

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	3801 Sandra Court, Sacramento, CALIFORNIA 95821	Order ID	6483843	Property ID	27765454
Inspection Date	01/09/2020	Date of Report	01/10/2020		
Loan Number	39731	APN	254-0152-003-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.09.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.09.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Hurst John P	Condition Comments No visible defects noted during inspection of property as of today's date on this report. Subject property appears to show normal wear and tear that is consistent with that of the neighborhood
R. E. Taxes	\$2,706	
Assessed Value	\$160,584	
Zoning Classification	RD-30	
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 Mostly fair market properties, some REOs and few short sales in area Subject property is located in a suburban location with neighboring properties within the area built typically to the same age. It is within about 1/2 mile away in proximity from local commerce. No outside influences noted that could affect final value.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$365,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3801 Sandra Court	3903 Whitney	3617 Woodcrest	3531 Greenview
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95821	95821	95821	95821
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.73 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$255,900	\$311,000	\$360,000
List Price \$	--	\$255,900	\$311,000	\$360,000
Original List Date		08/26/2019	01/07/2020	11/07/2019
DOM · Cumulative DOM	-- · --	74 · 137	2 · 3	63 · 64
Age (# of years)	67	75	65	67
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	1,075	953	1,056	1,200
Bdrm · Bths · ½ Bths	3 · 1	2 · 2	3 · 1	3 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.24 acres	.26 acres	.16 acres	.23 acres
Other	--	--	--	--

* 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 Street location and general area has more parked cars than subject property. Some attention to detail and cleaning is needed for this comparable property.

Listing 2 No repairs needed as property upkeep has been consistent. Much like street traffic and related noise for cars. Local commerce is within much like vicinity

Listing 3 A higher degree of maintenance is present as property upkeep has been consistent if not more. Much like street traffic flow and related noise for cars. Local commerce is within much like vicinity

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3801 Sandra Court	3704 Gratia Ave	3431 Harmony Ln	3820 Edison Ave
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95821	95821	95821	95821
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.26 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,950	\$299,990	\$314,900
List Price \$	--	\$299,950	\$299,990	\$314,900
Sale Price \$	--	\$250,000	\$300,000	\$326,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/13/2019	08/16/2019	11/05/2019
DOM · Cumulative DOM	-- · --	15 · 43	42 · 74	9 · 45
Age (# of years)	67	67	70	61
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	1,075	1,040	1,141	1,088
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	3 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.24 acres	.14 acres	.29 acres	.31 acres
Other	--	--	--	--
Net Adjustment	--	+\$30,000	+\$5,000	+\$16,000
Adjusted Price	--	\$280,000	\$305,000	\$342,000

* 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 +1K for GLA, +4K for garage, +10K for acreage, +15K for pool,

Sold 2 -12K for DOM, +3K for age, -3K for GLA, +5K for bedroom, +2K for garage, -5K for acreage, +15K for pool,

Sold 3 -6K for age, +4K for garage, -7K for acreage, +15K for pool, No further adjustments required in this report at this time

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No MLS (Multiple Listing Service) history found going back three years. This goes through the Sacramento Board of Realtors program			
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	\$324,000	\$324,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$307,000	--
Comments Regarding Pricing Strategy		
<p>Could not find any comps with pools in subject's market area. Final value brackets smoothly between mid and high sold comps General area and neighborhood typically is superior to surrounding area(s) in that most properties have been upgraded with hardwood flooring, softer interior paint, premium kitchen features as opposed to standard builder features to name a few. I have yet been able to find from a public records or an MLS search a listing describing a property as average condition or average features. To summarize, the condition of the interior of the improvements being valued is the same as the exterior condition of the property unless specified in the report. This being said, upgrades with neighboring properties in average condition are presumed similar to the subject property and viceversa.</p>		

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.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 3903 Whitney
Sacramento, CA 95821



