

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.

<b>Address</b>	164 Rutgers Court, Vallejo, CA 94589	<b>Order ID</b>	6114914	<b>Property ID</b>	26235635
<b>Inspection Date</b>	03/23/2019	<b>Date of Report</b>	03/24/2019		
<b>Loan Number</b>	37330	<b>APN</b>	0068-222-160		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

**Order Tracking ID** BotW New Fac-DriveBy BPO 03.25.19  
**Tracking ID 2** --

**Tracking ID 1** BotW New Fac-DriveBy BPO 03.25.19  
**Tracking ID 3** --

**I. General Conditions**

<b>Property Type</b>	SFR
<b>Occupancy</b>	Occupied
<b>Ownership Type</b>	Fee Simple
<b>Property Condition</b>	Average
<b>Estimated Exterior Repair Cost</b>	\$0
<b>Estimated Interior Repair Cost</b>	\$0
<b>Total Estimated Repair</b>	\$0
<b>HOA</b>	No
<b>Visible From Street</b>	Visible

**Condition Comments**

Subject property is a detached ranch style home. Exterior is wood siding and stucco with a comp shingle roof in average condition. It appears that the house number was intentionally removed and replaced with house number 184 (which is not an address on this street). The number on curb has been painted over, but the numbers slightly show through. I was able to verify the address using google maps.

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed
<b>Listing Agency/Firm</b>	
<b>Listing Agent Name</b>	
<b>Listing Agent Phone</b>	
<b># of Removed Listings in Previous 12 Months</b>	0
<b># of Sales in Previous 12 Months</b>	0

**Listing History Comments**

no 12 month MLS history.

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**

<b>Location Type</b>	Suburban
<b>Local Economy</b>	Stable
<b>Sales Prices in this Neighborhood</b>	Low: \$350,000 High: \$435,000
<b>Market for this type of property</b>	Remained Stable for the past 6 months.
<b>Normal Marketing Days</b>	<90

**Neighborhood Comments**

Suburban residential neighborhood of average quality homes. Centrally located to shopping, schools, employment and transportation. Values in the area have stabilized over the last 12 months and the number of distressed property sales remain low, making up less than 10% of current comps.

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	164 Rutgers Court	110 Jerilynn Ct.	140 Litchfield Ct.	219 Linfield Dr.
City, State	Vallejo, CA	Vallejo, CA	Vallejo, CA	Vallejo, CA
Zip Code	94589	94589	94589	94589
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.58 <sup>1</sup>	0.72 <sup>1</sup>	0.63 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$410,000	\$399,900	\$405,000
List Price \$	--	\$410,000	\$399,900	\$405,000
Original List Date		03/21/2019	02/08/2019	02/05/2019
DOM · Cumulative DOM	-- · --	2 · 3	43 · 44	46 · 47
Age (# of years)	42	44	48	41
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,336	1,170	1,487	1,304
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 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	.16 acres	.14 acres	.11 acres	.14 acres
Other	none	none	none	none

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

- Listing 1** Traditional resale, no seller concessions offered in MLS. Located in a similar market area to subject, inferior GLA, similar room count. New leased solar panels, new central heat and air, new kitchen counter tops. No additional 12 month MLS history.
- Listing 2** Traditional resale, no seller concessions offered in MLS, currently pending sale. Located in a similar market area to subject, superior GLA and room count. Fresh exterior paint, newer dual pane windows. No additional 12 month MLS history.
- Listing 3** Traditional resale, no seller concessions offered in MLS, currently pending sale. Located in a similar market area to subject, similar GLA, superior room count. Updated kitchen. No additional 12 month MLS history.

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	164 Rutgers Court	973 Elliott Dr.	101 Joann Ct.	415 Radcliffe Ct.
City, State	Vallejo, CA	Vallejo, CA	Vallejo, CA	Vallejo, CA
Zip Code	94589	94589	94589	94589
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.53 <sup>1</sup>	0.58 <sup>1</sup>	0.68 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$360,000	\$369,888
List Price \$	--	\$355,000	\$360,000	\$379,868
Sale Price \$	--	\$350,000	\$372,500	\$379,868
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	3/4/2019	2/21/2019	11/21/2018
DOM · Cumulative DOM	-- · --	217 · 224	27 · 27	138 · 146
Age (# of years)	42	41	42	41
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,336	1,440	1,290	1,440
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 1 · 1	4 · 2
Total Room #	6	6	7	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	.16 acres	.13 acres	.13 acres	.13 acres
Other	none	none	owned solar panels	none
Net Adjustment	--	-\$2,600	-\$2,350	-\$7,600
Adjusted Price	--	\$347,400	\$370,150	\$372,268

