

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	21240 Neola Road, Apple Valley, CALIFORNIA 92308	Order ID	9036369	Property ID	34818394
Inspection Date	11/22/2023	Date of Report	11/25/2023		
Loan Number	55819	APN	0434-355-08-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	11.21_BPO	Tracking ID 1	11.21_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Khawaldeh, Sheila	Subject property is middle aged, smaller SFR in older semi-rural area in the southern part of Apple Valley. Is vacant, appears secured, workmen on site at time of inspection. Corner lot location where house sits at angle on lot, directly facing corner. Fenced back yard, many trees, shrubs, some rockscaped areas. Front porch. Comp shingle roof appears in good condition. Wood trim is badly in need of paint with bare wood showing in many areas. No other repair issues noted. Recent MLS interior photos show no updating done & some cosmetic work/rehab needed to interior.
R. E. Taxes	\$1,424	
Assessed Value	\$121,086	
Zoning Classification	R1-one SFR per lot	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(all windows, doors appear intact, closed, locked)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$2,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Older semi-rural area in the southern part of Apple Valley. The majority of homes in this area are small to mid sized, single story, mostly built in the 70's-90's. Some older homes from the 50's, 60's through out the area, along with some newer as well as larger homes. Typical lot size in this area can range from .4 to 1 acre or more. There are pockets of low/mid density multi-family properties through out this area as well. This area typically has AVG market demand & activity, AVG resale values compared to other areas of Apple Valley.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$219,000 High: \$485,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	21240 Neola Road	10683 Jamul Rd.	21340 Sandia Rd.	10915 Merino Ave.
City, State	Apple Valley, CALIFORNIA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92308	92308	92308	92308
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.93 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$365,000	\$398,000
List Price \$	--	\$385,000	\$355,000	\$398,000
Original List Date		11/12/2023	09/01/2023	09/15/2023
DOM · Cumulative DOM	-- · --	13 · 13	38 · 85	18 · 71
Age (# of years)	37	21	37	39
Condition	Average	Average	Average	Good
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,334	1,552	1,310	1,253
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	.53 acres	.48 acres	.41 acres	.46 acres
Other	fence, comp roof, porch	fence, comp roof, porch	fence, comp roof, porch	fence, comp roof, patio

* Listing 2 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** Currently this is the only active comp within 1/2 mile of subject without further expanding age, GLA other criteria. Regular resale. Newer age. Larger SF. Similar other features, BR/BA count, garage. Smaller lot-still typical for the area, adjusted at about \$5000 per acre. Fully fenced lot, some shrubs, no other landscaping. Front porch, rear covered patio. New paint, flooring.
- Listing 2** Regular resale in same market area. Similar size, age, exterior style, features, room count, garage. Smaller lot-still typical for the area, adjusted at about \$5000 per acre. Fenced back yard, some trees, shrubs. Front porch. In escrow after price reduction.
- Listing 3** Regular resale in same market area. Slightly smaller SF. Similar age, exterior style, features, room count, garage. Smaller lot-still typical for the area, adjusted at about \$5000 per acre. Fenced & x-fenced lot, landscaped yard areas, trees, shrubs. Updated kitchen & bath features, paint, some flooring. In escrow after brief DOM but may have problem appraising.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	21240 Neola Road	21135 Caribou Ave.	21394 Wren St.	21275 Viento Rd.
City, State	Apple Valley, CALIFORNIA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92308	92308	92308	92308
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.20 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,990	\$389,000	\$380,000
List Price \$	--	\$359,990	\$389,000	\$380,000
Sale Price \$	--	\$360,000	\$385,000	\$390,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/22/2023	09/29/2023	11/02/2023
DOM · Cumulative DOM	-- · --	6 · 37	9 · 43	15 · 52
Age (# of years)	37	35	19	39
Condition	Average	Average	Average	Good
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,334	1,257	1,360	1,276
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	.53 acres	.43 acres	.51 acres	.61 acres
Other	fence, comp roof, porch	fence, comp roof, porch	fence, tile roof, porch	fence, ocmp roof, porch
Net Adjustment	--	+\$2,425	-\$5,050	-\$1,850
Adjusted Price	--	\$362,425	\$379,950	\$388,150

* 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** Regular resale in same market area. Slightly smaller SF, similar age, exterior style, features, room count, garage. Smaller lot-still typical for the area. Fenced lot, some trees, shrubs. Front porch, rear covered patio. Newer windows, roof, HVAC. Other interior features are original, maintained condition. Adjusted for smaller SF (+\$1925), smaller lot (+\$500).
- Sold 2** Regular resale in same immediate area. Newer age. Similar size, exterior style, features, lot size, garage. Fenced & x-fenced lot, land/rockscaped yard areas, trees, shrubs. Tile roof-not comp single like subject. Front porch, rear covered patio. Several storage sheds. Leased solar panels. Adjusted for concessions paid (-\$1500), tile roof (-\$500), larger SF (-\$650), newer age (-\$2400).
- Sold 3** Regular resale in same immediate market area. Smaller SF. Similar age, features, room count, garage. Larger lot-still typical for the area. Fenced back yard, some trees, shrubs. Front porch, rear covered patio. Interior rehabbed with new paint, flooring, fixtures, updated kitchen & bath features. Leased solar panels. Adjusted for concessions paid (-\$11700), rehabbed condition (-\$7500), larger lot (-\$400) & offset by smaller SF (+\$1450).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Recently sold 11/20/23, LP \$335,000, SP \$310,000, 2 DOM.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
11/07/2023	\$335,000	--	--	Sold	11/20/2023	\$310,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$365,000	\$367,000
Sales Price	\$363,000	\$365,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
<p>Search was expanded to include this whole large semi-rural market area in order to find best comps & to try & bracket subject features. 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 active comps. All of the sold comps are within 1/2 mile & 90 days. Properties in this value range are still in very high demand, in spite of the market transitioning. Subject will have very good marketability for that reason alone. Rehabbed properties are still selling at the top end of the value range. Concessions requests are common & should be expected, especially for interest rate buy down.</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



