

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	1834 106th Avenue, Oakland, CA 94603	Order ID	6244009	Property ID	26807545
Inspection Date	07/12/2019	Date of Report	07/12/2019		
Loan Number	35599	APN	47-5543-22		
Borrower Name	BPF2	County	Alameda		

Tracking IDs					
Order Tracking ID	CS_FundingBatch73_07.11.2019	Tracking ID 1	CS_FundingBatch73_07.11.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments The subject is in good condition no damage noted in a drive by inspection.
R. E. Taxes	\$7,799	
Assessed Value	\$482,000	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The neighborhood is in average to good condition all properties are well maintained, there are similar style and age homes easy access to major streets and FWY.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$450,000 High: \$650,000	
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	1834 106th Avenue	1224 103rd	1648 104th	10401 Foothill Blvd
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94603	94603	94603	94605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	0.19 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,000	\$498,888	\$499,000
List Price \$	--	\$480,000	\$498,888	\$499,000
Original List Date		01/18/2019	05/31/2019	05/19/2019
DOM · Cumulative DOM	-- · --	175 · 175	12 · 42	7 · 54
Age (# of years)	79	96	96	73
Condition	Average	Average	Excellent	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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,200	1,066	1,178	1,126
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	3 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	Carport 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.09 acres	0.12 acres	0.10 acres
Other	--	None	None	None

* 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 Comps it is located in similar area and similar amenities as the subject.

Listing 2 3 Bedrroms and 1Bathroom 1,176 sq. ft Living space 5,355 sq. ft. lot Beautiful Craftsman with original character enhanced with modern touches. Custom Paints newer carpet & floors, insulated , remodeled kitchen with granite countertops, updated bathroom Detached one car garage with an extra long driveway Near San Leandro Border . Sewer Lateral Compliant .

Listing 3 Bedroom and 1 Bathroom Home in a prime location near shops, stores and public transportation and near 580. Functional open floor plan with a remodeled kitchen and bath. Dual pane windows, and hardwood flooring in the living & dining rooms are just some of the features of this beautiful house. Large lot with a detached garage, room to park 3 or more cars in tandem, and a back yard with a covered patio area.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1834 106th Avenue	10224 Dante Ave	1273 104th	10318 Voltaire Ave.
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94603	94603	94603	94603
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.47 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$510,000	\$550,000	\$549,000
List Price \$	--	\$510,000	\$499,999	\$499,000
Sale Price \$	--	\$504,000	\$510,000	\$510,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	06/28/2019	07/03/2019	03/21/2019
DOM · Cumulative DOM	-- · --	26 · 77	70 · 102	95 · 165
Age (# of years)	79	73	95	99
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 Contemporary	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,200	1,050	1,242	1,266
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 2	4 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	None	Detached 1 Car	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.11 acres	0.87 acres	0.07 acres
Other	--	None	Updated	Updated
Net Adjustment	--	\$0	-\$20,000	-\$20,000
Adjusted Price	--	\$504,000	\$490,000	\$490,000

* 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** living room with a fireplace as the focal point. Lots of natural light. On the other side is a formal dining room and then over to the eat-in kitchen with extra storage off the kitchen in the pantry/laundry room area.
- Sold 2** Beautifully Remodeled home. The perfect size for your family. This home was remodeled 4 years ago. Newer Carpet. Wood burning fireplace in the Livingroom. Open floor plan Redone with some of the original details to keep the feel of this wonderful home. Laminate Flooring. Dual Paned Windows. Newer Roof and Furnace.
- Sold 3** beautifully maintained home located in the Las Palmas neighborhood. This home features 4 bedrooms and 2 full bathrooms, fresh paint inside out, update kitchen and bathrooms, good size backyard, perfect for gardening and BBQ gatherings

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listed history found.			
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	\$490,000	\$490,000
Sales Price	\$490,000	\$490,000
30 Day Price	\$450,000	--
Comments Regarding Pricing Strategy		
Market Valuation is base on the comps used on the report and the actual market condition in the subject market area.		

