

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	68 Obsidian Drive, Oakdale, CA 95361	Order ID	6490137	Property ID	27792823
Inspection Date	01/15/2020	Date of Report	01/15/2020		
Loan Number	39824	APN	063-039-061		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Stanislaus		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Beltman Andrew J	Condition Comments	
R. E. Taxes	\$3,608	The subject appears in average to good condition. Located on corner lot. Looks like it has had some upgrades recently.	
Assessed Value	\$331,500		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Appears secure.)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	This home is located East of Modesto and Riverbank. Very nice small town atmosphere - country living not far. Shopping and other amenities close by.	
Sales Prices in this Neighborhood	Low: \$253,000 High: \$515,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	68 Obsidian Drive	750 Walnut St	1677 Winston Circle	333 N 4th Ave
City, State	Oakdale, CA	Oakdale, CA	Oakdale, CA	Oakdale, CA
Zip Code	95361	95361	95361	95361
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.03 ¹	0.47 ¹	1.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$349,900	\$245,000
List Price \$	--	\$325,000	\$324,900	\$245,000
Original List Date		11/29/2019	11/07/2019	08/08/2019
DOM · Cumulative DOM	-- · --	47 · 47	69 · 69	7 · 160
Age (# of years)	33	31	31	35
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories contemp	1 Story ranch	2 Stories contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	1,435	1,488	1,700	1,096
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	7	7	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	0.1492 acres	0.1405 acres	0.1056 acres	0.0854 acres
Other	FP	0	0	0

* 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.

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

Listing 1 Open floor plan. New floor covering -part of garage has a non-compliant bedroom. Close to all amenities.

Listing 2 Lots of upgrades here. Priced a bit high start with. New carpet, paint and appliances. New siding around home. Close to all amenities.

Listing 3 Small lot here. Small starter home and close to downtown Oakdale. Eating area in kitchen.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	68 Obsidian Drive	1842 Pontiac St	314 Wanda Way	614 N 1st Ave
City, State	Oakdale, CA	Oakdale, CA	Oakdale, CA	Oakdale, CA
Zip Code	95361	95361	95361	95361
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.82 ¹	1.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,900	\$325,000	\$299,000
List Price \$	--	\$319,900	\$315,000	\$299,000
Sale Price \$	--	\$315,000	\$306,000	\$299,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	10/31/2019	11/12/2019	10/15/2019
DOM · Cumulative DOM	-- · --	18 · 58	33 · 68	2 · 46
Age (# of years)	33	31	30	22
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories contemp	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,435	1,704	1,403	1,560
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.1492 acres	0.1630 acres	0.1684 acres	0.1722 acres
Other	FP	FP	0	0
Net Adjustment	--	-\$2,000	+\$8,000	+\$8,000
Adjusted Price	--	\$313,000	\$314,000	\$307,000

* Sold 1 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 This home had new roof, HVAC 3 yrs old, room for small RV or boat. FP in family room. WHole house fan.

Sold 2 Some upgrades - granite counters in kitchen, stainless steel appliances and tile flooring. Large backyard with in-ground vinyl pool.

Sold 3 This home was further into town of Oakdale. Open floor plan. Updated laminate flooring in living and room, kitchen and family room. Large lot.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history in my records in last 12 months.				
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	\$314,000	\$320,000
Sales Price	\$314,000	\$322,000
30 Day Price	\$314,000	--
Comments Regarding Pricing Strategy		
This was a tough one finding recent similar comps. The last 3 months we noticed a slow down due to holidays, etc. in sales. The subject has some upgrades but is smaller in sq. footage that Sale 1		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 750 Walnut St
Oakdale, CA 95361



