

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.

<b>Address</b>	56861 Kismet Rd, Yucca Valley, CA 92284	<b>Order ID</b>	9226020	<b>Property ID</b>	35220157
<b>Inspection Date</b>	03/25/2024	<b>Date of Report</b>	03/25/2024		
<b>Loan Number</b>	56995	<b>APN</b>	0585-484-06-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Bernardino		

Tracking IDs					
<b>Order Tracking ID</b>	3.20_BPO	<b>Tracking ID 1</b>	3.20_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	jessica howe	<b>Condition Comments</b> no visible signs of deferred maintenance. circular driveway; conforms to neighborhood. no commercial, no industrial influences
<b>R. E. Taxes</b>	\$2,638	
<b>Assessed Value</b>	\$179,699	
<b>Zoning Classification</b>	r1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> total amount of homes sold within the last 180 days located within 2 miles from subject. 67 homes prices: \$180,000 to \$1,000,000 REO's: 0 NOD's: 0 total amount of listings located within a 2 mile radius from subject. 76 homes Prices: \$190,000 to \$975,000 REO's: 1 NOD's: 0
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$180,000 High: \$1,000,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	56861 Kismet Rd	7861 Aster Ave	56711 Joshua Drive	8395 Keats Ave
City, State	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
Zip Code	92284	92284	92284	92284
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.03 <sup>1</sup>	0.73 <sup>1</sup>	2.02 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,900	\$450,000	\$419,000
List Price \$	--	\$399,900	\$450,000	\$419,000
Original List Date		03/04/2024	11/07/2023	03/20/2024
DOM · Cumulative DOM	-- · --	19 · 21	137 · 139	2 · 5
Age (# of years)	53	52	48	45
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	1,534	1,496	1,453	1,554
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	5	4	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	.46 acres	.32 acres	.56 acres	.61 acres
Other	0	0	0	0

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** PARCEL #: 0587212170000 LISTING ID: JT24043879 last sale dated on 10/31/1988 age diff. 1 yrs.) bed diff.1) bath diff.0) lot diff. 38 sq.ft.) repainted and interior remodeled with new flooring throughout, granite counter tops; wood and tiled flooring. ceiling fans and more.
- Listing 2** PARCEL #: 0585084010000 LISTING ID: JT23200777 last sale dated on 9/29/1977 age diff. 5 yrs.) gla diff. 81 sq.ft.) bed diff) bath diff.0) lot diff. .10 acs.) carpeted and wood flooring/ fireplace/ pop corn ceilings; tiled kitchen counter tops; converted garage to living space; patio
- Listing 3** PARCEL #: 0588343220000 LISTING ID: JT24056141 last sale dated on 2/24/2010 age diff. 12 yrs.) gla diff. 20 sq.ft.) bed diff.0) bath diff.0) lot diff. .15 acs. tile and carpeted flooring. textured ceilings; fans, granite kitchen counter tops; both baths are tiled shower and tub; flooring; and more.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	56861 Kismet Rd	56655 Anaconda Dr	7462 Frontera Ave	7690 Barberry Avenue
<b>City, State</b>	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
<b>Zip Code</b>	92284	92284	92284	92284
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.68 <sup>1</sup>	2.17 <sup>1</sup>	1.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$299,000	\$370,000	\$424,000
<b>List Price \$</b>	--	\$299,000	\$370,000	\$424,000
<b>Sale Price \$</b>	--	\$325,100	\$370,000	\$405,000
<b>Type of Financing</b>	--	Cash	Conventional	Usda
<b>Date of Sale</b>	--	09/12/2023	11/30/2023	08/02/2023
<b>DOM · Cumulative DOM</b>	-- · --	10 · 10	6 · 41	61 · --
<b>Age (# of years)</b>	53	51	41	58
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story modern	1 Story modern	1 Story modern	1 Story modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,534	1,764	1,512	1,670
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	5	5	5	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.46 acres	.41 acres	.41 acres	.47 acres
<b>Other</b>	0	0	0	0
<b>Net Adjustment</b>	--	+\$11,500	\$0	-\$7,800
<b>Adjusted Price</b>	--	\$336,600	\$370,000	\$397,200

