

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 | 1500 Woodworth Avenue, Modesto, CA 95351 | Order ID | 6602357 | Property ID | 28024387 |
| Inspection Date | 02/13/2020 | Date of Report | 02/13/2020 | | |
| Loan Number | 40066 | APN | 039-031-001 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Stanislaus | | |

Tracking IDs

| | | | |
|--------------------------|-----------------------------------|----------------------|-----------------------------------|
| Order Tracking ID | BotW New Fac-DriveBy BPO 02.12.20 | Tracking ID 1 | BotW New Fac-DriveBy BPO 02.12.20 |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|--|--|
| Owner | Secretary of Housing & Urban Development | Condition Comments Home appears structurally sound. Just needs TLC. Large yard and room for RV. Corner location. |
| R. E. Taxes | \$426 | |
| Assessed Value | \$36,000 | |
| Zoning Classification | R1 | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes | |
| (Appears to be boarded up partially.) | | |
| Ownership Type | Fee Simple | |
| Property Condition | Fair | |
| Estimated Exterior Repair Cost | \$8,000 | |
| Estimated Interior Repair Cost | \$8,000 | |
| Total Estimated Repair | \$16,000 | |
| HOA | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|--|--|
| Location Type | Urban | Neighborhood Comments This home is located in south Modesto not far from City of Ceres. A real mix of homes here - some remodeled and cared for - others not so much. Older established area. Shopping in Ceres not far. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$123,000 High: \$390,000 | |
| 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 | 1500 Woodworth Avenue | 618 Anthony Ave | 1205 Nadine Ave | 419 Thrasher Ave |
| City, State | Modesto, CA | Modesto, CA | Modesto, CA | Modesto, CA |
| Zip Code | 95351 | 95351 | 95351 | 95354 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.82 ¹ | 0.38 ¹ | 1.26 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$240,000 | \$209,900 | \$289,550 |
| List Price \$ | -- | \$240,000 | \$209,900 | \$279,850 |
| Original List Date | | 09/12/2019 | 01/08/2020 | 10/15/2019 |
| DOM · Cumulative DOM | -- · -- | 154 · 154 | 12 · 36 | 121 · 121 |
| Age (# of years) | 72 | 72 | 60 | 134 |
| Condition | Fair | Fair | 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 cottage | 1 Story ranch | 1 Story ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,162 | 960 | 920 | 884 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 3 · 1 | 2 · 1 | 3 · 2 |
| Total Room # | 5 | 5 | 4 | 7 |
| Garage (Style/Stalls) | Carport 2 Car(s) | None | None | Detached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.1722 acres | 0.1463 acres | 0.2009 acres | 0.1837 acres |
| Other | 0 | 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 This is most comparable to subject. Needs TLC. Close to Hwy 99 for commuters and shopping, schools and parks near-by.

Listing 2 This home was completely remodeled. Shows Pending sale. Good sized yard. Central H&A.

Listing 3 This home is in different area. Large backyard with alley access. Updated kitchen and bath. Appears over-priced based on DOM.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1500 Woodworth Avenue | 202 Rio Grande | 636 Empire Ave | 1318 Holm Ave |
| City, State | Modesto, CA | Modesto, CA | Modesto, CA | Modesto, CA |
| Zip Code | 95351 | 95351 | 95354 | 95351 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.23 ¹ | 1.24 ¹ | 0.22 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$170,000 | \$209,900 | \$170,000 |
| List Price \$ | -- | \$170,000 | \$204,900 | \$170,000 |
| Sale Price \$ | -- | \$170,000 | \$198,000 | \$160,000 |
| Type of Financing | -- | Cash | Conv | Conv |
| Date of Sale | -- | 12/05/2019 | 11/13/2019 | 11/20/2019 |
| DOM · Cumulative DOM | -- · -- | 9 · 22 | 180 · 210 | 10 · 37 |
| Age (# of years) | 72 | 74 | 70 | 73 |
| Condition | Fair | Fair | Average | Fair |
| Sales Type | -- | REO | 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 cottage | 1 Story ranch | 1 Story cottage |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,162 | 1,189 | 1,282 | 884 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 3 · 1 | 3 · 1 | 2 · 1 |
| Total Room # | 5 | 5 | 5 | 4 |
| Garage (Style/Stalls) | Carport 2 Car(s) | None | None | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.1722 acres | 0.1905 acres | 0.2276 acres | 0.1320 acres |
| Other | 0 | 0 | 0 | 0 |
| Net Adjustment | -- | \$0 | \$0 | \$0 |
| Adjusted Price | -- | \$170,000 | \$198,000 | \$160,000 |