Front

L2 1677 Winston Circle
Oakdale, CA 95361



Front

L3 333 N 4th Ave
Oakdale, CA 95361



Front

Sales Photos

S1 1842 Pontiac St
Oakdale, CA 95361



Front

S2 314 Wanda Way
Oakdale, CA 95361



Front

S3 614 N 1st Ave
Oakdale, CA 95361



Front

ClearMaps Addendum

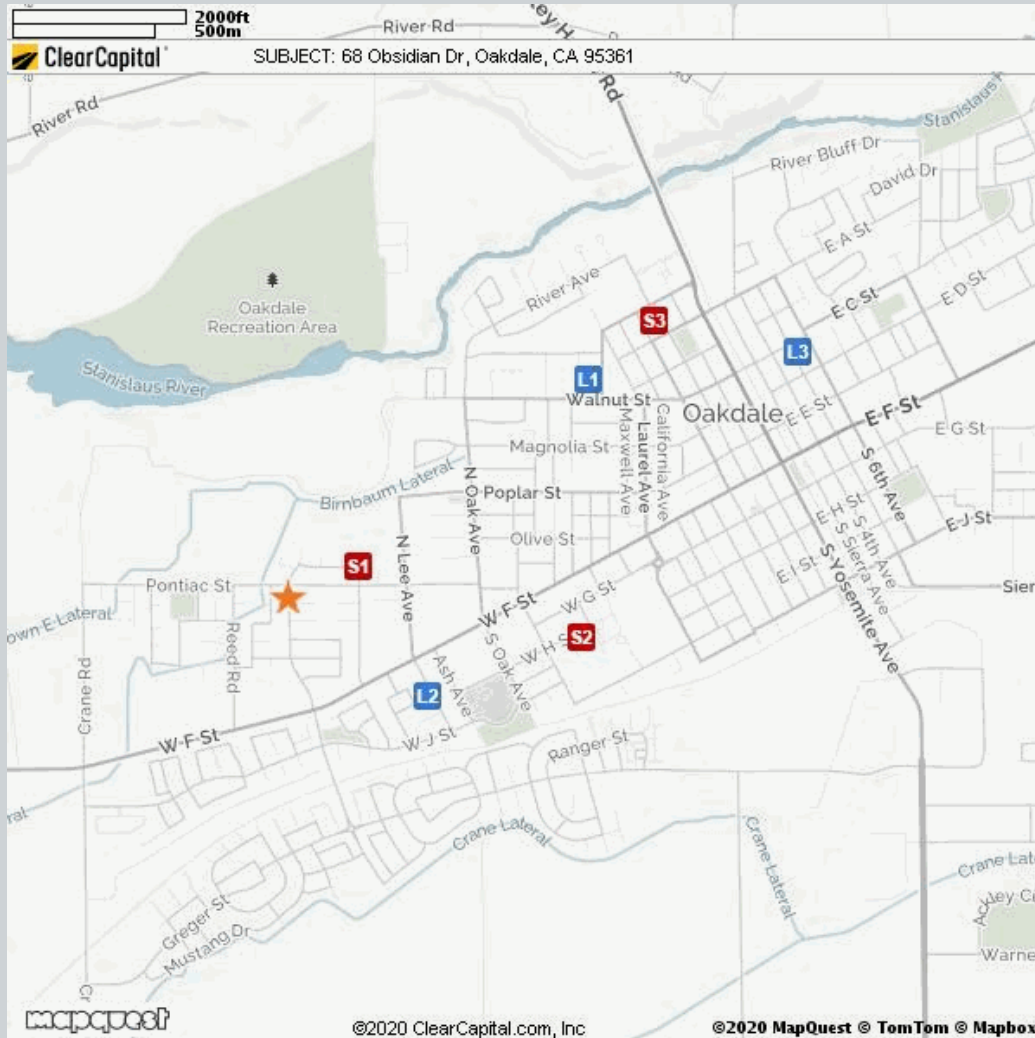
Address ★ 68 Obsidian Drive, Oakdale, CA 95361

Loan Number 39824

Suggested List \$314,000

Suggested Repaired \$320,000

Sale \$314,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	68 Obsidian Dr, Oakdale, CA	--	Parcel Match
L1	750 Walnut St, Oakdale, CA	1.03 Miles ¹	Parcel Match
L2	1677 Winston Circle, Oakdale, CA	0.47 Miles ¹	Parcel Match
L3	333 N 4th Ave, Oakdale, CA	1.56 Miles ¹	Parcel Match
S1	1842 Pontiac St, Oakdale, CA	0.24 Miles ¹	Parcel Match
S2	314 Wanda Way, Oakdale, CA	0.82 Miles ¹	Parcel Match
S3	614 N 1st Ave, Oakdale, CA	1.27 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.

*** 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

Report Instructions - cont.

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	Sondra Wissner	Company/Brokerage	HomeSmartPV&Associates
License No	00705676	Address	813 Whittier Ave mODESTO CA 95350
License Expiration	12/23/2020	License State	CA
Phone	2095733124	Email	realwiss@yahoo.com
Broker Distance to Subject	9.35 miles	Date Signed	01/15/2020

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.