

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	2150 Kings View Circle, Spring Valley, CA 91977	Order ID	8854980	Property ID	34449731
Inspection Date	08/01/2023	Date of Report	08/01/2023		
Loan Number	54656	APN	5034900659		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Diego		

Tracking IDs					
Order Tracking ID	07.31_BPO	Tracking ID 1	07.31_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	GUILLERMO S CERVANTES	Subject is two story home with an carport parking Subject looks in average shape with no major issues or deferred maintenance Subject ha solar panels
R. E. Taxes	\$3,152	
Assessed Value	\$219,469	
Zoning Classification	Residential R-1:SINGLE FAM-RES	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Ashford park 6195671122	
Association Fees	\$320 / Month (Pool,Landscaping,Greenbelt)	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject is located in an area of similar age and size homes that are in average to good shape Reo and short sales make up 1% of the market. High investor flip area Schools and stores are within one mile of the subject
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$375,000 High: \$680,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2150 Kings View Circle	2168 Kings View Cir	2301 Kings View Cir	2256 Kings View Cir
City, State	Spring Valley, CA	Spring Valley, CA	Spring Valley, CA	Spring Valley, CA
Zip Code	91977	91977	91977	91977
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.13 ¹	0.10 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$529,000	\$549,000	\$560,000
List Price \$	--	\$529,000	\$549,000	\$560,000
Original List Date		06/28/2023	06/30/2023	06/13/2023
DOM · Cumulative DOM	-- · --	12 · 34	24 · 32	16 · 49
Age (# of years)	32	32	28	25
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories townhome	2 Stories townhome	2 Stories townhome	2 Stories townhome
# Units	1	1	1	1
Living Sq. Feet	1,020	1,020	1,020	1,020
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1
Total Room #	5	5	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 acres	0 acres	0 acres	0 acres
Other	solar owned	--	--	--

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Meticulously maintained, you'll enjoy the open floorplan on the first level and the privacy of the dual primary suites upstairs. Special features include laundry room, a downstairs powder room, newer AC & Forced Air Heating, tons of storage throughout the home, and a private patio
- Listing 2** remodeled 2 bedroom and 2.5 bath townhome in the gated community of Ashford Park. This home features approx 1020 sqft of move-in ready living space including a brand new kitchen with quartz counters and stainless steel appliances. Main level features kitchen, dining, living, powder room and laundry room with a sliding door to the back patio and storage room. Upstairs are 2 bedrooms each with own bathrooms
- Listing 3** two bedroom, two and a half bedroom home offers an inviting atmosphere, perfect for relaxation and entertainment. With its thoughtfully designed floor plan and charming curb appeal, this property is a true gem. Inside, the main living area is bathed in natural light, creating a warm and welcoming ambiance. The living room features a pleasant view of the neighborhood, providing an ideal space to unwind and enjoy quality time with loved ones

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2150 Kings View Circle	2515 Kings View Cir	2381 Kings View Circle	2563 Kings View Drive
City, State	Spring Valley, CA	Spring Valley, CA	Spring Valley, CA	Spring Valley, CA
Zip Code	91977	91977	91977	91977
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.13 ¹	0.05 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$499,000	\$499,000	\$515,000
List Price \$	--	\$499,000	\$499,000	\$515,000
Sale Price \$	--	\$520,000	\$540,000	\$520,000
Type of Financing	--	Conv	Va	Va
Date of Sale	--	01/18/2023	03/16/2023	08/02/2022
DOM · Cumulative DOM	-- · --	14 · 51	11 · 57	12 · 34
Age (# of years)	32	31	30	31
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories townhome	2 Stories townhome	2 Stories townhome	2 Stories townhome
# Units	1	1	1	1
Living Sq. Feet	1,020	1,020	1,020	1,020
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1
Total Room #	5	5	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 acres	0 acres	0 acres	0 acres
Other	solar owned	--	--	--
Net Adjustment	--	-\$20,000	+\$20,000	-\$20,000
Adjusted Price	--	\$500,000	\$560,000	\$500,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Two story retreat nestled within the gated Ashford Parke community in Spring Valley! VA Approved! Enter the property to find an open floor plan with excellent natural lighting and vaulted ceilings on the second floor. This renovated unit boasts: a modern open kitchen with crisp white cabinetry that overlooks the living room, a half bath and laundry room on the first floor, a spacious primary bedroom with a walk-in closet, ensuite bathrooms for both bedrooms-40k condition 20k solar
- Sold 2** This comfortable and modern home offers an open concept living room and kitchen, perfect for entertaining. The 2 bedrooms both have their own full bathrooms. Enjoy a peaceful outdoor living in the backyard, perfect for hosting BBQs and gatherings 20k solar
- Sold 3** Walking into the unit you will appreciate the engineered wood floors (recently renovated), the pleasing new paint and baseboards, the stainless steel refrigerator, a beautiful washer and dryer, the new laminate flooring upstairs with new light fixtures, a new toilet, and new A/C unit. A 1/2 bath located near the kitchen -40k condition 20k solar