* 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 Fannie Mae property. Had a newer gas free-standing stove. Bright and cheery kitchen and spacious living room. Needed TC...

Sold 2 R2 lot here. New carpet and paint. Large family room. Huge lot. Had a second home but had to be removed many years ago.

Sold 3 Tile flooring, large kitchen with gas stove. Dual pane windows. Close to shopping, etc.

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 0

of Sales in Previous 12 Months 1

Listing History Comments

Home shows a sale that closed 2/4/2020. That is all history my MLS has.

| Original List Date | Original List Price | Final List Date | Final List Price | Result | Result Date | Result Price | Source |
|--------------------|---------------------|-----------------|------------------|--------|-------------|--------------|--------|
| 11/26/2019 | \$155,500 | -- | -- | Sold | 02/04/2020 | \$155,500 | MLS |

Marketing Strategy

| | As Is Price | Repaired Price |
|-----------------------------|-------------|----------------|
| Suggested List Price | \$170,000 | \$210,000 |
| Sales Price | \$170,000 | \$210,000 |
| 30 Day Price | \$170,000 | -- |

Comments Regarding Pricing Strategy

Today's value shows me from the street that it would sell around \$165,000 as is.

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



Front



Address Verification



Street

Listing Photos

L1 618 Anthony Ave
Modesto, CA 95351



Front

L2 1205 Nadine Ave
Modesto, CA 95351



Front

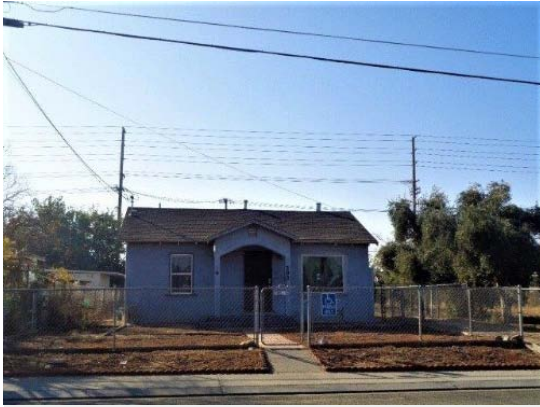
L3 419 Thrasher Ave
Modesto, CA 95354



Front

Sales Photos

S1 202 Rio Grande
Modesto, CA 95351



Front

S2 636 Empire Ave
Modesto, CA 95354



Front

S3 1318 Holm Ave
Modesto, CA 95351



Front

ClearMaps Addendum

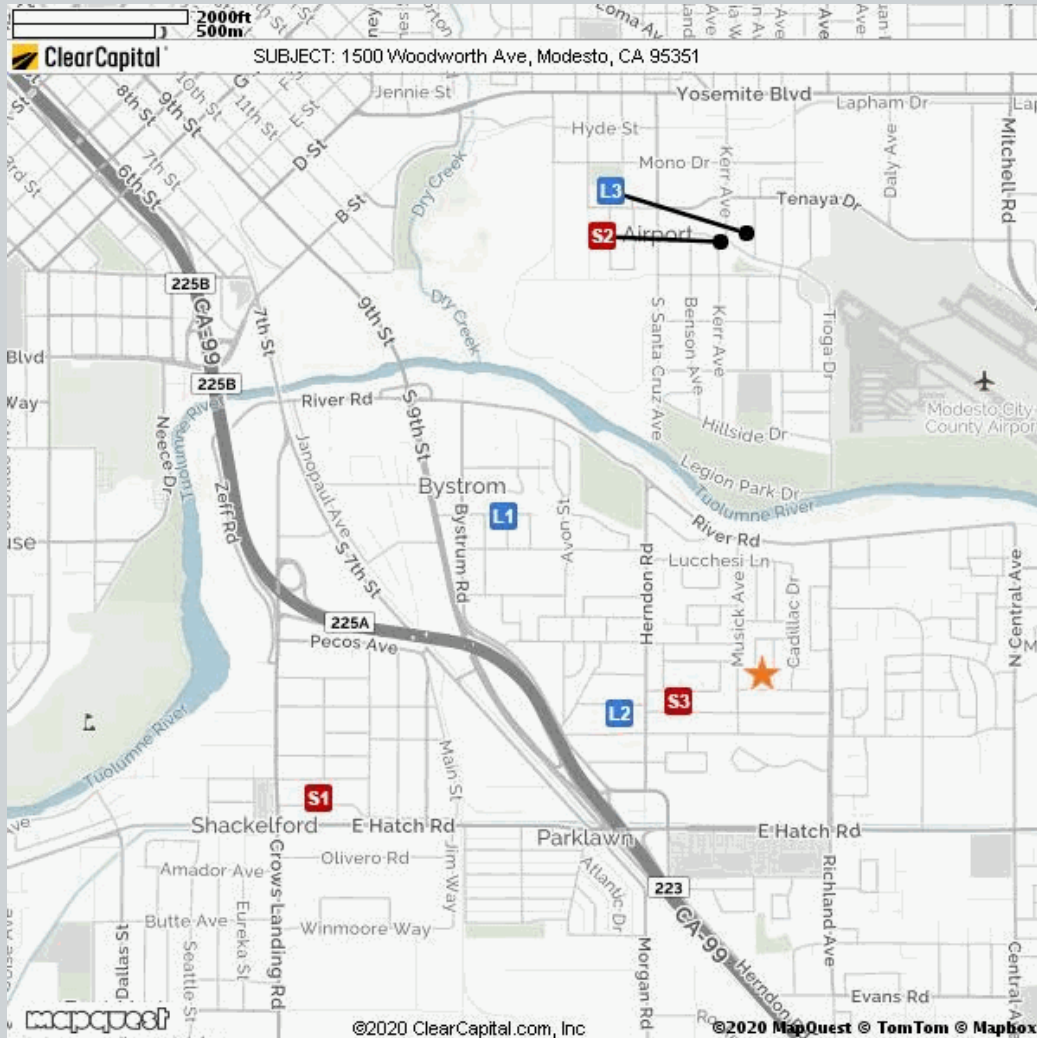
Address ★ 1500 Woodworth Avenue, Modesto, CA 95351

Loan Number 40066

Suggested List \$170,000

Suggested Repaired \$210,000

Sale \$170,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---------------------------------|-------------------------|-------------------------|
| ★ Subject | 1500 Woodworth Ave, Modesto, CA | -- | Parcel Match |
| L1 Listing 1 | 618 Anthony Ave, Modesto, CA | 0.82 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1205 Nadine Ave, Modesto, CA | 0.38 Miles ¹ | Parcel Match |
| L3 Listing 3 | 419 Thrasher Ave, Modesto, CA | 1.26 Miles ¹ | Parcel Match |
| S1 Sold 1 | 202 Rio Grande, Modesto, CA | 1.23 Miles ¹ | Parcel Match |
| S2 Sold 2 | 636 Empire Ave, Modesto, CA | 1.24 Miles ¹ | Street Centerline Match |
| S3 Sold 3 | 1318 Holm Ave, Modesto, CA | 0.22 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 | 4.51 miles | Date Signed | 02/13/2020 |

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.