

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	32401 Merion Drive, Thousand Palms, CA 92276	Order ID	8916090	Property ID	34565562
Inspection Date	09/10/2023	Date of Report	09/10/2023		
Loan Number	55144	APN	693082024		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	09.07.23 BPO Request	Tracking ID 1	09.07.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JEFFREY D HEIMAN	Condition Comments	
R. E. Taxes	\$388	The property appears to be in average condition with no repairs noted on the exterior. Curb appeal is average and similar to other homes in the neighborhood.	
Assessed Value	\$94,033		
Zoning Classification	Residential RT		
Property Type	Manuf. Home		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Tri Palm Estates (760) 343-3497		
Association Fees	\$270 / Month (Pool,Landscaping,Tennis,Other: Golf)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The neighborhood is centrally located near schools, shopping, and parks. It is well kept and homes are of the same age, style, and condition as the subject. The market trend for this area is stale, with prices on the slowly declining, inventory and DOM or low, and demand is stable. REO and distressed properties are on the decline and seller concessions are common with FHA loans and first time buyers.	
Sales Prices in this Neighborhood	Low: \$66,000 High: \$325,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	32401 Merion Drive	32110 Oakland Hls	32870 Flagstaff Ave	73441 Pine Valley Dr
City, State	Thousand Palms, CA	Thousand Palms, CA	Thousand Palms, CA	Thousand Palms, CA
Zip Code	92276	92276	92276	92276
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.29 ¹	0.11 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$164,900	\$169,000	\$175,000
List Price \$	--	\$147,990	\$169,000	\$169,500
Original List Date		01/10/2023	05/26/2023	03/24/2023
DOM · Cumulative DOM	-- · --	243 · 243	107 · 107	170 · 170
Age (# of years)	43	44	43	54
Condition	Average	Excellent	Excellent	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,152	1,152	1,344	1,440
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.10 acres	0.10 acres	0.09 acres
Other	None	None	None	None

* 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 Kitchen has a wraparound counter. the back yard has a bar with area for viewing a TV. Average condition with upgrades needed.

Listing 2 Home has brand new laminate flooring. For buyers that dont want any steps this is the house! There is free RV parking and a doggie park for the pets. The lot has plenty of space on each side plus a back yard.

Listing 3 2 BR 2 BA in nice condition. Seller has installed dual pane windows throughout. A big plus for this home is the long garage with storage space.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	32401 Merion Drive	32669 Bloomfield Ave	73220 Broadmoor Dr	33275 Acapulco Trail
City, State	Thousand Palms, CA	Thousand Palms, CA	Thousand Palms, CA	Thousand Palms, CA
Zip Code	92276	92276	92276	92276
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.30 ¹	0.53 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$170,000	\$169,900	\$139,000
List Price \$	--	\$155,000	\$169,900	\$139,000
Sale Price \$	--	\$155,000	\$159,000	\$139,500
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	08/10/2023	05/15/2023	05/17/2023
DOM · Cumulative DOM	-- · --	64 · 64	52 · 52	13 · 111
Age (# of years)	43	50	43	50
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,152	1,152	1,152	1,296
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.09 acres	0.09 acres	0.15 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	+\$13,000
Adjusted Price	--	\$155,000	\$159,000	\$152,500

* 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** 2 Bedroom home is located on a quiet street with mountain views, covered patio. Low maintenance yard has 2 sheds, and is pet friendly. with a huge ficus tree in the backyard.
- Sold 2** New Air Conditioning. 2 Bedroom/ 2 Bath Large corner lot. Partially fenced. Average condition and move in ready.
- Sold 3** +20000 condition, -7000 sqftMountain views, original condition, needs updating throughout, but is in average conditon.

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	\$160,000	\$160,000
Sales Price	\$155,000	\$155,000
30 Day Price	\$143,000	--
Comments Regarding Pricing Strategy		
There are a few more sold comps that price it in the mid 150s, and average condition for this size and room count is in that range for active comps as well.		

