

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	308 Forest Avenue, Barstow, CA 92311	Order ID	9176966	Property ID	35122518
Inspection Date	02/23/2024	Date of Report	02/23/2024		
Loan Number	56726	APN	0183401730000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	2.22_BPO	Tracking ID 1	2.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	LAUREL JORDAN	Condition Comments From the exterior the view of the subject was partially blocked by fencing in front and RV parked out front. From what could be seen no major repairs appeared to be needed. Wear and tear consistent with the age of the home. Subject property appeared to be occupied at time of inspection, and maintained on a regular basis. No indication of items or issues that would significantly impact resale value or restrict financing options.
R. E. Taxes	\$876	
Assessed Value	\$76,130	
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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments In recent months values have started to stabilize or even decrease slightly. Demand remains steady and inventory has increase but is still historically low, however some buyers have left the market due to higher interest rates.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$167500 High: \$345750	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	308 Forest Avenue	1637 Sunset St	1909 Sunset St	1213 Kay Ct
City, State	Barstow, CA	Barstow, CA	Barstow, CA	Barstow, CA
Zip Code	92311	92311	92311	92311
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.71 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$255,000	\$299,000	\$280,000
List Price \$	--	\$255,000	\$299,000	\$280,000
Original List Date		12/29/2023	02/03/2024	01/16/2024
DOM · Cumulative DOM	-- · --	56 · 56	20 · 20	38 · 38
Age (# of years)	57	63	64	63
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 Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame
# Units	1	1	1	1
Living Sq. Feet	1,000	988	1,232	1,123
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.15 acres	0.15 acres	0.14 acres	0.15 acres
Other	N, A	N, A	N, A	N, A

* 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** MLS COMMENTS: " Three Bedroom two bath house for sale. Has central air & heat. 2 Car garage. Huge back yard. There is a long-term tenant that wishes to stay.House is in good condition. Drive by only do not disturb tenants. Showing Subject to accepted offer. "
- Listing 2** MLS COMMENTS: " Discover the charm of this recently remodeled home boasting three bedrooms and two bathrooms. Step inside to find a modern oasis with double pane windows, quartz counter tops, and laminate flooring throughout. The upgraded interior is complimented by a potential-filled backyard,offering endless possibilities. This residence is not just a house; it's a ready-to-move-in haven that combines style and functionality for your perfect living experience. Welcome home! "
- Listing 3** MLS COMMENTS: "This home sits in a quaint cul-de-sac . It features 3 bedrooms, 2 bathrooms and a two car garage. The kitchen has granite counter tops, updated cabinets, stainless steel sink, and in kitchen laundry. Covered patio with fenced backyard with view of mountains. Low maintenance front yard landscaped with rock. Has laminate flooring throughout and dual pane windows. "

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	308 Forest Avenue	309 Forest Ave	336 Forest Ave	337 Forest Ave
City, State	Barstow, CA	Barstow, CA	Barstow, CA	Barstow, CA
Zip Code	92311	92311	92311	92311
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.05 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$255,000	\$270,000	\$299,900
List Price \$	--	\$255,000	\$270,000	\$299,900
Sale Price \$	--	\$242,000	\$280,000	\$299,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	01/03/2024	02/08/2024	10/06/2023
DOM · Cumulative DOM	-- · --	56 · 56	41 · 41	44 · 44
Age (# of years)	57	57	57	57
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 Modern Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame
# Units	1	1	1	1
Living Sq. Feet	1,000	1,144	1,084	1,144
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	7	6	7
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	--	--	Pool - Yes	--
Lot Size	0.15 acres	0.17 acres	0.18 acres	0.20 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	-\$8,640	-\$5,040	-\$28,640
Adjusted Price	--	\$233,360	\$274,960	\$270,360

* 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** Adjustment made for age at +/- \$60 per sf. MLS COMMENTS: "Welcome to this charming 4 bedroom, 2 bathroom home in Barstow! Freshly Painted, Featuring 1144 SqFt, The Kitchen is Open to the Dining area and Living Room. Upgrades Include, Newer Dual Pane Vinyl Windows throughout the Home, Updated Bathroom Vanities and Toilets, Master has a Newer Shower Insert, Newer Garage Aluminum Door, Roof Shingle has Cool Seal applies 2 years ago, Swamp Cooler 2 Years old and it's located only minutes off of the I 15 freeway. Ideal location, close to schools shopping and the freeway for commuters. Don't miss out on this great opportunity! "
- Sold 2** Adjustment made for age at +/- \$60 per sf. MLS COMMENTS: "Here is your great opportunity to own this 3 bedroom, 2 bathroom home with a POOL!! Located in the city of Barstow. As soon as you enter the home, you'll be greeted by a sense of warmth and comfort, thanks to a series of thoughtful upgrades. New paint and flooring throughout, creating a fresh and contemporary ambiance. The kitchen boasts brand-new appliances that make cooking an enjoyable experience. The bathrooms have been updated to offer both functionality with style. The backyard is a highlight, especially for those hot summer days, featuring a pool that adds to the home's leisure and entertainment value. The home is conveniently close to schools, shopping centers, and restaurants. "
- Sold 3** Adjustment made for age at +/- \$60 per sf. Adjustment made for condition at +/- \$20K per level. MLS COMMENTS: "Turnkey! This home will not disappoint. This beautiful home has 4 Bedrooms and 2 bathrooms. There is a master bedroom with master bathroom. The kitchen has been remodeled with new white shaker cabinets, new quartz counter tops and brand-new stainless-steel appliances. Recess lighting throughout the home. New vinyl windows and sliding glass door. New blinds. All new waterproof vinyl flooring throughout the home. New interior and exterior paint. New garage door opener. Bathrooms have been tastefully remodeled. Stay cool with a brand-new water cooler for this hot summer days and save on electricity. "

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent sales or listing found in the local MLS aside from when the subject last sold for \$53K Sep 2000.			
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	\$260,000	\$260,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$247,000	--
Comments Regarding Pricing Strategy		
In order to sell the subject in a reasonable amount of time it should be priced at the average of the adjusted sale comps. In order to sell as quickly as possible the subject should be priced between the average and the low end range of the adjusted sale comps.		

