

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 | 5705 Hudson Street, Riverside, CALIFORNIA 92509 | Order ID | 9016005 | Property ID | 34786653 |
| Inspection Date | 11/09/2023 | Date of Report | 11/09/2023 | | |
| Loan Number | 55747 | APN | 165-223-012 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Riverside | | |

| Tracking IDs | | | | | |
|--------------------------|----------|----------------------|----------|--|--|
| Order Tracking ID | 11.8_BPO | Tracking ID 1 | 11.8_BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | |
|---------------------------------------|---------------|--|
| Owner | JAMES J YSAIS | Condition Comments Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in later 20th century. Subject conforms to neighborhood which is comprised of both one and two story properties. |
| R. E. Taxes | \$3,307 | |
| Assessed Value | \$255,566 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| 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 The Pedley section of the City of Jurupa Valley is semi-rural with primarily single-level homes built throughout the 20th century. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average appeal. The market demand is strong with stable prices. Seller concessions are few and REO activity is less than 5% of the resale market. Industrial factors and other adverse impacts are minimal. Pedley is a western architectural themed area described as rural, informal, traditional, rustic, low-p... |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$450,000 High: \$935,000 | |
| Market for this type of property | Remained Stable for the past 6 months. | |
| Normal Marketing Days | <30 | |

Neighborhood Comments

The Pedley section of the City of Jurupa Valley is semi-rural with primarily single-level homes built throughout the 20th century. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average appeal. The market demand is strong with stable prices. Seller concessions are few and REO activity is less than 5% of the resale market. Industrial factors and other adverse impacts are minimal. Pedley is a western architectural themed area described as rural, informal, traditional, rustic, low-profile and equestrian oriented.

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|-------------------------------|-----------------------|-------------------------|-----------------------|-----------------------|
| Street Address | 5705 Hudson Street | 5773 Angela Ave | 9358 61st St | 6258 Corey St |
| City, State | Riverside, CALIFORNIA | Riverside, CA | Riverside, CA | Riverside, CA |
| Zip Code | 92509 | 92509 | 92509 | 92509 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.12 ¹ | 0.73 ¹ | 0.74 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$775,000 | \$689,000 | \$632,000 |
| List Price \$ | -- | \$775,000 | \$689,000 | \$632,000 |
| Original List Date | | 10/15/2023 | 12/19/2022 | 07/03/2023 |
| DOM · Cumulative DOM | -- · -- | 19 · 25 | 258 · 325 | 57 · 129 |
| Age (# of years) | 46 | 46 | 45 | 37 |
| Condition | Average | Good | Average | Average |
| 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 Modern | 1 Story Modern | 1 Story Modern | 1 Story Modern |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,491 | 1,491 | 1,692 | 1,638 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 4 · 2 | 4 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 5 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 3 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.49 acres | 0.42 acres | 0.49 acres | 0.43 acres |
| Other | -- | 10, car detached garage | -- | -- |

* 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.

Current Listings - Cont.

