

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	1060 Nevada Avenue, Oroville, CA 95965	Order ID	6074076	Property ID	26086983
Inspection Date	02/13/2019	Date of Report	02/14/2019		
Loan Number	37062	APN	031-272-014-000		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 02.12.19	Tracking ID 1	BotW New Fac-DriveBy BPO 02.12.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	<p>The subject is located on a quiet, low traffic street in an older residential neighborhood. Homes in the area reflect good maintenance and upkeep. Based on the exterior inspection, the subject appears to be in average condition with some repairs noted. The noted repairs would be roof replacement. The subject conforms well to its neighborhood. While the subject has the feel of a more rural area, it is still in close proximity to schools and shopping. A typical home in the area is between 1000 and 1400 sq ft. and lot sizes vary between .10-1 ac. Due to the fact the subject is located in an older neighborhood, no two homes are the same. Therefore agent had to use the best comps available and adjust for differences.</p>	
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		<p>Property last sold in 2000 when the current owner purchased.</p>	
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	<p>The market for Oroville has remained somewhat steady over the past 12 months. In fact, the agent has seen a slight increase in certain aspects. The unemployment rate for example is down to 9.3% compared to the 11.2% it was one year ago. Furthermore, while REO sales are still present in the market, the number of sales which are REO are down. In the subject's area, only 1 in 10 homes are REO sales, where as that number was much higher at 3 in 10 1 year ago. Economic forecasters believe this improving trend is expected to continue. The area was recently affected by the Camp fires. 12,000 people lost their homes leaving demand at an all time high. Because it is so new, we haven't see the change in market yet, however as the supply quickly dwindles, the demand will significantly outweigh the supply which will in turn drive up market value.</p>	
Sales Prices in this Neighborhood	Low: \$115,000 High: \$195,000		
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	1060 Nevada Avenue	1128 Sierra Ave	3229 Oro Bangor	1136 Grand Ave
City, State	Oroville, CA	Oroville, CA	Oroville, CA	Oroville, CA
Zip Code	95965	95965	95966	95965
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	3.47 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$155,000	\$159,500	\$195,000
List Price \$	--	\$155,000	\$159,500	\$169,500
Original List Date		06/09/2017	08/17/2018	11/04/2018
DOM · Cumulative DOM	-- · --	360 · 615	128 · 181	41 · 102
Age (# of years)	69	85	64	72
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Charmer	1 Story Charmer	1 Story Charmer	1 Story Charmer
# Units	1	1	1	1
Living Sq. Feet	840	952	925	1,070
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	4	5	5	5
Garage (Style/Stalls)	None	None	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.17 acres	.36 acres	.73 acres
Other	None	None	None	None

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

Listing 1 Adjustments were made to age (-4000), GLA (-3360), and bedroom count (-5000) for a net adjusted value of \$142,640. Most similar in all other aspects.

Listing 2 Adjustments were made to GLA (-2550), and lot size (-1050) for a net adjusted value of \$155,900. Very similar in all other aspects.

Listing 3 Adjustments were made to GLA (-6900), garage stall count (-3000), and lot size (-2900) for a net adjusted value of \$156,700. Very similar in all other aspects.

* 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	1060 Nevada Avenue	1733 12th St	134 Morningstar Ave	2235 Placer
City, State	Oroville, CA	Oroville, CA	Oroville, CA	Oroville, CA
Zip Code	95965	95965	95965	95966
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	2.10 ¹	2.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$190,000	\$155,000	\$150,000
List Price \$	--	\$168,500	\$155,000	\$150,000
Sale Price \$	--	\$150,000	\$145,000	\$150,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	7/20/2018	2/6/2019	12/19/2018
DOM · Cumulative DOM	-- · --	74 · 131	3 · 31	11 · 58
Age (# of years)	69	69	65	72
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Charmer	1 Story Charmer	1 Story Charmer	1 Story Charmer
# Units	1	1	1	1
Living Sq. Feet	840	906	1,057	1,007
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	3 · 1
Total Room #	4	4	5	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 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	.15 acres	.41 acres	.14 acres	.11 acres
Other	None	None	None	None
Net Adjustment	--	-\$12,280	-\$12,510	-\$11,010
Adjusted Price	--	\$137,720	\$132,490	\$138,990

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

- Sold 1** Adjustments were made to GLA (-1980), garage stall count (-6000), and lot size (-1300). Seller credited \$3000 towards BCCs. Very similar in all other aspects.
- Sold 2** Adjustments were made to GLA (-6510), bedroom count (-3000), and garage stall count (-3000). Very similar in all other aspects.
- Sold 3** Adjustments were made to GLA (-5010), bedroom count (-3000), and garage stall count (-3000). Most similar in all other aspects.

