

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	409 Vancluse Bay Drive, Bakersfield, CA 93307	Order ID	6376530	Property ID	27417801
Inspection Date	10/17/2019	Date of Report	10/18/2019		
Loan Number	38962	APN	51821309		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kern		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 10.16.19	Tracking ID 1	BotW New Fac-DriveBy BPO 10.16.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	misty thomas roberts	Condition Comments	
R. E. Taxes	\$4,616	The subject appears occupied and in good condition, with no damage. The agent does not recommend repairs at time.	
Assessed Value	\$234,000		
Zoning Classification	r1		
Property Type	SFR		
Occupancy	Occupied		
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	The neighborhood is newer and most of the homes in the area are tract style homes. Most of the homes in the area are maintained well. The market is presently stable and homes are selling fairly quickly. There are some REOs and Short sales, but those have not affected prices in this market.	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$375,500		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	409 Vancluse Bay Drive	609 Vancluse Bay Dr	7107 Englefield Dr	7109 Olen Arnold Ave
City, State	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA
Zip Code	93307	93307	93307	93307
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.35 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$232,000	\$234,999	\$234,999
List Price \$	--	\$230,000	\$234,999	\$234,999
Original List Date		08/19/2019	10/15/2019	09/19/2019
DOM · Cumulative DOM	-- · --	58 · 60	1 · 3	27 · 29
Age (# of years)	2	3	6	4
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,527	1,418	1,542	1,531
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	6	6	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	0.14 acres	0.14 acres	0.11 acres	0.11 acres
Other	n, a	n, a	n, a	n, a

* 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.

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

Listing 1 slightly smaller sq footage, similar condition, similar age, same bedrooms, same baths, same parking, similar lot size

Listing 2 similar sq footage, similar condition, similar age, same bedrooms, same baths, same parking, similar lot size

Listing 3 similar sq footage, similar condition, similar age, same bedrooms, same baths, same parking, similar lot size

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	409 Vancluse Bay Drive	319 Count Fleet Way	210 Calderdale Dr	7217 Espiritu Santo
City, State	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA
Zip Code	93307	93307	93307	93307
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.78 ¹	0.49 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$237,000	\$234,999	\$239,900
List Price \$	--	\$230,000	\$234,999	\$239,900
Sale Price \$	--	\$230,000	\$234,900	\$235,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	07/15/2019	07/16/2019	09/30/2019
DOM · Cumulative DOM	-- · --	115 · 115	63 · 32	6 · 27
Age (# of years)	2	2	7	6
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,527	1,519	1,578	1,439
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	6	6	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	0.14 acres	0.18 acres	0.15 acres	0.16 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	\$0	\$0	+\$1,295
Adjusted Price	--	\$230,000	\$234,900	\$236,295

* 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.

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

Sold 1 similar sq footage, similar condition, similar age, same bedrooms, same baths, same parking, similar lot size, no concessions

Sold 2 similar sq footage, same condition, similar age, same bedrooms, same baths, same parking, similar lot size, no concessions

Sold 3 slightly smaller sq footage, similar condition, similar age, same bedrooms, same baths, same parking, similar lot size, oncessions

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
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	\$233,000	\$233,000
Sales Price	\$232,500	\$232,500
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
<p>The agent searched an area of approximately 1 mile surrounding the subject, and the agent had to utilize all comparables, including short sales and REOs. The prices of those are similar to fair market comps, thus all comps are best suited for the report. The agent took into consideration all 6 comparables that were used. The agent priced the subject in comparison to all of the comparables, as a whole. All the comparables were similar to the subject in some way.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.78 miles and the sold comps
Notes closed within the last 3 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 609 Vancluse Bay Dr
Bakersfield, CA 93307



