

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	1413 Baywood Drive, Petaluma, CA 94954	Order ID	6654822	Property ID	28191663
Inspection Date	03/12/2020	Date of Report	03/12/2020		
Loan Number	36793	APN	136-322-001-000		
Borrower Name	Champery Real Estate 2015 LLC	County	Sonoma		

Tracking IDs

Order Tracking ID	20200311_CS_Funding_NewBPOs	Tracking ID 1	20200311_CS_Funding_New
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Prop Fund 216 LI	Condition Comments	
R. E. Taxes	\$976	<p>There is no MLS history on this property. All information was taken from the tax records. The subject appears to be well maintained with good curb appeal and fits in well with the rest of the neighborhood. There was no noticeable damage to the exterior of the property. The subject is a 1 story unit with a fireplace, a 2 car attached garage and is located on a corner lot. There are no apparent adverse influences on the property.</p>	
Assessed Value	\$77,555		
Zoning Classification	R-1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Appears to be vacant and is locked.)			
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	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>The subject is located in a good neighborhood of similar type homes, all of which appear to be well maintained and have good curb appeal. It is located close to schools, shopping, public transportation and parks and recreation. The market in this area and price range is made up primarily of Fair Market listings and sales.</p>	
Sales Prices in this Neighborhood	Low: \$495,000 High: \$678,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1413 Baywood Drive	1308 Pacific Avenue	1288 Beechwood Drive	736 Louise Drive
City, State	Petaluma, CA	Petaluma, CA	Petaluma, CA	Petaluma, CA
Zip Code	94954	94954	94954	94954
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.29 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$589,000	\$636,000	\$649,000
List Price \$	--	\$599,000	\$636,000	\$649,000
Original List Date		12/29/2019	01/20/2020	01/28/2020
DOM · Cumulative DOM	-- · --	48 · 74	35 · 52	29 · 44
Age (# of years)	51	54	50	49
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,498	1,400	1,505	1,344
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	3 · 2
Total Room #	6	6	6	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	0.19 acres	0.14 acres	0.14 acres	0.14 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* Listing 2 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** Similar location, style, age, square footage and room count, smaller lot size. Fair Market Sale in escrow as of 2/27/2020 - fireplace in living room, open floor plan, dining/living combo with hardwood floors, fenced in front yard and private fenced rear yard patio.
- Listing 2** Similar location, style, age, square footage and room count, smaller lot size. Fair Market Sale in escrow as of 2/28/2020 - fireplace in living room, 1 window A/C unit, open living room, new interior and exterior paint, new insulation in the attic, updated kitchen and bathrooms, wood flooring throughout, low maintenance landscaping, backyard has deck and 2 storage sheds.
- Listing 3** Similar location, style and age, more square footage, 3BR/2BA, smaller lot size. Fair Market Sale in escrow as of 3/2/2020 - fireplace in living room, open floor plan, newer flooring, updated kitchen cabinetry and appliances, eat-in kitchen, backyard patio.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1413 Baywood Drive	1422 Debra Drive	1505 Elizabeth Drive	1635 Oneel Drive
City, State	Petaluma, CA	Petaluma, CA	Petaluma, CA	Petaluma, CA
Zip Code	94954	94954	94954	94954
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.15 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$619,000	\$649,500	\$689,000
List Price \$	--	\$619,000	\$649,500	\$689,000
Sale Price \$	--	\$630,000	\$670,000	\$678,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/12/2019	12/05/2019	02/28/2020
DOM · Cumulative DOM	-- · --	10 · 83	19 · 44	109 · 119
Age (# of years)	51	51	50	45
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,498	1,498	1,400	1,748
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	6	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	--	--	--	--
Lot Size	0.19 acres	0.14 acres	0.14 acres	0.16 acres
Other	Fireplace	Fireplace	None	Fireplace
Net Adjustment	--	+\$4,800	+\$12,200	-\$12,900
Adjusted Price	--	\$634,800	\$682,200	\$665,100