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



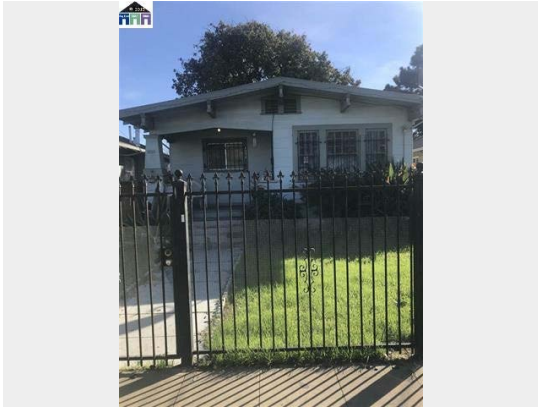
Side



Street

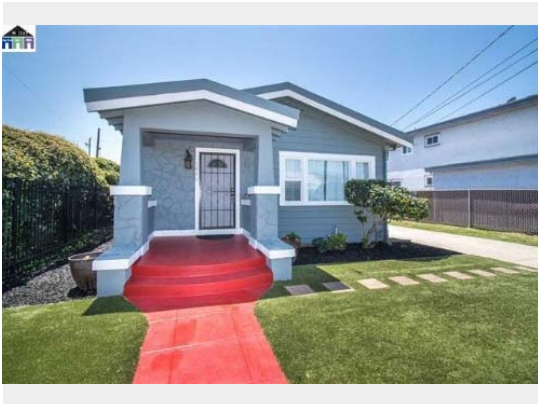
Listing Photos

L1 1224 103rd
Oakland, CA 94603



Front

L2 1648 104th
Oakland, CA 94603



Front

L3 10401 Foothill Blvd
Oakland, CA 94605



Front

Sales Photos

S1 10224 Dante Ave
Oakland, CA 94603



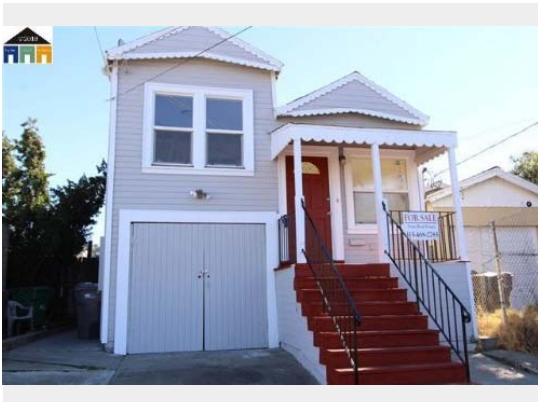
Front

S2 1273 104th
Oakland, CA 94603



Front

S3 10318 Voltaire Ave.
Oakland, CA 94603



Front

ClearMaps Addendum

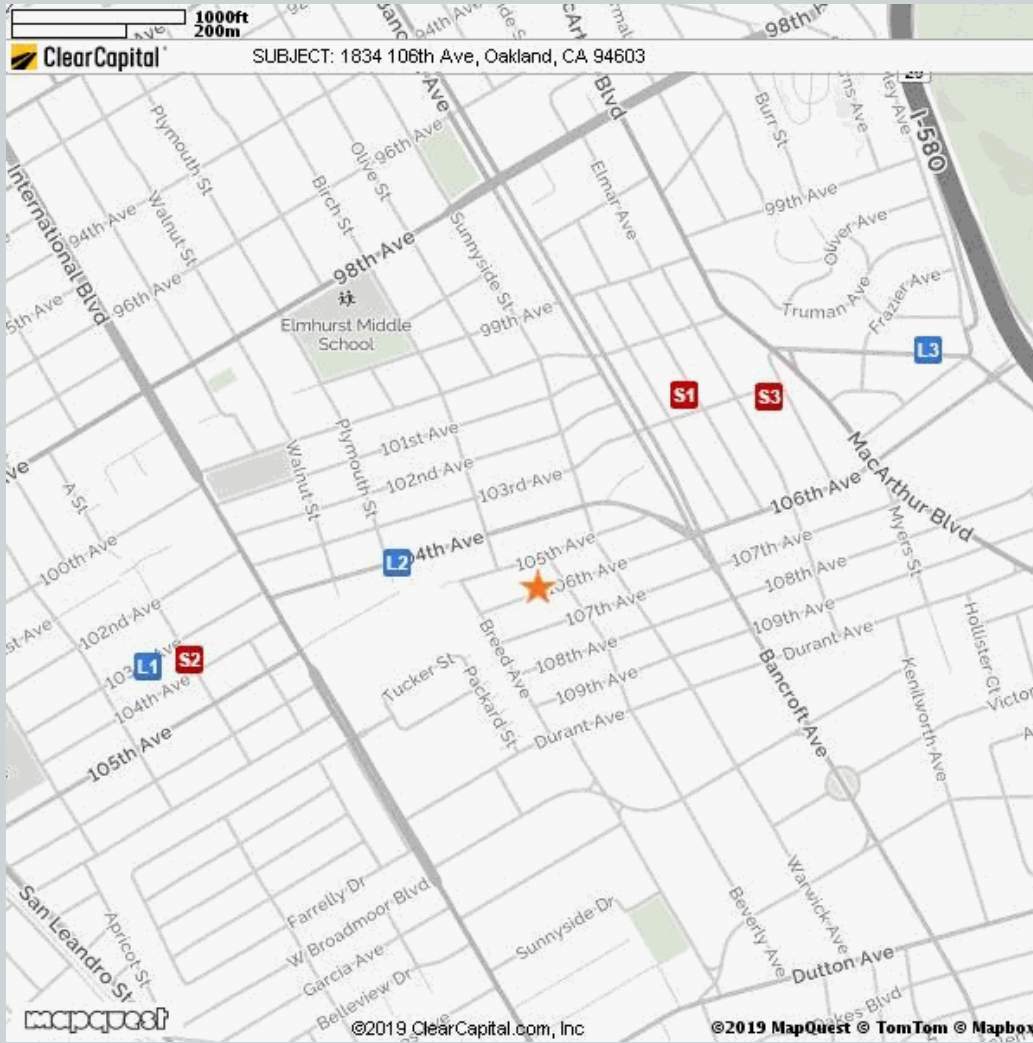
Address ★ 1834 106th Avenue, Oakland, CA 94603

Loan Number 35599

Suggested List \$490,000

Suggested Repaired \$490,000

Sale \$490,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1834 106th Ave, Oakland, CA	--	Parcel Match
L1 Listing 1	1224 103rd, Oakland, CA	0.53 Miles ¹	Parcel Match
L2 Listing 2	1648 104th, Oakland, CA	0.19 Miles ¹	Parcel Match
L3 Listing 3	10401 Foothill Blvd, Oakland, CA	0.63 Miles ¹	Parcel Match
S1 Sold 1	10224 Dante Ave, Oakland, CA	0.34 Miles ¹	Parcel Match
S2 Sold 2	1273 104th, Oakland, CA	0.47 Miles ¹	Parcel Match
S3 Sold 3	10318 Voltaire Ave., Oakland, CA	0.42 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	Ernestina Vadillo	Company/Brokerage	Keller Williams Cupertino
License No	01411483	Address	3287 San Jose Ave Alameda CA 94501
License Expiration	02/24/2020	License State	CA
Phone	5105075860	Email	vadillo.reo@gmail.com
Broker Distance to Subject	3.98 miles	Date Signed	07/12/2019

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.