

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	215 Columbia Street, Turlock, CA 95380	Order ID	6048037	Property ID	25913165
Inspection Date	01/16/2019	Date of Report	01/16/2019		
Loan Number	36891	APN	050-020-027-000		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.15.19	Tracking ID 1	BotW New Fac-DriveBy BPO 01.15.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	Assessed in 2018. Land value \$52,812/total assessed value \$122,526. One story home with wood exterior and composition roof with two car garage. At time of taking photos there was a moving truck in front of property and people going in and out removing items from interior of home. For report purposes it is considered to be occupied as there are people on the property.	
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		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments		
Listing Agency/Firm		Listed on 02/26/2000 for \$83,000 as a fair market listing and sold on 05/19/2000 for \$74,500. Listed on 07/10/2014 for \$110,000 as a fair market listing and sold on 08/20/2014 for \$110,000. Listed on 01/03/2015 for \$189,9000 as a fair market listing and sold on 03/27/2015 for \$186,000. Listed on 11/06/2016 for \$208,500 as a fair market listing and listing cancelled on 03/19/2017. Listed on 03/22/2107 for \$204,8000 as a fair market listing and listing cancelled on 05/20/2017. Listed on 09/08/2018 for \$239,900 as a fair market listing and listed cancelled on 11/15/2018.		
Listing Agent Name				
Listing Agent Phone				
# of Removed Listings in Previous 12 Months	1			
# of Sales in Previous 12 Months	0			
Original List Date	Original List Price		Final List Date	Final List Price
09/18/2018	\$239,900		11/15/2018	\$210,000
		Result	Result Date	
		Cancelled	11/15/2018	
		Result Price	Source	
		\$210,000	MLS	

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Currently there are 39 listings in a one mile radius with medium value of \$245,000 for 1231 square feet. Out of the 39 listings there are no REO's, 1 short sale and 38 fair market listings.	
Sales Prices in this Neighborhood	Low: \$80,000 High: \$480,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	215 Columbia Street	314 S Broadway	217 S Laurel St	444 W Main St
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95380	95380	95380	95380
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.08 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$229,500	\$240,000	\$255,000
List Price \$	--	\$209,000	\$235,000	\$255,000
Original List Date		10/26/2018	11/08/2018	11/15/2018
DOM · Cumulative DOM	-- · --	79 · 82	68 · 69	61 · 62
Age (# of years)	92	99	93	94
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	1,206	1,183	1,366	1,253
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	None	Detached 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	0.13 acres	0.12 acres	0.16 acres	0.16 acres
Other	None	None	None	None

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

- Listing 1** Fair market listing, tenant occupied @ \$1000/mo. Currently active on market. One story hom with carpet and tile floors, composition roof and no garage. Used comp with no garage as there is a lack of similar comps with one car garage in a one mile radius.
- Listing 2** Fair market. iisting, tenant occupied. Active on market. One story home with carpet and laminate floors, ceiling fans, composition roof with detached one car garage.
- Listing 3** Fair market listing, owner occupied. Active on market. One story home with carpet, composition roof and detached one car garage.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	215 Columbia Street	493 Park St	580 Park St	217 Columbia St
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95380	95380	95380	95380
Datasource	Tax Records	MLS	Public Records	MLS
Miles to Subj.	--	0.38 ¹	0.39 ¹	0.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$247,000	\$299,000
List Price \$	--	\$219,000	\$237,000	\$265,000
Sale Price \$	--	\$215,000	\$231,000	\$260,000
Type of Financing	--	Conventional	Fha	Va
Date of Sale	--	12/28/2018	9/12/2018	10/30/2018
DOM · Cumulative DOM	-- · --	32 · 77	51 · 84	69 · 111
Age (# of years)	92	83	78	96
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	1,206	1,215	1,156	1,124
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 1	3 · 2
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.24 acres	0.14 acres	0.13 acres
Other	None	None	None	Nonr
Net Adjustment	--	-\$4,500	+\$2,500	+\$3,000
Adjusted Price	--	\$210,500	\$233,500	\$263,000

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

- Sold 1** Fair market listing, vacant. One story home with vinyl and laminate floors, ceiling fans, composition roof with detached one car garage. Used comp with larger lot size as there is a lack of similar comps with smaller lot sizes in a one mile radius. Adjustments: +\$4000/smaller bedroom count, +\$2500/smaller bathroom count, -\$11,000/larger lot size.
- Sold 2** Fair market listing, vacant. One story home with vinyl and wood floors, ceiling fans, tile counters, composition roof with detached two car garage. Used comp with larger garage size as there is a lack of similar comps with a one car garage in a one mile radius. Adjustments: +\$4000/smaller bedroom count, +\$2500/smaller bathroom count, -\$3000/larger garage, -\$1000/larger lot size.
- Sold 3** Fair market listing, owner occupied One story home with tile, wood an vinyl floors, ceiling fans, granite counters, composition roof with no garage. Used comp with no garage size as there is a lack of similar comps with a one car garage in a one mile radius. Adjustments: +\$3000/no garage.