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

- Listing 1** MLS Description: Stunning Jurupa Valley Ranch style home situated on nearly half an acre. Step inside into the entry way with porcelain tile flooring and be greeted by a completely remodeled interior. From tastefully chosen finishes, every detail has been carefully curated to create a luxurious and inviting atmosphere. Now make your way into the amazing kitchen with brand new Quartz countertops, self close cabinets/draws, stainless steel appliances, recessed lighting and fixtures. Just adjacent to this is the dining area. Home has new vinyl plank flooring, paint, baseboards and windows blinds throughout the whole house. Now step down into the spacious family & living room with brick laid fireplace and custom ceiling fan. Now make your way down the hallway to experience the bedrooms especially the large primary bedroom with attached bath with brand new porcelain tile shower, vanity with fixtures and toilet. The secondary bathroom has also been updated with new shower, vanity, toilet and fixtures. Now make your way back down the hallway to experience the backyard. First you find the large closed sunroom, with brand new Epoxy floors, with side room. Now it's time for the main event. Here's your very own MASSIVE Workshop that's perfect for all hobbyists, car enthusiasts, and entrepreneurs! This property is a dream come true with its massive 40 x 60 workshop. With plenty of space for all your tools, equipment, and projects, the workshop is perfect for those who crave a dedicated workspace. Plus, the additional RV parking offers the convenience of storing your recreational vehicle right on your property. Let's even throw in a vegetable garden for you to harvest your own vegetables. This home has a brand new roof with solar system to help keep your costs in check. Lastly you'll enjoy the new HVAC & duct system. Don't miss the opportunity to come experience this truly one of a kind property. MY COMMENTS: Comparable and subject are in same neighborhood. Comparable and subject appear to be same model. Comparable is in superior condition. Comparable has 10-car+ detached garage. Comparable specifically selected despite condition difference due to same model and proximity. Comparable is superior due to detached garage and condition. Comparable is in active status with no MLS reflected accepted contracts nor price changes.
- Listing 2** MLS Description: HORSE PROPERTY SINGLE STORY HOME WITH 4 BEDROOM 2 FULL BATHS FORMAL LIVING ROOM WITH FIREPLACE BIG FAMILY ROOM OPEN KITCHEN WITH BREAKFAST BAR ATTACHED 3 CAR GARAGE R V ACCESS LOTS OF ROOM FOR ALL THE TOYS. MY COMMENTS: Comparable and subject are in similar communities.
- Listing 3** MLS Description: ****Back on the Market* The buyer couldn't perform!*** This horse property with a Huge Lot is looking for some TLC. Great location. Easy access to Van Buren Blvd and just minutes from shopping dining, and walking distance to Starbucks. This is a developing area of Jurupa Valley. A new AutoZone location is currently under construction at the corner of Limonite & Corey St. Tile & laminate flooring throughout much of the house. The large 2nd living room has a fireplace and access to the garage. A partition wall with a door was installed in the 2nd living room to make an additional space. It can easily be removed to open up the space. Or, renovate to make it an official room. Laundry hookups are in the garage. Large lot with potential for ADU, Pool, Horses, or create your own backyard oasis. MY COMMENTS: Comparable and subject are in similar communities. Comparable specifically selected for GLA, proximity and condition. Comparable is roughly equal to subject with GLA offset by lot size. Comparable is in active status with one short escrow and no price changes. Comparable is most comparable due to condition and GLA considerations.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 5705 Hudson Street | 5615 Pedley Rd | 5791 Hudson St | 9310 53rd St |
| City, State | Riverside, CALIFORNIA | Riverside, CA | Riverside, CA | Riverside, CA |
| Zip Code | 92509 | 92509 | 92509 | 92509 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.29 ¹ | 0.10 ¹ | 0.59 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$490,000 | \$648,900 | \$559,900 |
| List Price \$ | -- | \$490,000 | \$619,500 | \$579,900 |
| Sale Price \$ | -- | \$521,000 | \$616,500 | \$570,000 |
| Type of Financing | -- | Cash | Fha | Conventional |
| Date of Sale | -- | 07/19/2023 | 03/08/2023 | 08/18/2023 |
| DOM · Cumulative DOM | -- · -- | 10 · 34 | 152 · 286 | 5 · 64 |
| Age (# of years) | 46 | 64 | 46 | 45 |
| 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 ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 1 Story Modern | 1 Story Modern | 1 Story Modern | 1 Story Modern |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,491 | 1,360 | 1,484 | 1,320 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 5 | 5 | 5 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 1 Car | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.49 acres | 0.19 acres | 0.48 acres | 0.33 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$57,100 | -\$8,600 | +\$23,600 |
| Adjusted Price | -- | \$578,100 | \$607,900 | \$593,600 |