Front



Side



Back



Street



Other

Subject Photos



Other

Listing Photos

L1 10683 Jamul Rd.
Apple Valley, CA 92308



Front

L2 21340 Sandia Rd.
Apple Valley, CA 92308



Front

L3 10915 Merino Ave.
Apple Valley, CA 92308



Front

Sales Photos

S1 21135 Caribou Ave.
Apple Valley, CA 92308



Front

S2 21394 Wren St.
Apple Valley, CA 92308



Front

S3 21275 Viento Rd.
Apple Valley, CA 92308



Front

ClearMaps Addendum

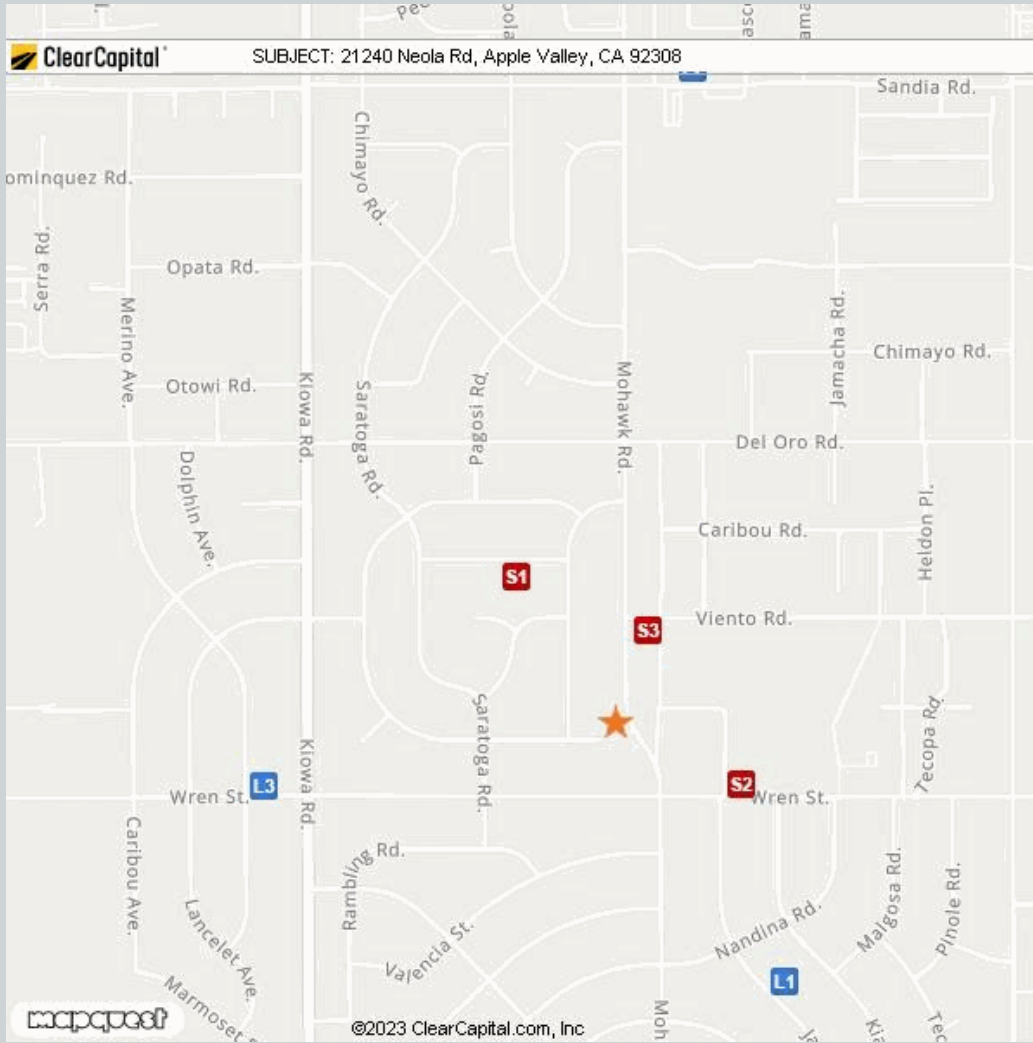
Address ★ 21240 Neola Road, Apple Valley, CALIFORNIA 92308

Loan Number 55819

Suggested List \$365,000

Suggested Repaired \$367,000

Sale \$363,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	21240 Neola Road, Apple Valley, California 92308	--	Parcel Match
L1 Listing 1	10683 Jamul Rd., Apple Valley, CA 92308	0.44 Miles ¹	Parcel Match
L2 Listing 2	21340 Sandia Rd., Apple Valley, CA 92308	0.93 Miles ¹	Parcel Match
L3 Listing 3	10915 Merino Ave., Apple Valley, CA 92308	0.50 Miles ¹	Parcel Match
S1 Sold 1	21135 Caribou Ave., Apple Valley, CA 92308	0.25 Miles ¹	Parcel Match
S2 Sold 2	21394 Wren St., Apple Valley, CA 92308	0.20 Miles ¹	Parcel Match
S3 Sold 3	21275 Viento Rd., Apple Valley, CA 92308	0.14 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	Teri Ann Bragger	Company/Brokerage	First Team Real Estate
License No	00939550	Address	15545 Bear Valley Rd. Hesperia CA 92345
License Expiration	10/09/2026	License State	CA
Phone	7609000529	Email	teribragger@firstteam.com
Broker Distance to Subject	7.21 miles	Date Signed	11/25/2023

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.