

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	603 Columbia Street - Holdback, Turlock, CA 95380	Order ID	6499001	Property ID	27833058
Inspection Date	01/22/2020	Date of Report	01/23/2020		
Loan Number	39885	APN	050-021-032		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Stanislaus		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.22.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.22.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Marie Fraioli	Condition Comments The home conforms to the neighborhood. It is a single story home that has two bedrooms and one bathroom. It was built in 1946.
R. E. Taxes	\$1,181	
Assessed Value	\$105,670	
Zoning Classification	sfr	
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 The homes are about three to six blocks to school. The homes are about a mile to downtown area of town with shopping and restaurants. About 85% of the homes on the current market are being sold as traditional sales.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$215,000	
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	603 Columbia Street - Holdback	718 Lexington	910 Wayside Dr	978 Souza St
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95380	95380	95380	95380
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	1.24 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$185,000	\$199,999	\$214,900
List Price \$	--	\$185,000	\$199,999	\$214,900
Original List Date		01/07/2020	10/11/2019	04/23/2019
DOM · Cumulative DOM	-- · --	6 · 16	104 · 104	275 · 275
Age (# of years)	74	41	73	74
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	912	702	1,202	932
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 2	2 · 1
Total Room #	5	5	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.07 acres	.15 acres	.18 acres
Other	--	--	--	--

* 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 This comp is being used in the report due to the similarities in age, style, lot size and sq ft to the subject property.

Listing 2 This active comp is being used in the report due to the similarities in age, style, lot size and sq ft to the subject property.

Listing 3 The active comp is being used in the report due to the similarities in age, style, lot size and sq ft to the subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	603 Columbia Street - Holdback	1020 Julian St	580 Chestnut St	1990 E Marshall St
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95380	95380	95380	95380
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.47 ¹	1.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$180,000	\$180,000	\$225,000
List Price \$	--	\$180,000	\$180,000	\$225,000
Sale Price \$	--	\$170,000	\$172,500	\$195,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	09/16/2019	10/29/2019	11/27/2019
DOM · Cumulative DOM	-- · --	10 · 10	17 · 26	64 · 195
Age (# of years)	74	60	70	90
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	2 Stories ranch
# Units	1	1	1	1
Living Sq. Feet	912	950	784	865
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 2
Total Room #	5	5	5	7
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Detached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.20 acres	.18 acres	.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,240	+\$2,120	+\$640
Adjusted Price	--	\$165,760	\$174,620	\$195,640

* 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.

Recent Sales - Cont.

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

- Sold 1** This comp is being used in the report due to the similarities in age -1400, garage -2000, style, lot size -80 and sq ft -760 to the subject property.
- Sold 2** This comp is being used in the report due to the similarities in age -400, style, lot size -40 and sq ft 2560 to the subject property.
- Sold 3** This comp is being used in the report due to the similarities in age 1600, style, lot size 100 and sq ft 940, -2000 bathroom to the subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			unknown				
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	\$189,900	\$189,900
Sales Price	\$184,900	\$184,900
30 Day Price	\$184,900	--
Comments Regarding Pricing Strategy		
<p>The sold comps used in this report were given the most weight first, as they are proven sales in the current market conditions. The active listings were considered in placing the value within the sold comp range. An expanded search over 2 miles was used to find comps similar to the subject.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.64 miles and the sold comps closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Address Verification