* Sold 2 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** MLS Description: Looking for a starter home? This is it, 3 bedrooms, 2 bath located on a corner lot. Livingroom with fireplace for those chilly nights. Open Kitchen connected to Livingroom. Great Patio off the Dining Area, perfect for summer Barbbeques. RV parking and a large fenced in yard. Near Jurupa Hills Country Club, and Van Burin Golf Center. Also close to numerous restaurants, Stater Bros., Walmart Neighborhood Market, and Starbucks just to name a few. MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable is a court-ordered probate sale. Comparable specifically selected for GLA, proximity, condition and sale date. Adjustments of \$18,000 age difference at \$1000/year age difference, +\$6600 GLA difference at \$50/sq ft, +\$2500/garage count, +\$30000 lot size difference at \$1000/0.01 acre lot size for a total adjustment of +\$57,100
- Sold 2** MLS Description: GREAT LOCATION IN PEDLEY BY SCHOOL CLOSE TO TRAIN STATION AND 60 FREEWAY HALF ACRE WITH 3 BEDROOM HOME COMPLETELY CHAIN LINK FENCED AND CROSS FENCED CORNER LOT ONLY ONE NEIGHBOR FRONT GATE ACCESS ON TO PROPERTY AND LARGE DOUBLE FENCE FOR SIDE ACCESS OFF 58TH STREET ONTO PROPERTY. MY COMMENTS: Comparable and subject are in same neighborhood. Comparable and subject are on same street, same side of street. Comparable is an aged sale date however was specifically selected for age, condition, GLA and lot size and is most comparable due to those factors. Adjustments of -\$10000 buyer credit, +\$400 GLA difference, +\$1000/lot size difference for a total adjustment of -\$8600.
- Sold 3** MLS Description: This Riverside horse property in the Mira Loma area has a huge flat lot over 14,000 square feet and is all usable, the home features 3 bedrooms and 2 baths with a large master bedroom and master bath, spacious living room with a fireplace, formal dining room, the following appliances are including: free standing gas stove/convection oven, microwave above range, new refrigerator, new large capacity washer and new large capacity gas dryer, dishwasher, long driveway with RV parking on one side of the house, gated circular driveway, 2 car attached garage with access to the home, close to the 60 and 15 freeways. Due to an overwhelming amount of offers over asking the seller has raised the price. MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable specifically selected for condition, GLA and recent sale date. Adjustments of -\$1000 age difference, +\$8600 GLA difference, +\$16000 lot size difference for a total adjustment of +\$23600

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | A search of the CRMLS MLS shows no records for this property. CRMLS is the primary MLS for the area. There are no MLS sheets to include with this report. Google and Zillow search for subject address found no current listing information for subject. Screenshot of Zillow is included as a miscellaneous document uploaded to this report. | | | |
| 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 | \$595,000 | \$595,000 |
| Sales Price | \$595,000 | \$595,000 |
| 30 Day Price | \$595,000 | -- |
| Comments Regarding Pricing Strategy | | |
| The suggested list considers the current listings with a notation that none are in under-contract status. The adjusted sale prices of the sold comparable properties was also considered in the suggested list. The sale price is expected at full list, consistent with overall market dynamics. The 30 day price and sale price are the same due to DOM running under 30 days in this marketplace. | | |