* Sold 2 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	\$238,000	\$238,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$221,000	--

Comments Regarding Pricing Strategy

Current market has returned back to traditional market. Located within one mile to schools, shopping and downtown.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.39 miles and the sold comps closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 215 Columbia Street, Turlock, CA 95380

Loan Number 36891

Suggested List \$238,000

Suggested Repaired \$238,000

Sale \$235,000



Subject 215 Columbia St

View Front



Subject 215 Columbia St

View Address Verification

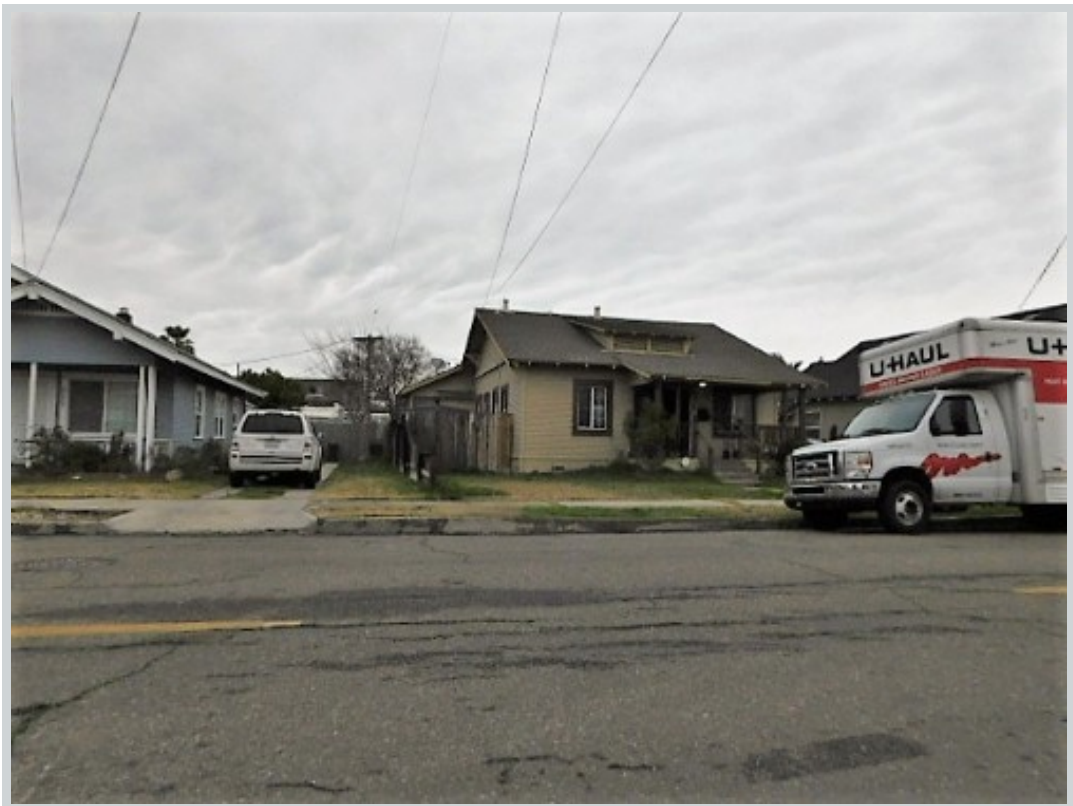
VIII. Property Images (continued)

Address 215 Columbia Street, Turlock, CA 95380
Loan Number 36891

Suggested List \$238,000

Suggested Repaired \$238,000

Sale \$235,000



Subject 215 Columbia St

View Side



Subject 215 Columbia St

View Side

VIII. Property Images (continued)

Address 215 Columbia Street, Turlock, CA 95380

Loan Number 36891

Suggested List \$238,000

Suggested Repaired \$238,000

Sale \$235,000



Subject 215 Columbia St

View Street



Subject 215 Columbia St

View Street

VIII. Property Images (continued)

Address 215 Columbia Street, Turlock, CA 95380
Loan Number 36891 **Suggested List** \$238,000 **Suggested Repaired** \$238,000 **Sale** \$235,000



Subject 215 Columbia St **View** Other
Comment "View across the street"