* Sold 3 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	\$138,900	\$138,900
Sales Price	\$135,900	\$135,900
30 Day Price	\$130,000	--

Comments Regarding Pricing Strategy

While agent took both list and sold comps into consideration, agent weighed in more heavily on sold comps as they reflect a more accurate fair market value. The subject is in overall average condition. The only repair noted is the roof which appears to be in fair condition with damaged or missing shingles. Agent does recommend replacing the roof.

VII. 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.

VIII. Property Images

Address 1060 Nevada Avenue, Oroville, CA 95965
Loan Number 37062 **Suggested List** \$138,900

Suggested Repaired \$138,900

Sale \$135,900



Subject 1060 Nevada Ave

View Front



Subject 1060 Nevada Ave

View Address Verification

VIII. Property Images (continued)

Address 1060 Nevada Avenue, Oroville, CA 95965
Loan Number 37062

Suggested List \$138,900

Suggested Repaired \$138,900

Sale \$135,900



Subject 1060 Nevada Ave

View Address Verification



Subject 1060 Nevada Ave

View Side

VIII. Property Images (continued)

Address 1060 Nevada Avenue, Oroville, CA 95965
Loan Number 37062

Suggested List \$138,900

Suggested Repaired \$138,900

Sale \$135,900



Subject 1060 Nevada Ave

View Side



Subject 1060 Nevada Ave

View Side

VIII. Property Images (continued)

Address 1060 Nevada Avenue, Oroville, CA 95965
Loan Number 37062

Suggested List \$138,900

Suggested Repaired \$138,900

Sale \$135,900



Subject 1060 Nevada Ave

View Street



Subject 1060 Nevada Ave

View Street

VIII. Property Images (continued)

Address 1060 Nevada Avenue, Oroville, CA 95965
Loan Number 37062