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

- Sold 1** Traditional resale, conventional financing, no seller concessions. Located in a similar market area to subject, similar room count, superior GLA. fresh interior/exterior paint, RV parking. No additional 12 month MLS history.
- Sold 2** Traditional resale, seller paid of solar panels, conventional financing. Located in a similar market area to subject property, superior room count. Granite kitchen counters, laminate wood flooring, corner lot. No additional 12 month MLS history.
- Sold 3** Traditional resale, conventional financing, no seller concessions. Located in a similar market area to subject, superior GLA and room count. No additional 12 month MLS history.

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$360,000	\$360,000
<b>Sales Price</b>	\$355,000	\$355,000
<b>30 Day Price</b>	\$345,000	--

### Comments Regarding Pricing Strategy

Values based on nos recent area sales. Most weight given to comp sale 1 for the similarity in located and room count.

## 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** 164 Rutgers Court, Vallejo, CA 94589  
**Loan Number** 37330

**Suggested List** \$360,000

**Suggested Repaired** \$360,000

**Sale** \$355,000



**Subject** 164 Rutgers Ct

**View** Front



**Subject** 164 Rutgers Ct

**View** Address Verification



VIII. Property Images (continued)

Address 164 Rutgers Court, Vallejo, CA 94589  
Loan Number 37330 Suggested List \$360,000 Suggested Repaired \$360,000 Sale \$355,000



Subject 164 Rutgers Ct

View Side



Subject 164 Rutgers Ct

View Side

**VIII. Property Images (continued)**

**Address** 164 Rutgers Court, Vallejo, CA 94589  
**Loan Number** 37330

**Suggested List** \$360,000

**Suggested Repaired** \$360,000

**Sale** \$355,000



**Subject** 164 Rutgers Ct

**View** Street



**Subject** 164 Rutgers Ct

**View** Street

VIII. Property Images (continued)

Address 164 Rutgers Court, Vallejo, CA 94589  
Loan Number 37330 Suggested List \$360,000 Suggested Repaired \$360,000 Sale \$355,000



Subject 164 Rutgers Ct

View Other

Comment "street sign"



Listing Comp 1 110 Jerilynn Ct.

View Front



**VIII. Property Images (continued)**

**Address** 164 Rutgers Court, Vallejo, CA 94589  
**Loan Number** 37330

**Suggested List** \$360,000

**Suggested Repaired** \$360,000

**Sale** \$355,000



**Listing Comp 2** 140 Litchfield Ct.

**View** Front



**Listing Comp 3** 219 Linfield Dr.

**View** Front

**VIII. Property Images (continued)**

**Address** 164 Rutgers Court, Vallejo, CA 94589  
**Loan Number** 37330      **Suggested List** \$360,000      **Suggested Repaired** \$360,000      **Sale** \$355,000