Side



Street



Street



Other

Listing Photos

L1 718 Lexington
Turlock, CA 95380



Front

L2 910 Wayside Dr
Turlock, CA 95380



Front

L3 978 Souza St
Turlock, CA 95380



Front

Sales Photos

S1 1020 Julian St
Turlock, CA 95380



Front

S2 580 Chestnut St
Turlock, CA 95380



Front

S3 1990 E Marshall St
Turlock, CA 95380



Front

ClearMaps Addendum

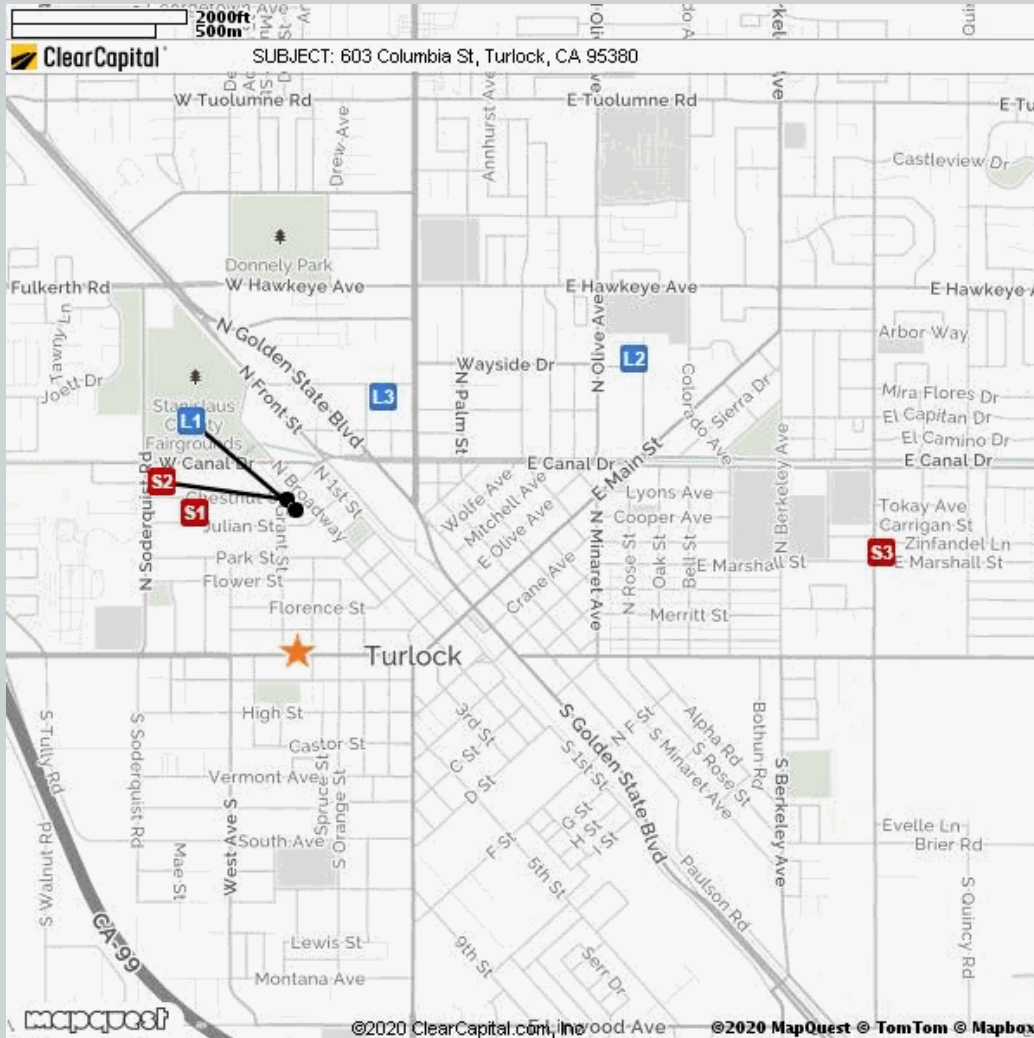
Address ★ 603 Columbia Street - Holdback, Turlock, CA 95380

Loan Number 39885

Suggested List \$189,900

Suggested Repaired \$189,900

Sale \$184,900



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	603 Columbia St, Turlock, CA	--	Parcel Match
L1	718 Lexington, Turlock, CA	0.45 Miles ¹	Parcel Match
L2	910 Wayside Dr, Turlock, CA	1.24 Miles ¹	Parcel Match
L3	978 Souza St, Turlock, CA	0.75 Miles ¹	Parcel Match
S1	1020 Julian St, Turlock, CA	0.47 Miles ¹	Parcel Match
S2	580 Chestnut St, Turlock, CA	0.47 Miles ¹	Parcel Match
S3	1990 E Marshall St, Turlock, CA	1.64 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	Ginger Rocha	Company/Brokerage	HomeNet Realty
License No	01755096	Address	1507 WN Bear Creek Dr Merced CA 95340
License Expiration	05/31/2022	License State	CA
Phone	2096589413	Email	gingerrocha@gmail.com
Broker Distance to Subject	23.24 miles	Date Signed	01/23/2020

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.