

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	293 Bartram Trail, Beaumont, CALIFORNIA 92223	Order ID	9116386	Property ID	34993841
Inspection Date	01/18/2024	Date of Report	01/18/2024		
Loan Number	56397	APN	428250016		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	1.18_BPO	Tracking ID 1	1.18_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	GRIFFIN CHARLESETTA LIVING TRUST DATED (4/2)	Condition Comments The subject property is located in a gated, 55+ community and was not accessible for inspection. Per tax record, the subject property is a one story home with a stucco exterior with wood trim, tile roof and metal roll-up garage door. The subject is assumed to be maintained and conform to the neighborhood.
R. E. Taxes	\$10,375	
Assessed Value	\$544,680	
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	Four Seasons 909-981-4131	
Association Fees	\$297 / Month (Pool,Landscaping,Tennis,Greenbelt,Other: Gated, guarded)	
Visible From Street	Not Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Fair Market Value sales are predominant in the area with short sale and REO comprising approximately 1% of transactions in the market area. Values are beginning to decline and it is not uncommon for sellers to pay closing costs.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$335000 High: \$525000	
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	293 Bartram Trail	170 Potter Crk	1571 Dewey Crk	489 Diamond Peak
City, State	Beaumont, CALIFORNIA	Beaumont, CA	Beaumont, CA	Beaumont, CA
Zip Code	92223	92223	92223	92223
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.16 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$579,000	\$595,000	\$689,000
List Price \$	--	\$568,000	\$595,000	\$689,000
Original List Date		10/06/2023	01/08/2024	01/15/2024
DOM · Cumulative DOM	-- · --	104 · 104	10 · 10	3 · 3
Age (# of years)	17	19	18	7
Condition	Average	Good	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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,792	2,340	2,076	2,700
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	2 · 2	2 · 2 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.13 acres	0.16 acres	0.29 acres
Other	N, A	N, A	N, A	N, A

* 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.

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

Listing 1 List comp 1 is inferior to the subject property because it has less interior square footage, a smaller lot and one less bath than the subject property.

Listing 2 List comp 2 is inferior to the subject property because it has less interior square footage, a smaller lot and one less bath than the subject property.

Listing 3 List comp 3 is superior to the subject property because, although it has less interior square footage, comp has one more garage space, a larger lot and an upgraded kitchen.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	293 Bartram Trail	159 Brush Crk	1558 Rio Grande	452 Boise Rock
City, State	Beaumont, CALIFORNIA	Beaumont, CA	Beaumont, CA	Beaumont, CA
Zip Code	92223	92223	92223	92223
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.12 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$639,999	\$689,000	\$680,000
List Price \$	--	\$639,999	\$645,000	\$680,000
Sale Price \$	--	\$639,999	\$655,000	\$680,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	08/07/2023	10/06/2023	11/07/2023
DOM · Cumulative DOM	-- · --	62 · 62	169 · 169	60 · 61
Age (# of years)	17	19	6	13
Condition	Average	Average	Good	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	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,792	2,792	2,700	2,792
Bdrm · Bths · ½ Bths	3 · 3	4 · 3	2 · 2 · 1	3 · 3
Total Room #	7	7	6	7
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	0.24 acres	0.19 acres	0.16 acres	.24 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	+\$2,500	-\$12,400	-\$17,500
Adjusted Price	--	\$642,499	\$642,600	\$662,500

* 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** Sold comp 1 is inferior to the subject property because, although it is a model match to the subject, comp has a smaller lot than the subject property.
- Sold 2** Sold comp 2 is superior to the subject property because, although it has less interior square footage, comp has one more garage space, a mountain view and an upgraded kitchen.
- Sold 3** Sold comp 3 is superior to the subject property because, although it is a model match, comp has an upgraded kitchen and a mountain view.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per MLS and tax records, the subject has not been listed or sold in the last 12 months.			
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	\$642,500	\$642,500
Sales Price	\$642,500	\$642,500
30 Day Price	\$629,900	--
Comments Regarding Pricing Strategy		
<p>The recommended value of the subject property is based on the adjusted values of the sold comps, with the most weight given to sold comp 1 because it is the most similar to the subject. The subject property is located in a 55+ gated community that was not accessible at the time of inspection. It was necessary to use photos of the gate, community sign and street outside the gate for property photos. The subject was determined to be in the community by the tax record and aerial photos. Due to a shortage of listed comps within 20% of subject's square footage it was necessary to expand the search criteria and use comps that have more than 20% less interior square footage than the subject.</p>		