Listing Comp 1 314 S Broadway **View** Front

VIII. Property Images (continued)

Address 215 Columbia Street, Turlock, CA 95380

Loan Number 36891

Suggested List \$238,000

Suggested Repaired \$238,000

Sale \$235,000



Listing Comp 2 217 S Laurel St

View Front



Listing Comp 3 444 W Main St

View Front

VIII. Property Images (continued)

Address 215 Columbia Street, Turlock, CA 95380
Loan Number 36891

Suggested List \$238,000

Suggested Repaired \$238,000

Sale \$235,000



Sold Comp 1 493 Park St

View Front



Sold Comp 2 580 Park St

View Front

VIII. Property Images (continued)

Address 215 Columbia Street, Turlock, CA 95380

Loan Number 36891

Suggested List \$238,000

Suggested Repaired \$238,000

Sale \$235,000

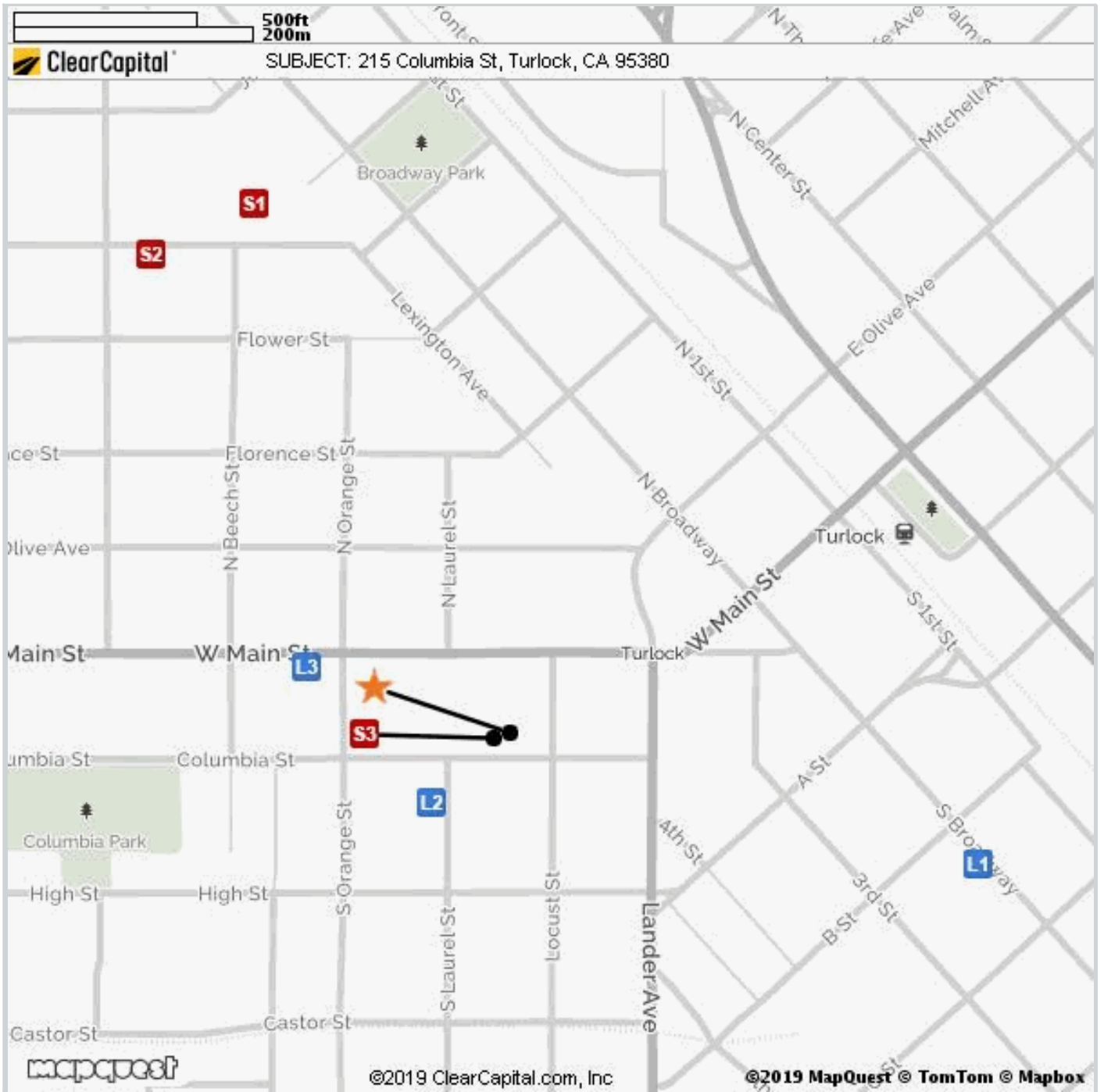


Sold Comp 3 217 Columbia St

View Front

ClearMaps Addendum

Address ★ 215 Columbia Street, Turlock, CA 95380
Loan Number 36891 **Suggested List** \$238,000 **Suggested Repaired** \$238,000 **Sale** \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	215 Columbia St, Turlock, CA	--	Parcel Match
L1 Listing 1	314 S Broadway, Turlock, CA	0.31 Miles ¹	Parcel Match
L2 Listing 2	217 S Laurel St, Turlock, CA	0.08 Miles ¹	Parcel Match
L3 Listing 3	444 W Main St, Turlock, CA	0.15 Miles ¹	Parcel Match
S1 Sold 1	493 Park St, Turlock, CA	0.38 Miles ¹	Parcel Match
S2 Sold 2	580 Park St, Turlock, CA	0.39 Miles ¹	Parcel Match
S3 Sold 3	217 Columbia St, Turlock, CA	0.01 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	Joyce Bosch	Company/Brokerage	Valley Real Estate Sales Inc
License No	01185575		
License Expiration	10/11/2019	License State	CA
Phone	2094839011	Email	joycebosch@aol.com
Broker Distance to Subject	0.43 miles	Date Signed	01/16/2019

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.