* 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** Adjustment made for lot size (+\$4,800) for a total of =-\$4,800. Fair Market Sale - there was a seller financing concession (amount unknown) - fireplace in living room, new roof, new interior and exterior paint, new carpet, open floor plan, low maintenance landscaping, backyard patio.
- Sold 2** Adjustments made for age (-\$500), square footage (+\$4,900), no fireplace (+\$3,000) and lot size (+\$4,800) for a total of +\$12,200. Fair Market Sale - there was a seller financing concession (amount unknown) - no fireplace, new bay windows, updated bathrooms, updated custom kitchen with island opens to the living room which leads to the backyard and covered patio.
- Sold 3** Adjustments made for age (-\$3,000), square footage (-\$12,500) and lot size (+\$2,600) for a total of -\$12,900. Fair Market Sale - there were no seller financing concessions - fireplace in living room with a cathedral ceiling, newer roof, windows and flooring, updated bathrooms, eat-in kitchen with stone tile counter tops, formal dining room, spacious backyard with a patio.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS history on this property. Tax records show a prior sale on 1/10/2019 for \$452,200			
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	\$639,000	\$639,000
Sales Price	\$635,000	\$635,000
30 Day Price	\$625,000	--
Comments Regarding Pricing Strategy		
<p>There is very little inventory currently on the market or that has recently closed escrow. Due to the lack of inventory, I expanded distance (radius of 1 mile), lot size and square footage (+/- 20%), in order to find comps that were somewhat similar to the subject. The comps that I have used are the best available and have been taken from similar type areas. Value was determined by a comparison in age, lot size, square footage, location and condition of the properties. Median price in Sonoma County in July of 2019, was \$655,000, and in January of 2020, it was \$662,500, an increase of approximately 1%. On the Eastside of Petaluma, where the subject property is located, the median price in January of 2019, was \$620,000, and in January of 2020, it was \$675,000, an increase of approximately 9%.</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