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** PARCEL #: 0585102050000 LISTING ID: JT23163981 last previous sale dated on 12/02/1988 age diff. 2 yrs.) gla diff. 230 sq.ft.) bed diff.0) bath diff.0) lot diff. .05 acs. adjustments: gla -\$11,500) no upgrades; vinyl and carpeted flooring; pop corn ceilings; formica counter tops, ceiling fans
- Sold 2** PARCEL #: 0588013200000 LISTING ID: JT23196024 last previous sale dated on 11`/18/2019 age diff. 12 yrs) gla diff. 22 sq.ft.) bed diff.0) bath diff.0) lot diff. .05 acs. no adjustments recent upgrades; newer flooring; newer windows; pop corn ceilings; wood flooring; granite counter tops; granite bath vanities; patio and more.
- Sold 3** PARCEL #: 0587151130000 LISTING ID: JT23136396 last previous sale dated on 5/31/2022 age diff. 5 yrs.) gla diff. 136 sq.ft.) bed diff.0) bath diff. 1/2) lot diff. .01 acs. adjustments: gla: -\$6800) 1/2 bath: -\$1000) laminated flooring throughout; pop corn ceilings; fans; tiled kitchen flooring; formica counter tops; tiled shower and tub. and more

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				last recorded sale dated on 12/04/2012			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$380,000	\$380,000
<b>Sales Price</b>	\$380,000	\$380,000
<b>30 Day Price</b>	\$380,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>price was determined using the provided comps used for this report. all comps were selected using the search engines provided by the mrrmls system. adjustments were made on the sales to determine value. sold #3 was selected as the most suitable to subject based on age, location and exterior condition. listing # 2 was selecting as most comparable due to location. sale #3 was selected as most comparable using age and condition</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



Address Verification



Address Verification



Side



Side



## Subject Photos



Street



Other



Other



Other

## Listing Photos

**L1** 7861 Aster Ave  
Yucca Valley, CA 92284



Front

**L2** 56711 Joshua Drive  
Yucca Valley, CA 92284



Front

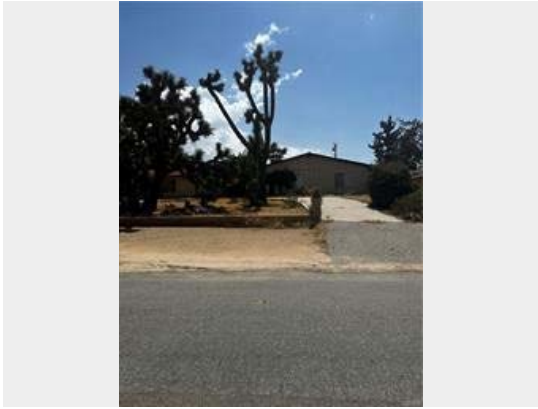
**L3** 8395 Keats Ave  
Yucca Valley, CA 92284