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted			
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	\$530,000	\$530,000
Sales Price	\$530,000	\$530,000
30 Day Price	\$525,000	--
Comments Regarding Pricing Strategy		
Searched for homes with 820-1220 sqft listed and sold within 12 months and 1 mile Unable to stay within five years of the subject as area has various ages Based value on sold 3 as it has the lowest net adjustment High investment area and no soldcomps in complex in average condition		

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



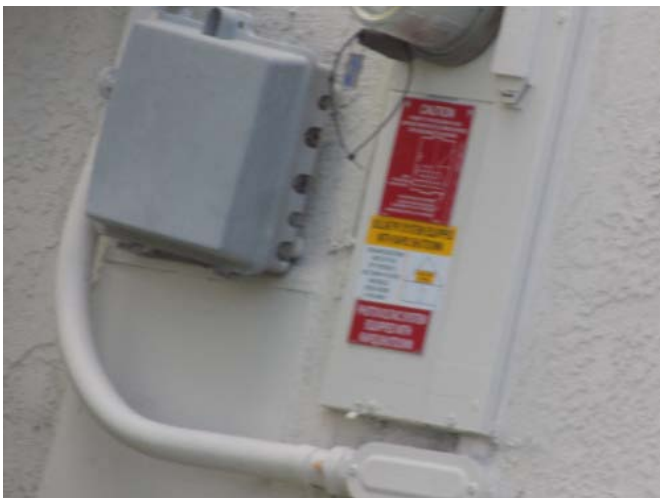
Front



Address Verification



Street



Other

Listing Photos

L1 2168 Kings View Cir
Spring Valley, CA 91977



Front

L2 2301 Kings View Cir
Spring Valley, CA 91977



Front

L3 2256 Kings View Cir
Spring Valley, CA 91977



Front

Sales Photos

S1 2515 Kings View Cir
Spring Valley, CA 91977



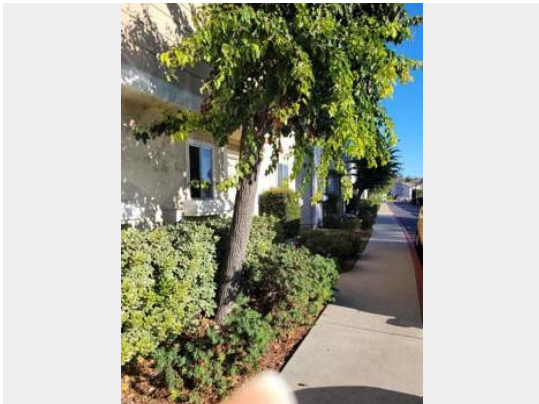
Front

S2 2381 Kings View Circle
Spring Valley, CA 91977



Front

S3 2563 Kings View Drive
Spring Valley, CA 91977



Front

ClearMaps Addendum

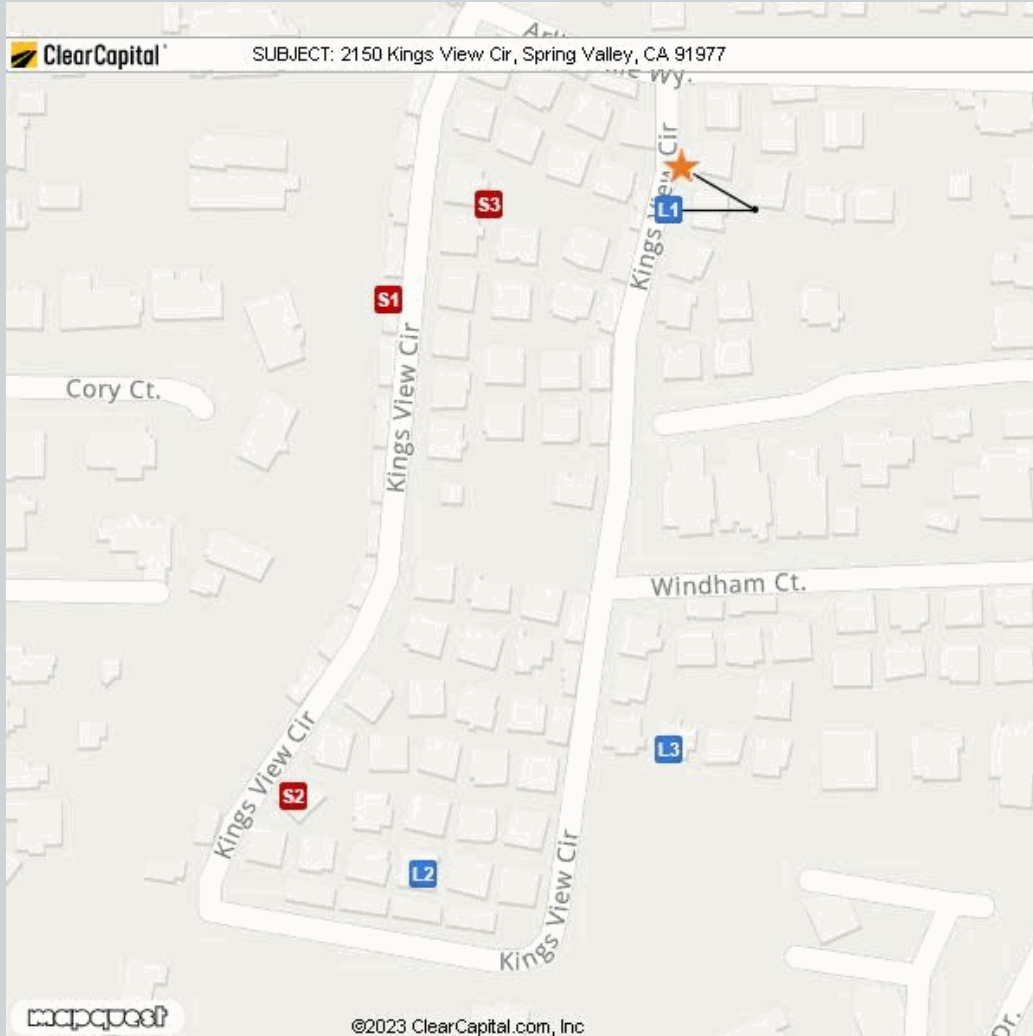