Front

L2 3617 Woodcrest
Sacramento, CA 95821



Front

L3 3531 Greenview
Sacramento, CA 95821



Front

Sales Photos

S1 3704 Gratia Ave
Sacramento, CA 95821



Front

S2 3431 Harmony Ln
Sacramento, CA 95821



Front

S3 3820 Edison Ave
Sacramento, CA 95821



Front

ClearMaps Addendum

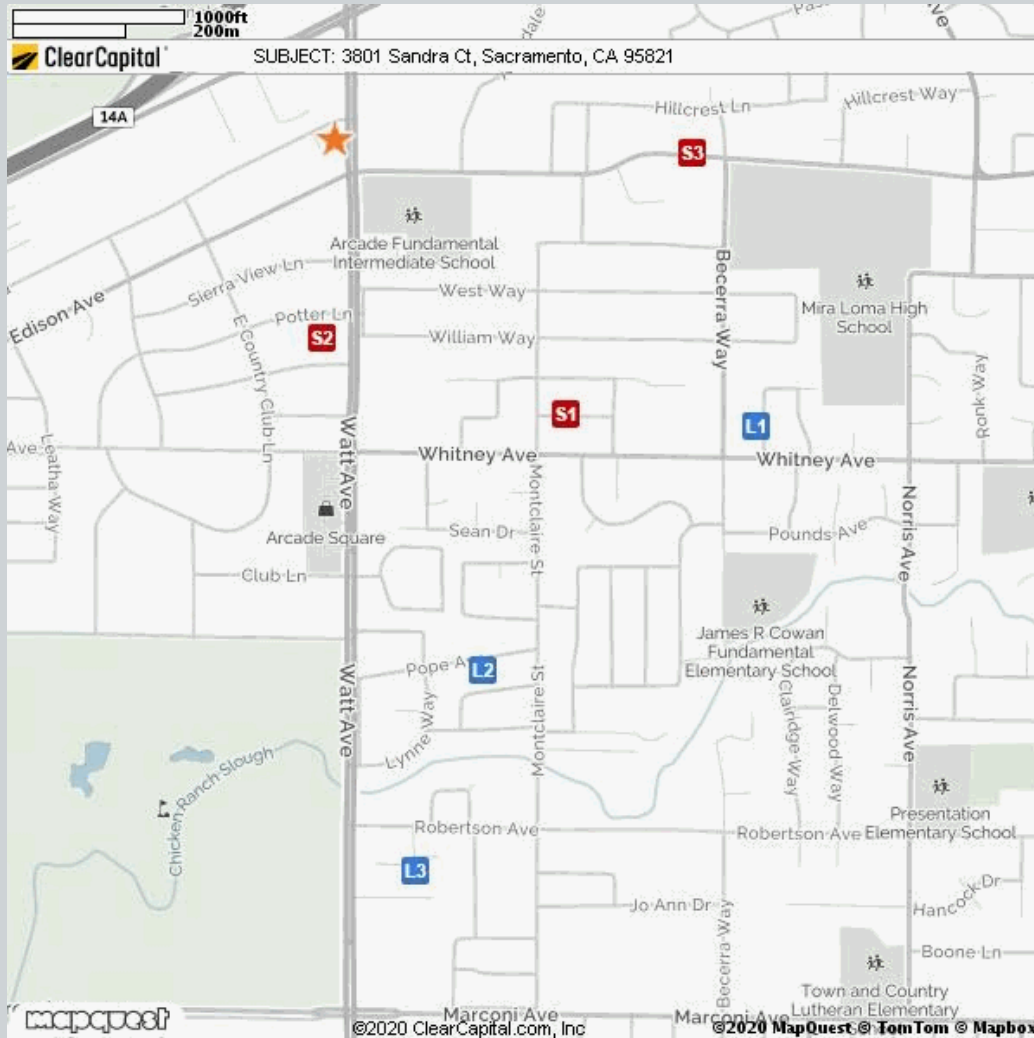
Address ★ 3801 Sandra Court, Sacramento, CALIFORNIA 95821

Loan Number 39731

Suggested List \$324,000

Suggested Repaired \$324,000

Sale \$320,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3801 Sandra Ct, Sacramento, CA	--	Parcel Match
L1	3903 Whitney, Sacramento, CA	0.69 Miles ¹	Parcel Match
L2	3617 Woodcrest, Sacramento, CA	0.73 Miles ¹	Parcel Match
L3	3531 Greenview, Sacramento, CA	0.98 Miles ¹	Parcel Match
S1	3704 Gratia Ave, Sacramento, CA	0.48 Miles ¹	Parcel Match
S2	3431 Harmony Ln, Sacramento, CA	0.26 Miles ¹	Parcel Match
S3	3820 Edison Ave, Sacramento, CA	0.49 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	Mike Law	Company/Brokerage	Mike Law, Broker
License No	00960309	Address	4846 Image Way Sacramento CA 95842
License Expiration	04/23/2020	License State	CA
Phone	9163322700	Email	InCharacter@sbcglobal.net
Broker Distance to Subject	4.52 miles	Date Signed	01/09/2020

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.