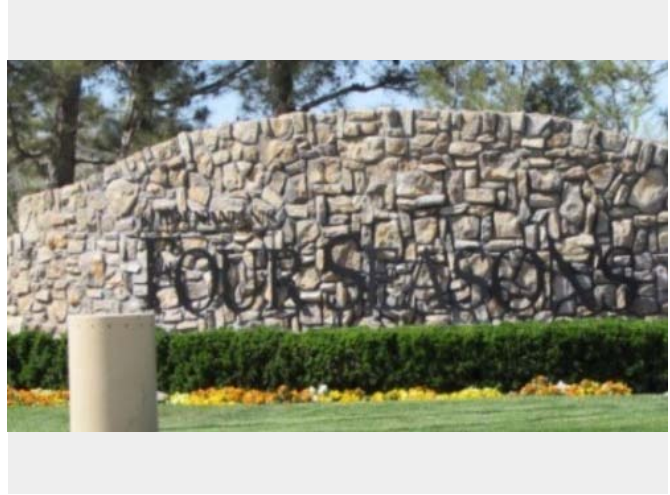
Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

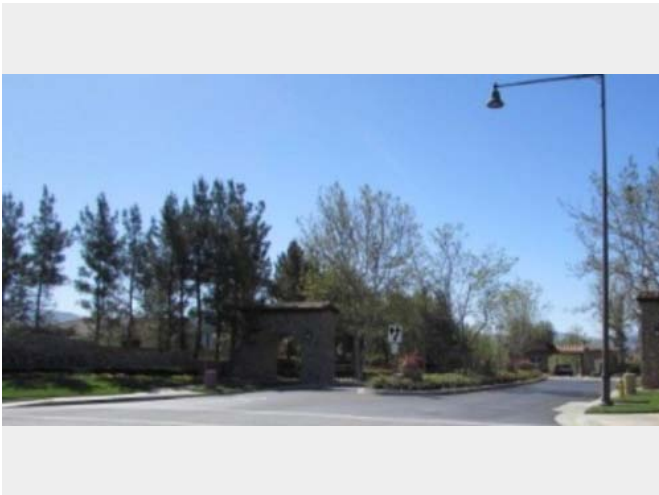
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 170 Potter Crk
Beaumont, CA 92223