Front

L2 7107 Englefield Dr
Bakersfield, CA 93307



Front

L3 7109 Olen Arnold Ave
Bakersfield, CA 93307



Front

Sales Photos

S1 319 Count Fleet Way
Bakersfield, CA 93307



Front

S2 210 Calderdale Dr
Bakersfield, CA 93307



Front

S3 7217 espiritu santo
Bakersfield, CA 93307



Front

ClearMaps Addendum

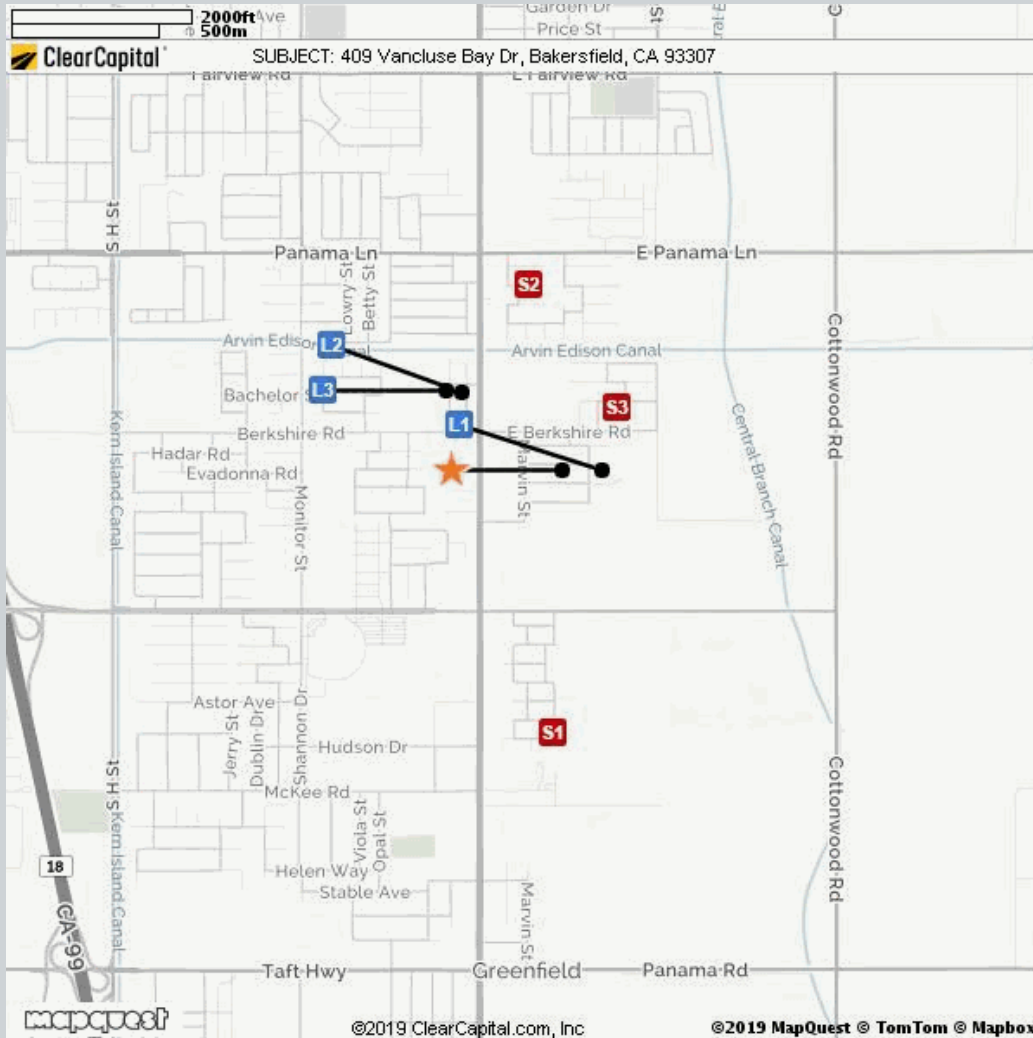
Address ★ 409 Vancluse Bay Drive, Bakersfield, CA 93307

Loan Number 38962

Suggested List \$233,000

Suggested Repaired \$233,000

Sale \$232,500



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	409 Vancluse Bay Dr, Bakersfield, CA	--	Parcel Match
L1	Listing 1	609 Vancluse Bay Dr, Bakersfield, CA	0.11 Miles ¹	Parcel Match
L2	Listing 2	7107 Englefield Dr, Bakersfield, CA	0.35 Miles ¹	Parcel Match
L3	Listing 3	7109 Olen Arnold Ave, Bakersfield, CA	0.39 Miles ¹	Parcel Match
S1	Sold 1	319 Count Fleet Way, Bakersfield, CA	0.78 Miles ¹	Parcel Match
S2	Sold 2	210 Calderdale Dr, Bakersfield, CA	0.49 Miles ¹	Parcel Match
S3	Sold 3	7217 Espiritu Santo, Bakersfield, CA	0.18 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.

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.

Report Instructions - cont.

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	Jeffrey Ward	Company/Brokerage	Miramar international
License No	01394654	Address	11809 Wethersfield St Bakersfield CA 93312
License Expiration	08/19/2023	License State	CA
Phone	6613300248	Email	jeffwardagent@gmail.com
Broker Distance to Subject	9.35 miles	Date Signed	10/18/2019

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.