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



Address Verification



Side



Street

Listing Photos

L1 32110 Oakland Hls
Thousand Palms, CA 92276



Front

L2 32870 Flagstaff Ave
Thousand Palms, CA 92276



Front

L3 73441 Pine Valley Dr
Thousand Palms, CA 92276



Front

Sales Photos

S1 32669 Bloomfield Ave
Thousand Palms, CA 92276



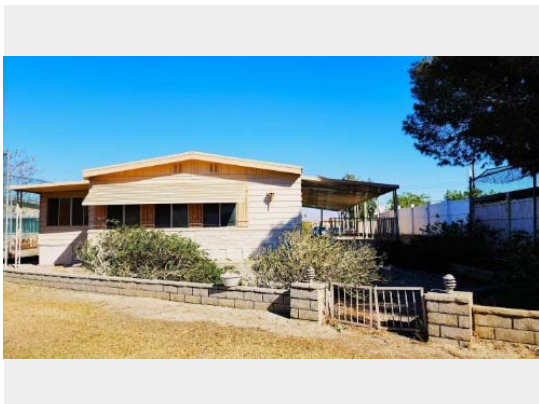
Front

S2 73220 Broadmoor Dr
Thousand Palms, CA 92276



Front

S3 33275 Acapulco Trail
Thousand Palms, CA 92276



Front

ClearMaps Addendum

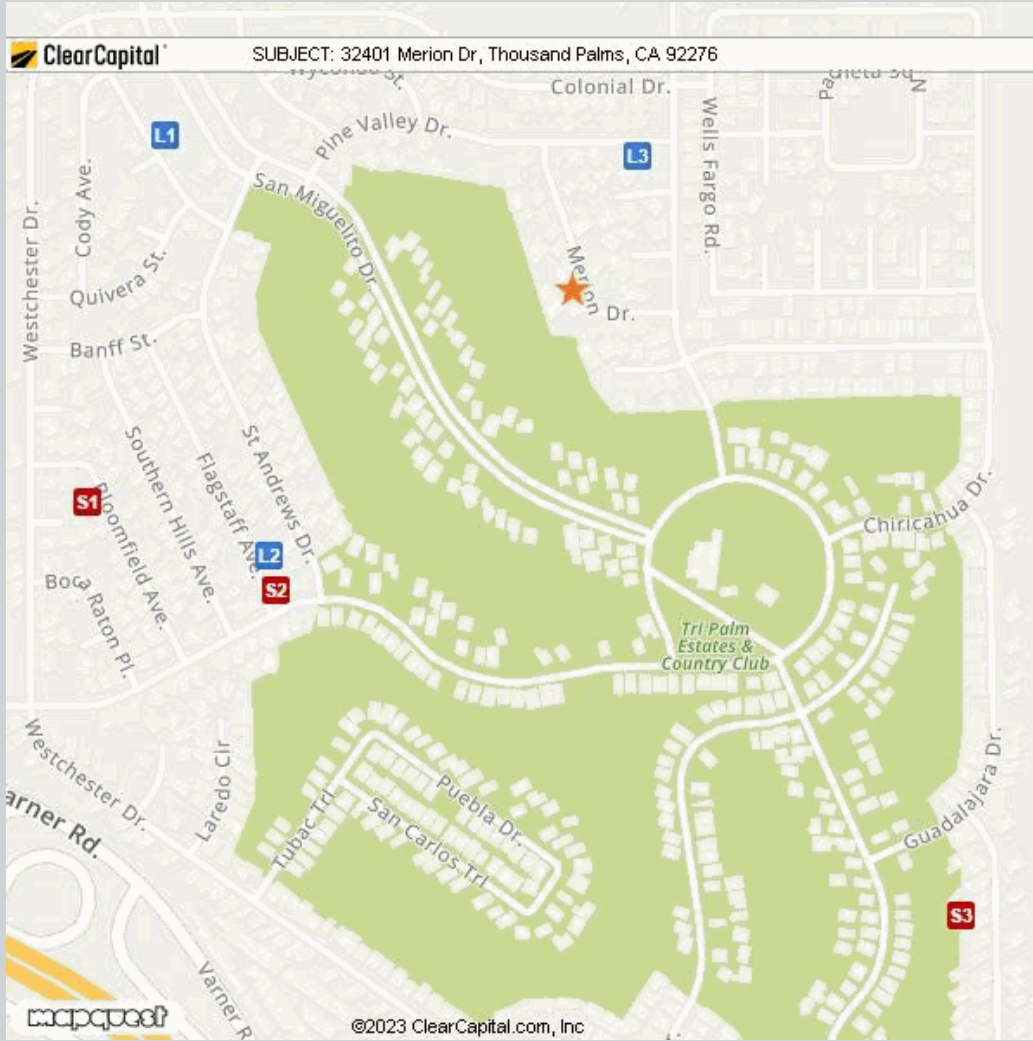
Address ★ 32401 Merion Drive, Thousand Palms, CA 92276

Loan Number 55144

Suggested List \$160,000

Suggested Repaired \$160,000

Sale \$155,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	32401 Merion Drive, Thousand Palms, CA 92276	--	Parcel Match
L1 Listing 1	32110 Oakland Hls, Thousand Palms, CA 92276	0.31 Miles ¹	Parcel Match
L2 Listing 2	32870 Flagstaff Ave, Thousand Palms, CA 92276	0.29 Miles ¹	Parcel Match
L3 Listing 3	73441 Pine Valley Dr, Thousand Palms, CA 92276	0.11 Miles ¹	Parcel Match
S1 Sold 1	32669 Bloomfield Ave, Thousand Palms, CA 92276	0.38 Miles ¹	Parcel Match
S2 Sold 2	73220 Broadmoor Dr, Thousand Palms, CA 92276	0.30 Miles ¹	Parcel Match
S3 Sold 3	33275 Acapulco Trail, Thousand Palms, CA 92276	0.53 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	Eric Bennett	Company/Brokerage	Palm Springs Mutual Inc
License No	01786131	Address	212 Via Firenza Rancho Mirage CA 92270
License Expiration	03/04/2024	License State	CA
Phone	7608615626	Email	eric@ericbennett.com
Broker Distance to Subject	3.39 miles	Date Signed	09/10/2023

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.