

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	21355 Tono Road, Apple Valley, CA 92308	Order ID	9184236	Property ID	35134205
Inspection Date	02/27/2024	Date of Report	02/27/2024		
Loan Number	56763	APN	0434-372-27-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	2.27_BPO	Tracking ID 1	2.27_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Cook, Yvonne	Condition Comments	
R. E. Taxes	\$2,303	Unpaid utility bills attached to tax bill, approx. amount \$703. Subject property is smaller, middle aged SFR in older semi-rural area in the southern part of Apple Valley. Appears to be occupied, but also possibly vacant. Yard areas are very overgrown, weedy, including in front porch area. Broken down vehicle in side yard. Also a travel trailer parked in front yard. Fenced back yard, small porch at entry. Areas of exterior wood trim are in need of paint with bare wood showing in areas. Would recommend both yard cleanup & painting of wood trim. If vehicles have to be removed, costs would be more than indicated. Subject will be very marketable due to value range.	
Assessed Value	\$135,278		
Zoning Classification	R1-one SFR per lot		
Property Type	SFR		
Occupancy	Occupied		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	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. There are also pockets of low/mid density multi-family properties through out the area. This area typically has very AVG market activity & demand, AVG resale values compared to other areas of Apple Valley. However the market is still very strong for propeties in this value range so subject should market/sell fairly quickly.	
Sales Prices in this Neighborhood	Low: \$259,000 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	21355 Tono Road	11811 Puye Rd.	12387 Saratoga Rd.	11457 Chimayo Rd.
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92308	92308	92308	92308
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.86 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$395,000	\$419,950	\$350,000
List Price \$	--	\$395,000	\$407,950	\$350,000
Original List Date		11/08/2023	02/16/2024	11/29/2023
DOM · Cumulative DOM	-- · --	111 · 111	11 · 11	39 · 90
Age (# of years)	39	42	38	42
Condition	Average	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,302	1,416	1,284	1,272
Bdrm · Bths · ½ Bths	3 · 2	4 · 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 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.41 acres	.48 acres	.46 acres	.41 acres
Other	fence, comp roof, porch	fence, comp roof, porch	fence, comp roof, porch	fence, comp roof,

* 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** Regular resale in same market area. Slightly older age-no adjustment. Larger SF with extra BR. Similar other features, garage. Larger lot-still typical for the area, adjusted at about \$5000 per acre. Fenced & x-fenced lot, rockscaped yard areas, trees, shrubs. Front porch. Rear covered patio. No interior updating done.
- Listing 2** Regular resale in same market area. Slightly smaller SF. Similar age, features, room count, garage. Larger lot-still typical for the area, adjusted at about \$5000 per acre. Fenced back yard, some trees, shrubs. Front porch. Large rear covered patio with extended concrete. Interior is rehabbed with new paint, flooring, fixtures, updated kitchen & bath features.
- Listing 3** Regular resale in same market area. Slightly older age-no adjustment. Smaller SF. Similar other features, room count, lot size. Smaller garage. Fenced & x-fenced lot. No porch or patio. New paint, no other updating done Currently in escrow.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	21355 Tono Road	21340 Sandia Rd.	11125 Saratoga Rd.	21275 Viento Rd.
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92308	92308	92308	92308
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.87 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$355,000	\$355,000	\$380,000
List Price \$	--	\$355,000	\$355,000	\$380,000
Sale Price \$	--	\$365,000	\$315,000	\$390,000
Type of Financing	--	Fha	Cash	Conventional
Date of Sale	--	01/22/2024	02/12/2024	11/02/2023
DOM · Cumulative DOM	-- · --	38 · 143	2 · 19	15 · 52
Age (# of years)	39	38	38	40
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	1,302	1,310	1,114	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	.41 acres	.41 acres	.46 acres	.61 acres
Other	fence, comp roof, porch	fence, comp roof, porch	fence, comp roof, patio	fence, comp roof, porch
Net Adjustment	--	-\$10,200	+\$4,450	-\$19,550
Adjusted Price	--	\$354,800	\$319,450	\$370,450

* 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 immediate market area. Similar size, age, features, room count, lot size, garage. Fenced back yard, some trees. Front porch. No recent interior updating done. Adjusted for concessions paid (-\$10000), slightly larger SF (-\$200).
- Sold 2** Regular resale in same market area. Smaller SF. Similar age, features, room count, garage. Larger lot-still typical for the area. Fenced & x-fenced lot, some trees, shrubs. Rear covered patio with extended concrete. Adjusted for smaller SF (+\$4700) & offset by larger lot (-\$250). Quick cash sale. Could have sold for more given more MLS exposure.
- Sold 3** Regular resale in same market area. Slightly smaller SF. Similar age, features, room count, garage. Larger lot-still typical for the area. Fenced back yard, some trees, shrubs. Small porch at entry. Interior completely rehabbed including paint, flooring, fixtures, updated kitchen & bath features. Adjusted for concessions paid (-\$11700), rehabbed condition (-\$7500), larger lot (-\$1000) & offset by slightly smaller SF (+\$650).