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



Side



Street



Street

Listing Photos

L1 1637 Sunset St
Barstow, CA 92311



Front

L2 1909 Sunset St
Barstow, CA 92311



Front

L3 1213 Kay Ct
Barstow, CA 92311



Front

Sales Photos

S1 309 Forest Ave
Barstow, CA 92311



Front

S2 336 Forest Ave
Barstow, CA 92311



Front

S3 337 Forest Ave
Barstow, CA 92311



Front

ClearMaps Addendum

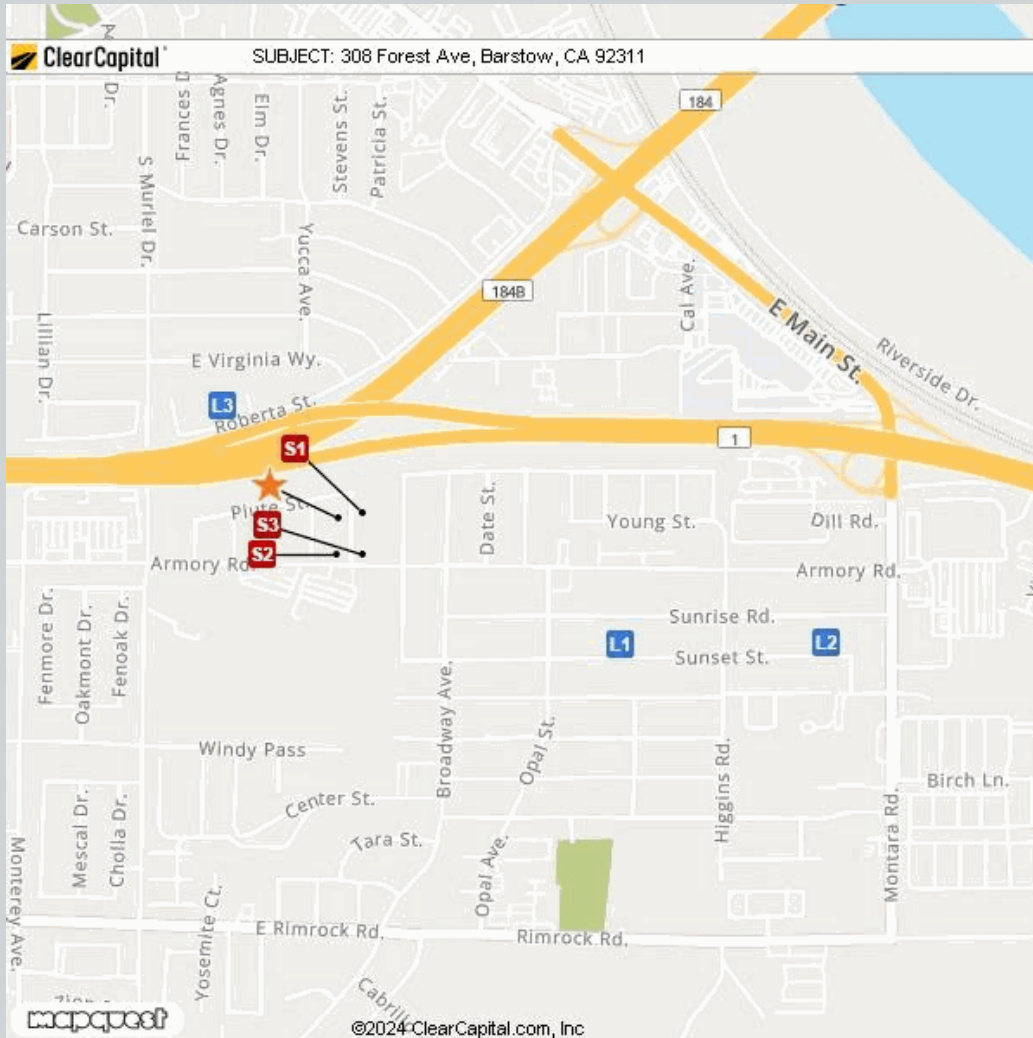
Address ★ 308 Forest Avenue, Barstow, CA 92311

Loan Number 56726

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	308 Forest Avenue, Barstow, CA 92311	--	Parcel Match
L1 Listing 1	1637 Sunset St, Barstow, CA 92311	0.44 Miles ¹	Parcel Match
L2 Listing 2	1909 Sunset St, Barstow, CA 92311	0.71 Miles ¹	Parcel Match
L3 Listing 3	1213 Kay Ct, Barstow, CA 92311	0.23 Miles ¹	Parcel Match
S1 Sold 1	309 Forest Ave, Barstow, CA 92311	0.03 Miles ¹	Parcel Match
S2 Sold 2	336 Forest Ave, Barstow, CA 92311	0.05 Miles ¹	Parcel Match
S3 Sold 3	337 Forest Ave, Barstow, CA 92311	0.06 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	Jeffrey Nyal	Company/Brokerage	Coldwell Banker Home Source
License No	01373556	Address	18484 Hwy 18 Ste 150 Apple Valley CA 92307
License Expiration	03/17/2027	License State	CA
Phone	7608877779	Email	jeffnyal@gmail.com
Broker Distance to Subject	27.89 miles	Date Signed	02/23/2024

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.