early part of the last century. Most homes in this area are very small to mid sized. This area is especially subject to the fluctuations of market activity. The area still has market demand due to the value ranges, especially on properties that are in maintained or rehabbed condition. When the market levels out & declines, this area has virtually no market activity & some of the lowest resale values in the whole Victor Valley market area. There are a higher number of vacant homes in this area, also tenant occ...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$140,000 High: \$340,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Neighborhood Comments

One of the oldest developed areas of Victorville, with the oldest homes dating to the early part of the last century. Most homes in this area are very small to mid sized. This area is especially subject to the fluctuations of market activity. The area still has market demand due to the value ranges, especially on properties that are in maintained or rehabbed condition. When the market levels out & declines, this area has virtually no market activity & some of the lowest resale values in the whole Victor Valley market area. There are a higher number of vacant homes in this area, also tenant occupied, properties. The area can be prone to vandalism, squatting issues also.

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	16798 Yucca Avenue	16705 C St.	15461 Hesperia Rd.	15558 11th St.
<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>	--	0.33 <sup>1</sup>	0.34 <sup>1</sup>	0.49 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$169,000	\$249,500	\$315,000
<b>List Price \$</b>	--	\$169,000	\$300,000	\$315,000
<b>Original List Date</b>		07/17/2023	06/07/2023	06/01/2023
<b>DOM · Cumulative DOM</b>	-- · --	3 · 3	43 · 43	40 · 49
<b>Age (# of years)</b>	98	95	95	74
<b>Condition</b>	Average	Average	Average	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>	847	620	864	1,080
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	3 · 2
<b>Total Room #</b>	4	4	4	5
<b>Garage (Style/Stalls)</b>	None	None	None	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	Yes	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	200	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.21 acres	.08 acres	.16 acres	.08 acres
<b>Other</b>	fence, comp roof, trees	fence, comp roof	fence, comp roof, porch	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 market area. Smaller SF, similar age, other features. Smaller lot-still typical for the area, adjusted at about \$5000 per acre. Fullyf enced lot, some trees, shrubs. Extensive concrete work in back yard, attached shed/storage. Intact features but needs updating. Will probably sell quickly. Used as comp to bracket subject value.
- Listing 2** Regular resale in same market area. Similar size & age, room count. Smaller lot-minimal adjustment at about \$5000 per acre. Fenced lot, front porch. Has unfinished basement. Some interior features updated but not a current remodel.
- Listing 3** Regular resale in same market area. Newer age-minimal adjustment as there were no building codes at that time. Larger SF with extra BR & BA, similar other features. Smaller lot-adjusted at about \$5000 per acre. Fenced lot, trees, shrubs. Home completely remodeled including paint, flooring, fixtures, updated kitchen & bath features. Currently in escrow.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	16798 Yucca Avenue	16773 Lacy St.	15457 4th St.	15753 Cottonwood St.
<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>	--	0.59 <sup>1</sup>	0.10 <sup>1</sup>	0.69 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$275,000	\$245,000	\$299,990
<b>List Price \$</b>	--	\$275,000	\$245,000	\$279,990
<b>Sale Price \$</b>	--	\$300,000	\$248,000	\$280,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	07/12/2023	05/08/2023	02/13/2023
<b>DOM · Cumulative DOM</b>	-- · --	3 · 78	17 · 52	130 · 165
<b>Age (# of years)</b>	98	72	97	103
<b>Condition</b>	Average	Good	Average	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>	847	775	910	907
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	3 · 1
<b>Total Room #</b>	4	4	4	5
<b>Garage (Style/Stalls)</b>	None	Attached 1 Car	Detached 1 Car	Detached 1 Car
<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>	.21 acres	.19 acres	.1 acres	.17 acres
<b>Other</b>	fence, comp roof, trees	fence, comp roof, porch	fence, comp roof, trees	fence, comp roof, trees
<b>Net Adjustment</b>	--	-\$13,500	-\$6,525	-\$5,000
<b>Adjusted Price</b>	--	\$286,500	\$241,475	\$275,000

\* Sold 2 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 in same market area. Smaller SF. Newer age, similar other features, room count, lot size. Has garage. Fully fenced lot, small rockscaped yard area. Completely remodeled home. Concessions probably paid but amount not indicated. Adjusted for remodeled condition (-\$7500), newer age (-\$4800), garage (-\$3000) & offset by smaller SF (+\$1800).
- Sold 2** Regular resale in same market area. Slightly larger SF, similar age, room count, features. Has garage. Smaller lot-still typical for the area. Fullyf enced & x-fenced lot, small front porch. Interior of home recently updated but not a current remodel. Adjusted for concessions paid (-\$2500), garage (-\$3000), larger SF (-\$1575) & offset by smaller lot (+\$550).
- Sold 3** Regular resale in same market area. Larger SF With extra BR, similar age, other features, lot size. Has garage. Fully fenced lot, including stucco/iron at front. Interior of home has been updated but not a current remodel. Adjusted for larger SF (-\$1500), garage (-\$3000), 3rd BR (-\$500).