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	\$355,000	\$357,000
Sales Price	\$353,000	\$355,000
30 Day Price	\$345,000	--
Comments Regarding Pricing Strategy		
<p>Search was expanded to include this whole area of Apple Valley 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 all of the comps are within 1/2 mile of subject. Properties in this value range are still in very high demand & rehabbed properties are still selling at the top of the market. Many sales do involve seller paid concessions, usually for interest rate buy down & this is something that should be expected with any offer currently. Note that 2 of the sold comps used here did have concessions paid.</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



Address Verification



Side



Street



Other



Other

Listing Photos

L1 11811 Puye Rd.
Apple Valley, CA 92308



Front

L2 12387 Saratoga Rd.
Apple Valley, CA 92308



Front

L3 11457 Chimayo Rd.
Apple Valley, CA 92308



Front

Sales Photos

S1 21340 Sandia Rd.
Apple Valley, CA 92308



Front

S2 11125 Saratoga Rd.
Apple Valley, CA 92308



Front

S3 21275 Viento Rd.
Apple Valley, CA 92308



Front

ClearMaps Addendum

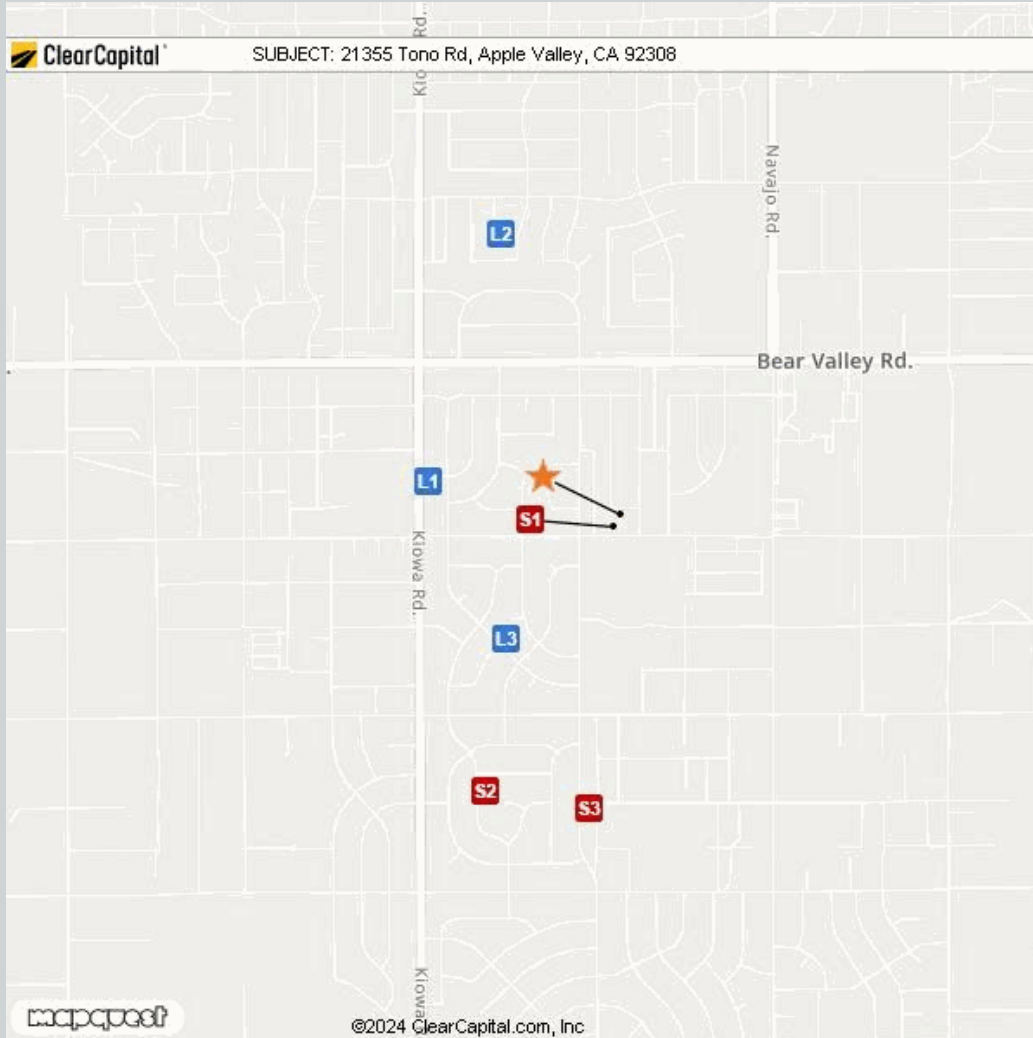
Address ★ 21355 Tono Road, Apple Valley, CA 92308

Loan Number 56763

Suggested List \$355,000

Suggested Repaired \$357,000

Sale \$353,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	21355 Tono Road, Apple Valley, CA 92308	--	Parcel Match
L1 Listing 1	11811 Puye Rd., Apple Valley, CA 92308	0.55 Miles ¹	Parcel Match
L2 Listing 2	12387 Saratoga Rd., Apple Valley, CA 92308	0.86 Miles ¹	Parcel Match
L3 Listing 3	11457 Chimayo Rd., Apple Valley, CA 92308	0.48 Miles ¹	Parcel Match
S1 Sold 1	21340 Sandia Rd., Apple Valley, CA 92308	0.04 Miles ¹	Parcel Match
S2 Sold 2	11125 Saratoga Rd., Apple Valley, CA 92308	0.87 Miles ¹	Parcel Match
S3 Sold 3	21275 Viento Rd., Apple Valley, CA 92308	0.83 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	7.23 miles	Date Signed	02/27/2024

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.