

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	405 Shoveller Drive, Suisun City, CALIFORNIA 94585	Order ID	6040164	Property ID	25880936
Inspection Date	01/08/2019	Date of Report	01/08/2019		
Loan Number	36835	APN	0173-072-010		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.07.19	Tracking ID 1	BotW New Fac-DriveBy BPO
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments
Occupancy	Occupied	2 story, stucco siding, composition roof, neutral paint, fenced backyard, fair landscaping, average windows and doors, conforms to neighborhood, no damages or repairs to note.
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments
Listing Agency/Firm		Last sale in 2011.
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
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III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Schools, parks, shopping and hospital within 1 mile, no new growth or construction, no industry or commercial, high demand, shortage of active listings, REO and short sales present but declining, no hazards to note. Area attracts investors.
Sales Prices in this Neighborhood	Low: \$369,000 High: \$459,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	405 Shoveller Drive	1300 Humphrey	1014 Westwind	3013 Chestnut
City, State	Suisun City, CALIFORNIA	Suisun City, CA	Suisun City, CA	Fairfield, CA
Zip Code	94585	94585	94585	94533
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.73 ¹	0.65 ¹	2.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,900	\$400,000	\$429,500
List Price \$	--	\$399,900	\$400,000	\$429,500
Original List Date		12/24/2018	12/03/2018	12/12/2018
DOM · Cumulative DOM	-- · --	12 · 15	36 · 36	26 · 27
Age (# of years)	41	42	32	41
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Investor	Investor
Style/Design	2 Stories traditional	1 Story ranch	1 Story ranch	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,890	1,563	1,532	2,048
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2	3 · 2 · 1
Total Room #	9	8	8	8
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	.13 acres	.14 acres	.13 acres	.18 acres
Other	--	--	--	--

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 New carpet, interior paint, interior doors. Large kitchen that opens to family room. In door laundry, active.

Listing 2 New flooring, new interior paint, some updates to bathrooms, older comp roof, investor sale, active.

Listing 3 Shortage of similar size listings in neighborhood, fresh paint, newer roof, move in ready, pending.

* 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.

V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	405 Shoveller Drive	826 Scaup	829 Tree Duck	504 Avalon
City, State	Suisun City, CALIFORNIA	Suisun City, CA	Suisun City, CA	Suisun City, CA
Zip Code	94585	94585	94585	94585
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.29 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$429,000	\$399,500	\$410,000
List Price \$	--	\$434,000	\$387,900	\$410,000
Sale Price \$	--	\$420,000	\$387,900	\$408,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	7/23/2018	12/24/2018	8/1/2018
DOM · Cumulative DOM	-- · --	28 · 108	42 · 235	26 · 51
Age (# of years)	41	43	43	44
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories traditional	2 Stories traditional	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,890	1,904	1,660	1,764
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2	3 · 2
Total Room #	9	9	8	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	.13 acres	.13 acres	.15 acres	.18 acres
Other	--	--	--	--
Net Adjustment	--	+\$0	-\$120	+\$2,056
Adjusted Price	--	\$420,000	\$387,780	\$410,056

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 4 bedroom home boasts new flooring and paint in popular designer neutral colors, crown moulding, tile counters, standard sale, move in ready.

Sold 2 Home has laminate flooring throughout most of the home. New Carpet in Living Room. Fresh paint inside, superior condition -18,000, less gla 12,880, less baths 5,000.

Sold 3 Very well maintained, fresh paint, some updates to kitchen -10,000, good landscaping, standard sale, less baths 5,000, less gla 7,056.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$410,000	\$410,000
Sales Price	\$410,000	\$410,000
30 Day Price	\$405,000	--

Comments Regarding Pricing Strategy

S1, L1, S3 given most weight based on location, searched out 10 months and 3 miles, shortage of listings similar in size in subdivision, no REO or short sales in report, concessions not typical, area attracts investors.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The report is well supported. The broker has supplied good comps considering the market area and comp availability.
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VIII. Property Images