**Sold Comp 1** 973 Elliott Dr.

**View** Front



**Sold Comp 2** 101 Joann Ct.

**View** Front



**VIII. Property Images (continued)**

**Address** 164 Rutgers Court, Vallejo, CA 94589  
**Loan Number** 37330

**Suggested List** \$360,000

**Suggested Repaired** \$360,000

**Sale** \$355,000

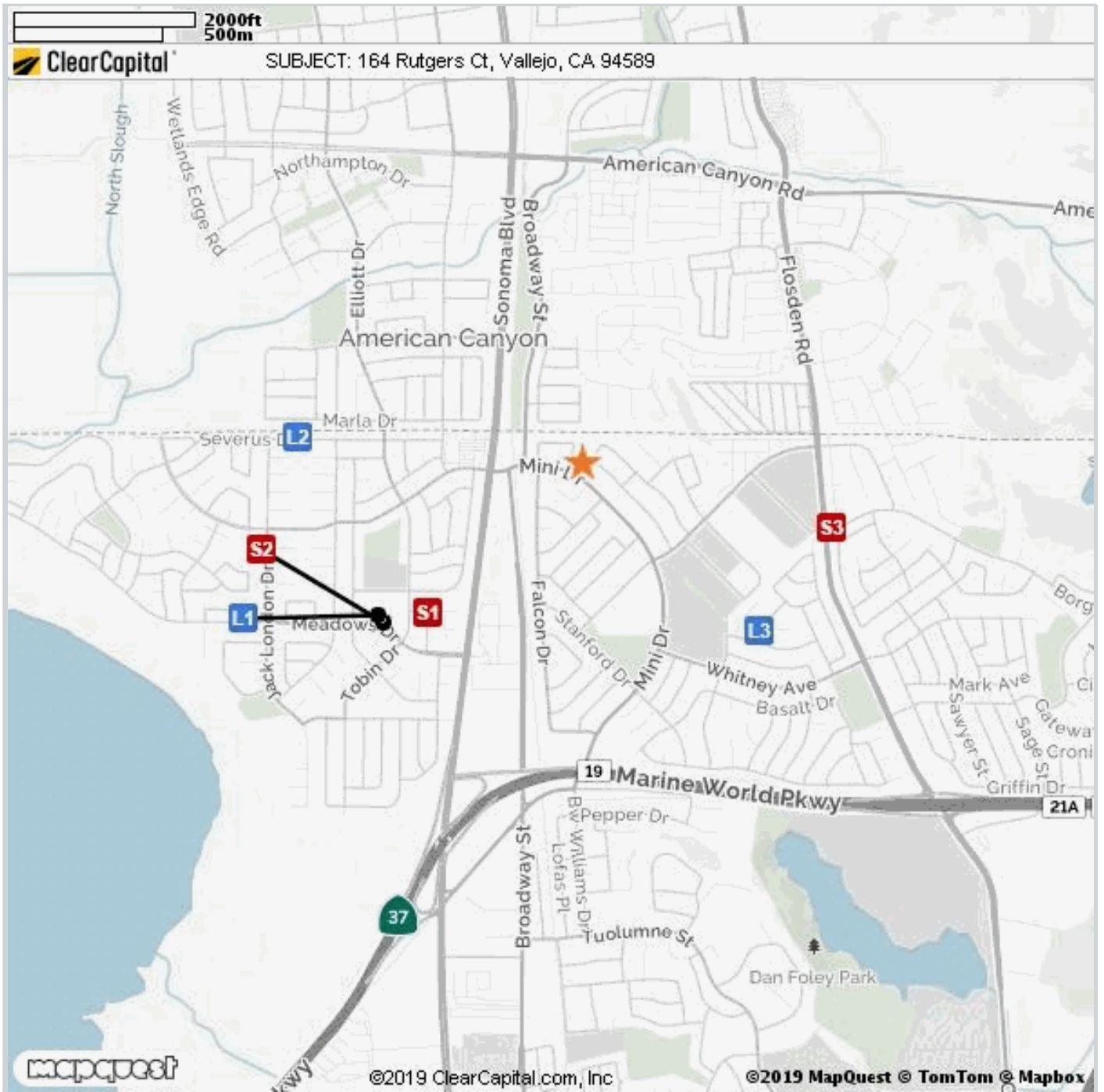


**Sold Comp 3** 415 Radcliffe Ct.

**View** Front

**ClearMaps Addendum**

**Address** ★ 164 Rutgers Court, Vallejo, CA 94589  
**Loan Number** 37330      **Suggested List** \$360,000      **Suggested Repaired** \$360,000      **Sale** \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	164 Rutgers Ct, Vallejo, CA	--	Parcel Match
L1 Listing 1	110 Jerilynn Ct., Vallejo, CA	0.58 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	140 Litchfield Ct., Vallejo, CA	0.72 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	219 Linfield Dr., Vallejo, CA	0.63 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	973 Elliott Dr., Vallejo, CA	0.53 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	101 Joann Ct., Vallejo, CA	0.58 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	415 Radcliffe Ct., Vallejo, CA	0.68 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Vanessa Nelson	<b>Company/Brokerage</b>	Ashmun and Associates, Inc.
<b>License No</b>	01425175		
<b>License Expiration</b>	03/15/2022	<b>License State</b>	CA
<b>Phone</b>	7076472020	<b>Email</b>	vanessa@ashmunteam.com
<b>Broker Distance to Subject</b>	4.01 miles	<b>Date Signed</b>	03/23/2019

*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.**