Front

L2 1571 Dewey Crk
Beaumont, CA 92223



Front

L3 489 Diamond Peak
Beaumont, CA 92223



Front

Sales Photos

S1 159 Brush Crk
Beaumont, CA 92223



Front

S2 1558 Rio Grande
Beaumont, CA 92223



Front

S3 452 Boise Rock
Beaumont, CA 92223



Front

ClearMaps Addendum

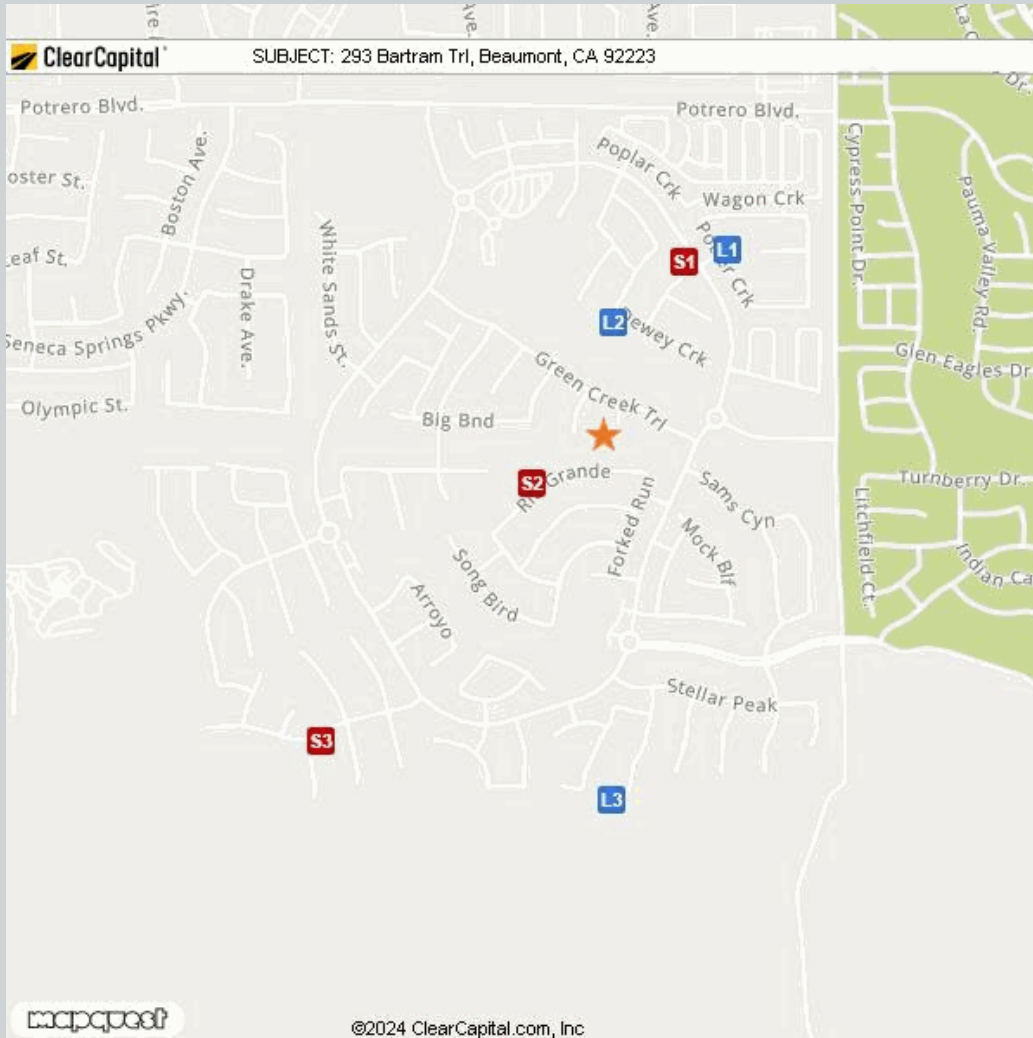
Address ★ 293 Bartram Trail, Beaumont, CALIFORNIA 92223

Loan Number 56397

Suggested List \$642,500

Suggested Repaired \$642,500

Sale \$642,500



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	293 Bartram Trail, Beaumont, California 92223	--	Parcel Match
L1 Listing 1	170 Potter Crk, Beaumont, CA 92223	0.32 Miles ¹	Parcel Match
L2 Listing 2	1571 Dewey Crk, Beaumont, CA 92223	0.16 Miles ¹	Parcel Match
L3 Listing 3	489 Diamond Peak, Beaumont, CA 92223	0.52 Miles ¹	Parcel Match
S1 Sold 1	159 Brush Crk, Beaumont, CA 92223	0.27 Miles ¹	Parcel Match
S2 Sold 2	1558 Rio Grande, Beaumont, CA 92223	0.12 Miles ¹	Parcel Match
S3 Sold 3	452 Boise Rock, Beaumont, CA 92223	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	Julie Prigmore	Company/Brokerage	Northpoint Asset Management
License No	01278020	Address	13710 CLEMSON CT MORENO VALLEY CA 92555-8250
License Expiration	01/03/2027	License State	CA
Phone	9517416588	Email	realtorJuliePrigmore@gmail.com
Broker Distance to Subject	12.04 miles	Date Signed	01/18/2024

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.