Suggested List \$138,900

Suggested Repaired \$138,900

Sale \$135,900



Listing Comp 1 1128 Sierra Ave **View** Front



Listing Comp 2 3229 Oro Bangor **View** Front

VIII. Property Images (continued)

Address 1060 Nevada Avenue, Oroville, CA 95965
Loan Number 37062

Suggested List \$138,900

Suggested Repaired \$138,900

Sale \$135,900



Listing Comp 3 1136 Grand Ave **View** Front



Sold Comp 1 1733 12th St **View** Front

VIII. Property Images (continued)

Address 1060 Nevada Avenue, Oroville, CA 95965
Loan Number 37062

Suggested List \$138,900

Suggested Repaired \$138,900

Sale \$135,900



Sold Comp 2 134 Morningstar Ave


View Front

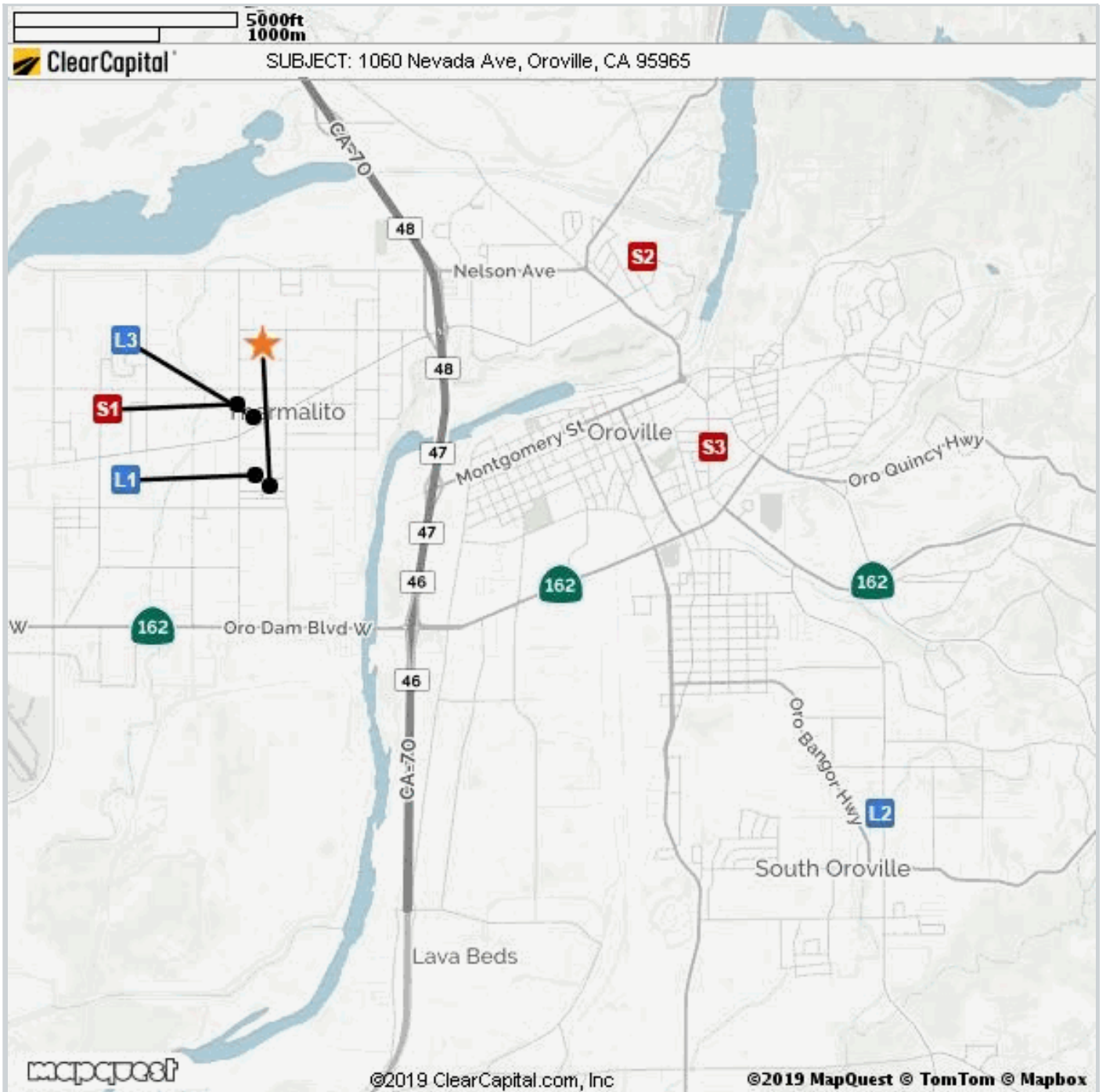









Sold Comp 3 2235 Placer

View Front

ClearMaps Addendum

Address  1060 Nevada Avenue, Oroville, CA 95965
 Loan Number 37062 Suggested List \$138,900 Suggested Repaired \$138,900 Sale \$135,900



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	1060 Nevada Ave, Oroville, CA	--	Parcel Match
 Listing 1	1128 Sierra Ave, Oroville, CA	0.10 Miles ¹	Parcel Match
 Listing 2	3229 Oro Bangor, Oroville, CA	3.47 Miles ¹	Parcel Match
 Listing 3	1136 Grand Ave, Oroville, CA	0.36 Miles ¹	Parcel Match
 Sold 1	1733 12th St, Oroville, CA	0.45 Miles ¹	Parcel Match
 Sold 2	134 Morningstar Ave, Oroville, CA	2.10 Miles ¹	Parcel Match
 Sold 3	2235 Placer, Oroville, CA	2.17 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	Betty Pendergraft	Company/Brokerage	BETTY PENDERGRAFT
License No	01736858		
License Expiration	01/21/2021	License State	CA
Phone	5309900812	Email	PENDERGRAFT_BETTY@HOTMAIL.COM
Broker Distance to Subject	6.51 miles	Date Signed	02/13/2019

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.