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



Street

Listing Photos

L1 5773 Angela Ave
Riverside, CA 92509



Front

L2 9358 61st St
Riverside, CA 92509



Front

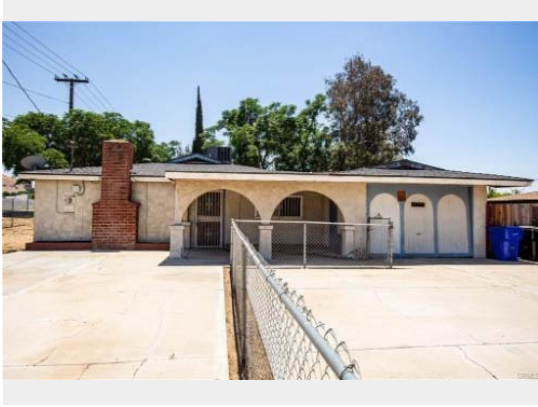
L3 6258 Corey St
Riverside, CA 92509



Front

Sales Photos

S1 5615 Pedley Rd
Riverside, CA 92509



Front

S2 5791 Hudson St
Riverside, CA 92509



Front

S3 9310 53rd St
Riverside, CA 92509



Front

ClearMaps Addendum

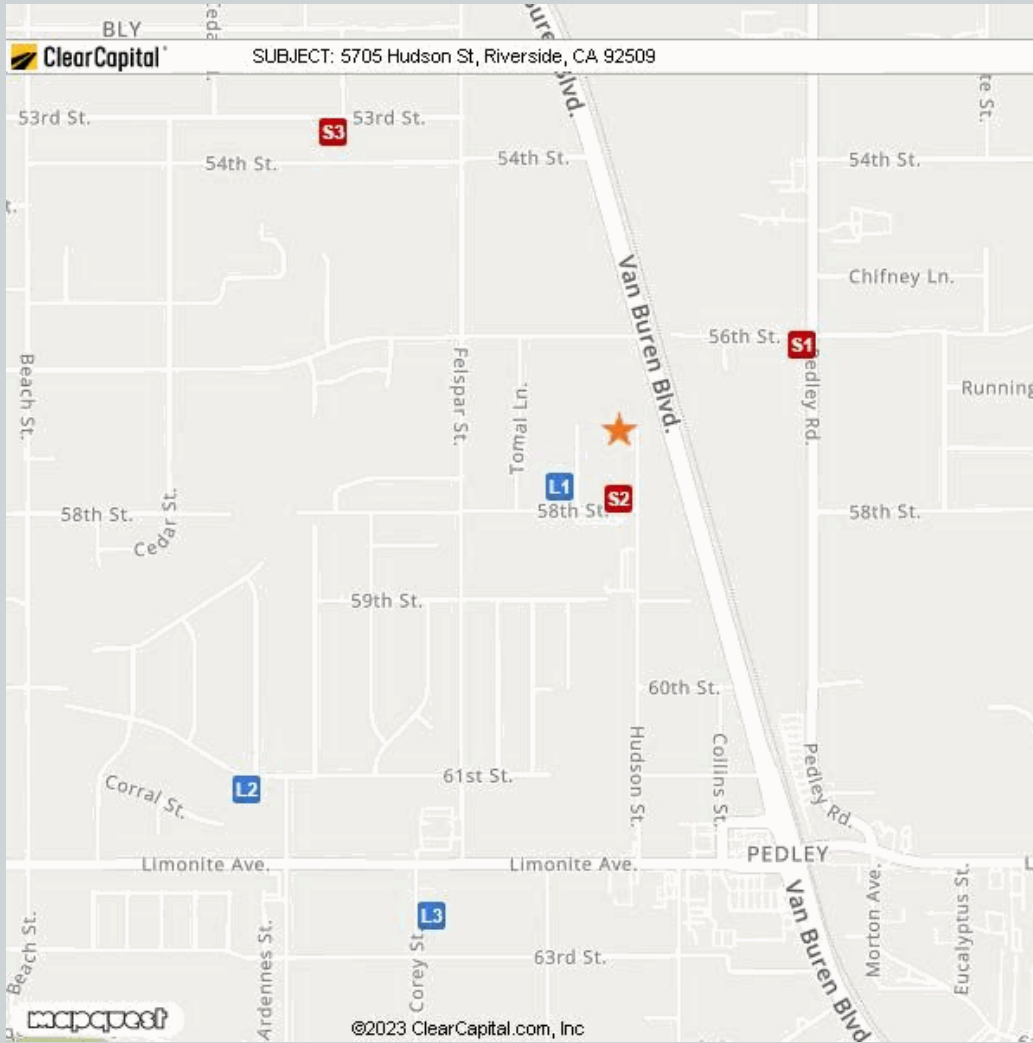
Address ★ 5705 Hudson Street, Riverside, CALIFORNIA 92509

Loan Number 55747

Suggested List \$595,000

Suggested Repaired \$595,000

Sale \$595,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 5705 Hudson Street, Riverside, California 92509 | -- | Parcel Match |
| L1 Listing 1 | 5773 Angela Ave, Jurupa Valley, CA 92509 | 0.12 Miles ¹ | Parcel Match |
| L2 Listing 2 | 9358 61st St, Jurupa Valley, CA 92509 | 0.73 Miles ¹ | Parcel Match |
| L3 Listing 3 | 6258 Corey St, Jurupa Valley, CA 92509 | 0.74 Miles ¹ | Parcel Match |
| S1 Sold 1 | 5615 Pedley Rd, Jurupa Valley, CA 92509 | 0.29 Miles ¹ | Parcel Match |
| S2 Sold 2 | 5791 Hudson St, Jurupa Valley, CA 92509 | 0.10 Miles ¹ | Parcel Match |
| S3 Sold 3 | 9310 53rd St, Jurupa Valley, CA 92509 | 0.59 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 | Michael O'Connor | Company/Brokerage | Diamond Ridge Realty |
| License No | 01517005 | Address | 12523 Limonite Avenue Eastvale CA 91752 |
| License Expiration | 10/04/2026 | License State | CA |
| Phone | 9518474883 | Email | RealtorOConnor@aol.com |
| Broker Distance to Subject | 4.43 miles | Date Signed | 11/09/2023 |

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.