Street



Street



Street

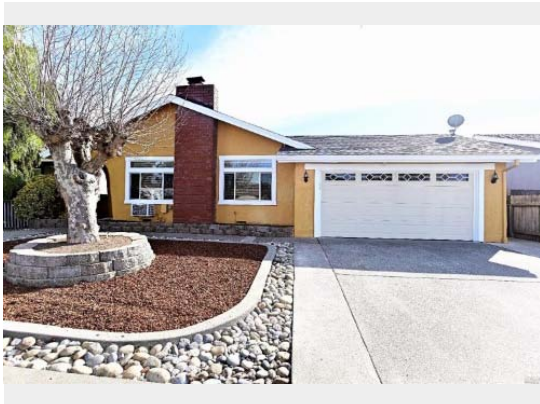
Listing Photos

L1 1308 Pacific Avenue
Petaluma, CA 94954



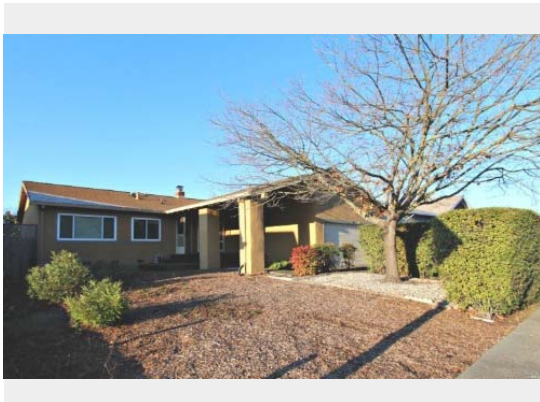
Front

L2 1288 Beechwood Drive
Petaluma, CA 94954



Front

L3 736 Louise Drive
Petaluma, CA 94954



Front

Sales Photos

S1 1422 Debra Drive
Petaluma, CA 94954



Front

S2 1505 Elizabeth Drive
Petaluma, CA 94954



Front

S3 1635 Oneel Drive
Petaluma, CA 94954



Front

ClearMaps Addendum

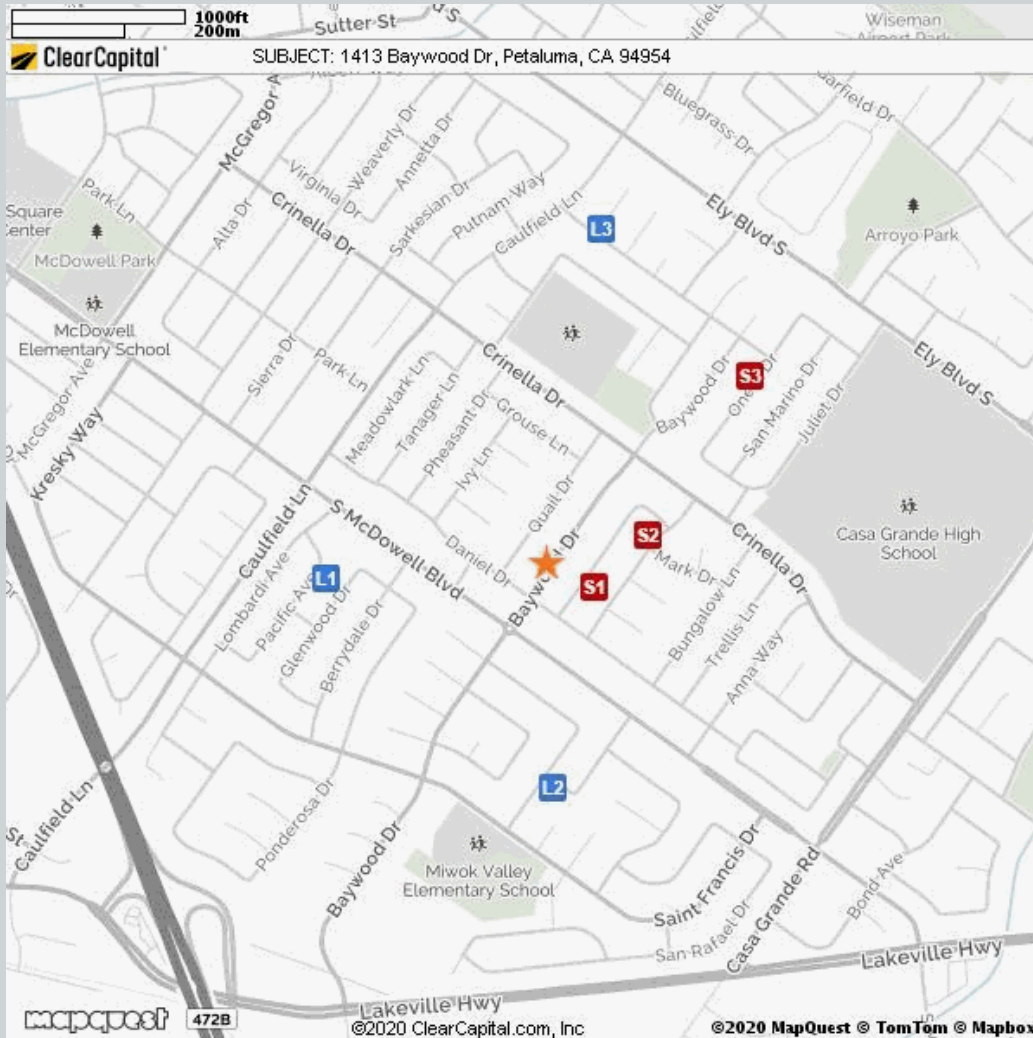
Address ★ 1413 Baywood Drive, Petaluma, CA 94954

Loan Number 36793

Suggested List \$639,000

Suggested Repaired \$639,000

Sale \$635,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1413 Baywood Dr, Petaluma, CA	--	Parcel Match
L1 Listing 1	1308 Pacific Avenue, Petaluma, CA	0.29 Miles ¹	Parcel Match
L2 Listing 2	1288 Beechwood Drive, Petaluma, CA	0.29 Miles ¹	Parcel Match
L3 Listing 3	736 Louise Drive, Petaluma, CA	0.47 Miles ¹	Parcel Match
S1 Sold 1	1422 Debra Drive, Petaluma, CA	0.08 Miles ¹	Parcel Match
S2 Sold 2	1505 Elizabeth Drive, Petaluma, CA	0.15 Miles ¹	Parcel Match
S3 Sold 3	1635 Oneel Drive, Petaluma, CA	0.38 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	Giff Cummings	Company/Brokerage	Engel & Volkerts
License No	00976544	Address	2332 Tachevah Drive Santa Rosa CA 95405
License Expiration	12/11/2023	License State	CA
Phone	7074842854	Email	giff.cummings@engelvoelkers.com
Broker Distance to Subject	13.47 miles	Date Signed	03/12/2020

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.