Address 405 Shoveller Drive, Suisun City, CALIFORNIA 94585
Loan Number 36835

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$410,000



Subject 405 Shoveller Dr

View Front



Subject 405 Shoveller Dr

View Front

VIII. Property Images (continued)

Address 405 Shoveller Drive, Suisun City, CALIFORNIA 94585
Loan Number 36835

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$410,000



Subject 405 Shoveller Dr

View Address Verification



Subject 405 Shoveller Dr

View Street

VIII. Property Images (continued)

Address 405 Shoveller Drive, Suisun City, CALIFORNIA 94585
Loan Number 36835

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$410,000



Listing Comp 1 1300 Humphrey

View Front



Listing Comp 2 1014 Westwind

View Front

VIII. Property Images (continued)

Address 405 Shoveller Drive, Suisun City, CALIFORNIA 94585
Loan Number 36835

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$410,000



Listing Comp 3 3013 Chestnut

View Front



Sold Comp 1 826 Scaup

View Front

VIII. Property Images (continued)

Address 405 Shoveller Drive, Suisun City, CALIFORNIA 94585
Loan Number 36835

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$410,000



Sold Comp 2 829 Tree Duck

View Front

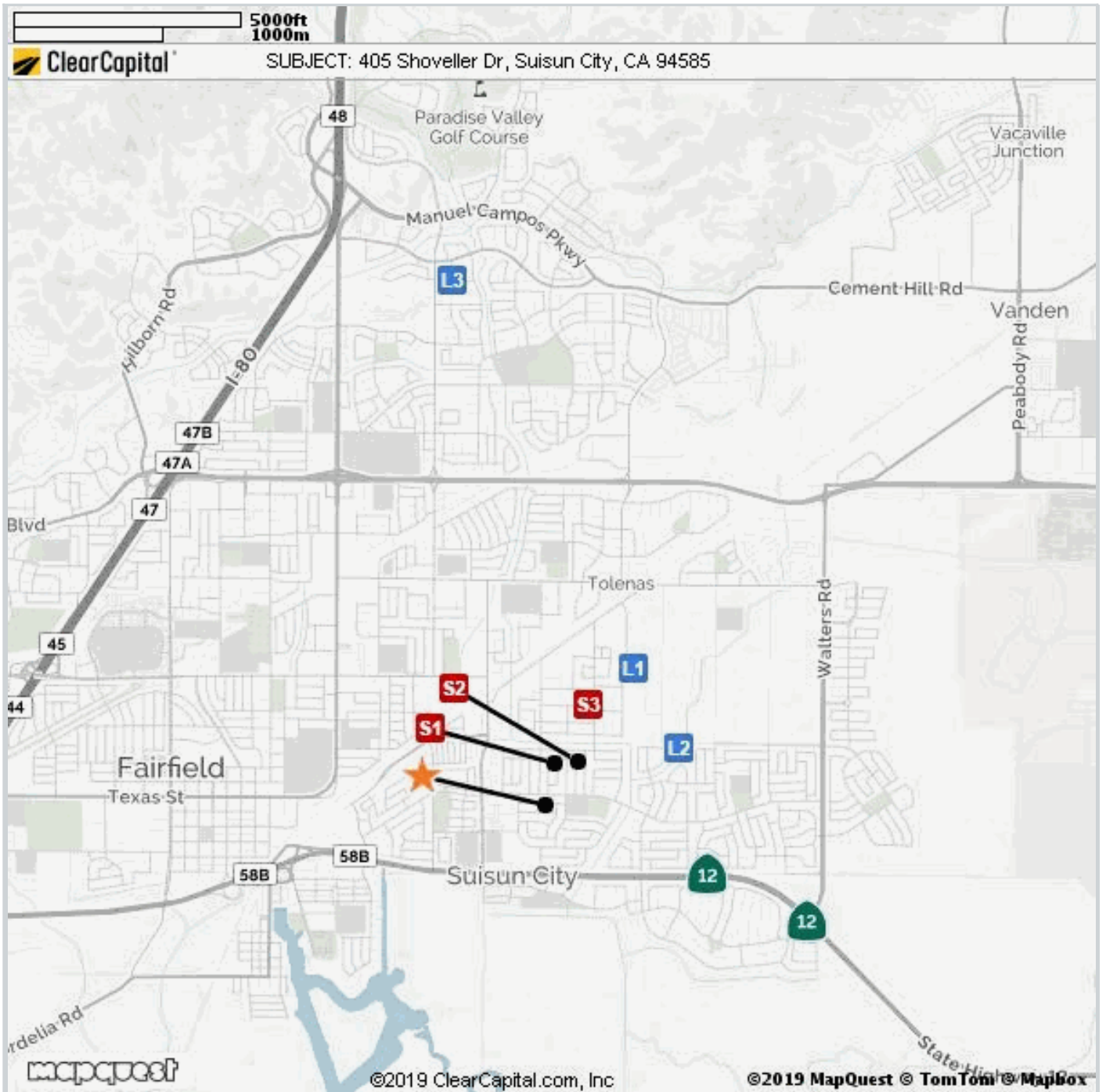


Sold Comp 3 504 Avalon

View Front

ClearMaps Addendum

Address ★ 405 Shoveller Drive, Suisun City, CALIFORNIA 94585
Loan Number 36835 **Suggested List** \$410,000 **Suggested Repaired** \$410,000 **Sale** \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	405 Shoveller Dr, Suisun City, CA	--	Parcel Match
L1 Listing 1	1300 Humphrey, Suisun City, CA	0.73 Miles ¹	Parcel Match
L2 Listing 2	1014 Westwind, Suisun City, CA	0.65 Miles ¹	Parcel Match
L3 Listing 3	3013 Chestnut, Fairfield, CA	2.68 Miles ¹	Parcel Match
S1 Sold 1	826 Scaup, Suisun City, CA	0.23 Miles ¹	Parcel Match
S2 Sold 2	829 Tree Duck, Suisun City, CA	0.29 Miles ¹	Parcel Match
S3 Sold 3	504 Avalon, Suisun City, CA	0.47 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.

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.

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 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	Kelly Nusbaum	Company/Brokerage	Stumbaugh Realty Advisors
License No	01223015		
License Expiration	06/16/2021	License State	CA
Phone	7073016009	Email	nusbaumkelly@gmail.com
Broker Distance to Subject	2.13 miles	Date Signed	01/08/2019

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 Valuation 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.