## 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>	\$257,000	\$259,000
<b>Sales Price</b>	\$255,000	\$257,000
<b>30 Day Price</b>	\$242,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search was expanded to include this whole area of Victorville in order to find best comps &amp; to try &amp; bracket subject features, including age. 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 comps to bracket subject GLA &amp; value. The market is in a transitional phase so pricing on both active &amp; sold comps is widely varied. Subject will probably need interior rehab so condition is probably closest to CL1 but that comp will probably sell quickly. Rehabbed homes do still sell at the highest end of the value scale. In rehabbed condition, subject value would be closer to CS1 &amp; CS3</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



Side



Street



Street

## Listing Photos

**L1** 16705 C St.  
Victorville, CA 92395



Front

**L2** 15461 Hesperia Rd.  
Victorville, CA 92395



Front

**L3** 15558 11th St.  
Victorville, CA 92395



Front

## Sales Photos

**S1** 16773 Lacy St.  
Victorville, CA 92395



Front

**S2** 15457 4th St.  
Victorville, CA 92395



Front

**S3** 15753 Cottonwood St.  
Victorville, CA 92395



Front

### ClearMaps Addendum

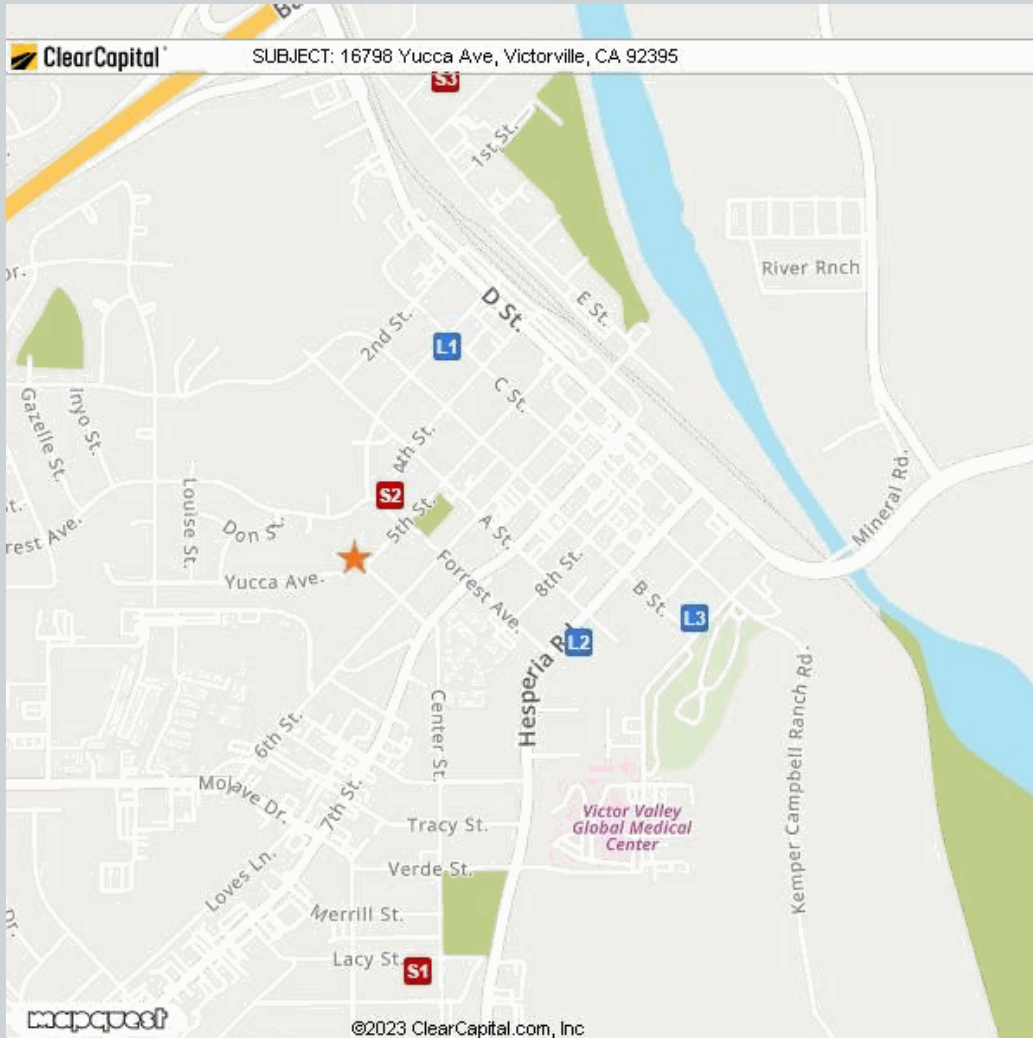
**Address** ★ 16798 Yucca Avenue, Victorville, CA 92395

**Loan Number** 54452

**Suggested List** \$257,000

**Suggested Repaired** \$259,000

**Sale** \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16798 Yucca Avenue, Victorville, CA 92395	--	Parcel Match
L1 Listing 1	16705 C St., Victorville, CA 92395	0.33 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	15461 Hesperia Rd., Victorville, CA 92395	0.34 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	15558 11th St., Victorville, CA 92395	0.49 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	16773 Lacy St., Victorville, CA 92395	0.59 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	15457 4th St., Victorville, CA 92395	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	15753 Cottonwood St., Victorville, CA 92395	0.69 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>	4.61 miles	<b>Date Signed</b>	07/20/2023

*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.**