Front

## Sales Photos

**S1** 56655 Anaconda Dr  
Yucca Valley, CA 92284



Front

**S2** 7462 Frontera Ave  
Yucca Valley, CA 92284



Front

**S3** 7690 Barberry Avenue  
Yucca Valley, CA 92284



Front

## ClearMaps Addendum

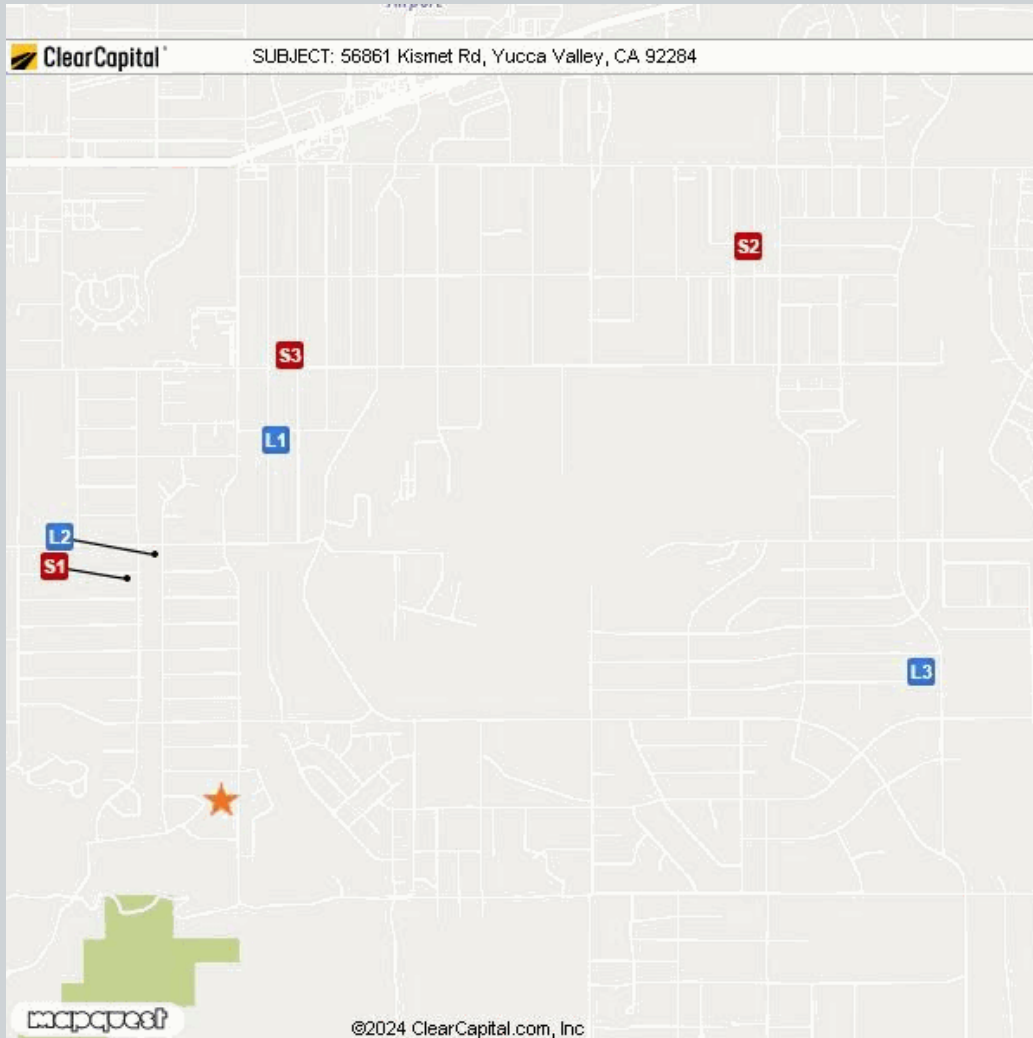
**Address** ★ 56861 Kismet Rd, Yucca Valley, CA 92284

**Loan Number** 56995

**Suggested List** \$380,000

**Suggested Repaired** \$380,000

**Sale** \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	56861 Kismet Rd, Yucca Valley, CA 92284	--	Parcel Match
L1 Listing 1	7861 Aster Ave, Yucca Valley, CA 92284	1.03 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	56711 Joshua Drive, Yucca Valley, CA 92284	0.73 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8395 Keats Ave, Yucca Valley, CA 92284	2.02 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	56655 Anaconda Dr, Yucca Valley, CA 92284	0.68 Miles <sup>1</sup>	Street Centerline Match
S2 Sold 2	7462 Frontera Ave, Yucca Valley, CA 92284	2.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7690 Barberry Avenue, Yucca Valley, CA 92284	1.28 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Nelson Kane	<b>Company/Brokerage</b>	Coldwell Banker
<b>License No</b>	01760517	<b>Address</b>	32829 Yucaipa Blvd. Yucaipa CA 92399
<b>License Expiration</b>	08/01/2026	<b>License State</b>	CA
<b>Phone</b>	9097056123	<b>Email</b>	nwkane1@gmail.com
<b>Broker Distance to Subject</b>	38.29 miles	<b>Date Signed</b>	03/25/2024

*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.**