Address ★ 2150 Kings View Circle, Spring Valley, CA 91977

Loan Number 54656

Suggested List \$530,000

Suggested Repaired \$530,000

Sale \$530,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2150 Kings View Circle, Spring Valley, CA 91977	--	Parcel Match
L1 Listing 1	2168 Kings View Cir, Spring Valley, CA 91977	0.00 Miles ¹	Parcel Match
L2 Listing 2	2301 Kings View Cir, Spring Valley, CA 91977	0.13 Miles ¹	Parcel Match
L3 Listing 3	2256 Kings View Cir, Spring Valley, CA 91977	0.10 Miles ¹	Parcel Match
S1 Sold 1	2515 Kings View Cir, Spring Valley, CA 91977	0.07 Miles ¹	Parcel Match
S2 Sold 2	2381 Kings View Circle, Spring Valley, CA 91977	0.13 Miles ¹	Parcel Match
S3 Sold 3	2563 Kings View Drive, Spring Valley, CA 91977	0.05 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	Dianne Patterson	Company/Brokerage	Nautlis Real Estate
License No	01705754	Address	9535 Mission gorge road Suite E Santee CA 92071
License Expiration	08/23/2025	License State	CA
Phone	6199943574	Email	dianneandsam@gmail.com
Broker Distance to Subject	7.37 miles	Date Signed	08/01/2023

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.