

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.

<b>Address</b>	5606 Holway Street, Oakland, CALIFORNIA 94621	<b>Order ID</b>	6628719	<b>Property ID</b>	28091458
<b>Inspection Date</b>	02/26/2020	<b>Date of Report</b>	02/26/2020		
<b>Loan Number</b>	40108	<b>APN</b>	038-3226-024-00		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Alameda		

### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 02.25.20	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 02.25.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Esther C Vargas	<b>Condition Comments</b> No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area of similar properties, subject conforms. Noted subject has appliances on curb side, ladder laid up against the front, possible construction underway or inspections.
<b>R. E. Taxes</b>	\$1,336	
<b>Assessed Value</b>	\$46,300	
<b>Zoning Classification</b>	R10	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is a conforming single family residential Bungalow style property located within the Map of Kingsland Tract Subdivision with predominately similar single family properties. Subject conforms to the immediate area and is located within moderate proximity to hwy 580 freeway access, Seminary Ave, below Foothill Blvd, Bancroft Ave, and above E. 14th St, with nearby shopping, restaurants and K-12 Schools.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$410,000 High: \$450,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5606 Holway Street	1207 51st Ave	1721 70th Ave	5820 Elizabeth St
City, State	Oakland, CALIFORNIA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94621	94601	94621	94621
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 <sup>1</sup>	0.80 <sup>1</sup>	0.19 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$475,000	\$389,000	\$499,900
List Price \$	--	\$425,000	\$429,000	\$499,900
Original List Date		11/09/2019	01/10/2020	01/30/2020
DOM · Cumulative DOM	-- · --	103 · 109	46 · 47	26 · 27
Age (# of years)	97	95	96	82
Condition	Average	Average	Average	Good
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Spanish
# Units	1	1	1	1
Living Sq. Feet	1,055	1,053	1,004	1,167
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Carport 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.13 acres	0.06 acres	0.10 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

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

- Listing 1** A1 is similar in room count, in garage space, in fireplace with 2 beds, 1 bath. A1 is inferior in GLA, in year built. A1 is superior in lot size. A1 is located near Fruitvale and Coliseum BART, hwys 880 and 580 freeways, shops, and restaurants. A1 is tenant occupied with RV/boat parking, and may have a garage conversion.
- Listing 2** A2 is similar in room count, in fireplace with 2 beds, 1 bath. A1 is inferior in in GLA, in garage space with carport parking, in lot size. A2 comes with a large kitchen, ample cabinets, and breakfast bar, til floors, and bonus rooms.
- Listing 3** A3 is similar in room count, in garage space, in fireplace with 2 beds, 1 bath. A3 is superior in GLA, in year built, in lot size, in condition. A3 is a Spanish style property located within the Kingsland neighborhood and offers a newer roof, fresh paint, wood accents, tile floors, an updated fixtures. A3 has a kitchen with a new SS appliance package, sleet counters, and ample cabinet space, and an indoor laundry.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	5606 Holway Street	6108 Harmon Ave	6255 Hilton St	1198 E 60th Ave
<b>City, State</b>	Oakland, CALIFORNIA	Oakland, CA	Oakland, CA	Oakland, CA
<b>Zip Code</b>	94621	94621	94605	94621
<b>Datasource</b>	Tax Records	MLS	Public Records	MLS
<b>Miles to Subj.</b>	--	0.26 <sup>1</sup>	0.41 <sup>1</sup>	0.59 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$490,000	\$400,000	\$425,000
<b>List Price \$</b>	--	\$445,000	\$400,000	\$425,000
<b>Sale Price \$</b>	--	\$410,000	\$450,000	\$450,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	08/21/2019	06/26/2019	01/09/2020
<b>DOM · Cumulative DOM</b>	-- · --	50 · 83	25 · 25	23 · 45
<b>Age (# of years)</b>	97	100	96	98
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,055	1,107	874	1,008
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	5	7	5	6
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 1 Car	Detached 1 Car	Detached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.09 acres	0.11 acres	0.07 acres	0.09 acres
<b>Other</b>	Fireplace	Fireplace	Fireplace	Fireplace
<b>Net Adjustment</b>	--	-\$4,306	+\$12,399	-\$22,071
<b>Adjusted Price</b>	--	\$405,694	\$462,399	\$427,929

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** S1 is similar in room count, in garage space, in fireplace with 2 beds, 1 bath. S1 is inferior in year built. S1 is superior in GLA, in lot size. S1 offers a single family property with 2 beds, 1 bath, with a large backyard, a fireplace, hardwood floors, washer/dryer hookup inside. Adjustments made for GLA - (\$3,380), lot size - (\$1,226) and year built + (\$300.00).
- Sold 2** S2 is similar in room count, in garage space, in fireplace with 2 beds, 1 bath. S2 is inferior in GLA, in lot size. S2 is superior in year built. S2 is a starter property with a newer roof, fresh paint and extra storage room with no permits. Adjustments made for GLA + (\$11,765), lot size + (\$734.00) and year built - (\$100.00).
- Sold 3** S3 is similar in room count, in garage space, in fireplace with 2 beds, 1 bath. S3 is inferior in GLA, in year built. S3 is superior in lot size, in condition and come with upgrades that include kitchen pantry, SS appliances, tile floors, hardwood floors, Jacuzzi tub in bathroom, backyard deck, detached garage, electronic wrought iron gating. S3 is near hwy 880, BART, Oakland Coliseum and shopping. S3 made for condition - (\$25,000), GLA + (\$3,055), lot - (\$226.00) and year built + (\$100.00).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has not been listed for sale or transferred ownership within the last 5 years.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$410,000	\$410,000
<b>Sales Price</b>	\$415,000	\$415,000
<b>30 Day Price</b>	\$415,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject value based on the most similar Single Family Residential properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 12 months and .25 miles. Search criteria extended 12 months and 1 mile due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$427,000 and median sold price \$425,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Day on the market. Trends for this zip code indicate that within the current inventory 1% are in foreclosure, Auction, and Bank Owned stages.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** Subject appears to be undergoing roof work.

**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



Address Verification



Side



Side



Side



## Subject Photos



Side



Side



Side



Side



Side



Side

## Subject Photos



Street



Street



Street



Street



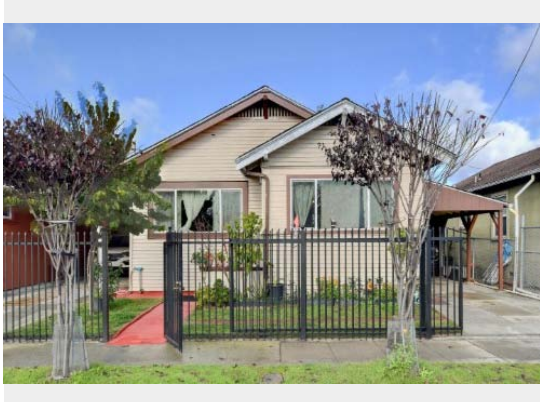
## Listing Photos

**L1** 1207 51st Ave  
Oakland, CA 94601



Front

**L2** 1721 70th Ave  
Oakland, CA 94621



Front

**L3** 5820 Elizabeth St  
Oakland, CA 94621



Front

## Sales Photos

**S1** 6108 Harmon Ave  
Oakland, CA 94621



Front

**S2** 6255 Hilton St  
Oakland, CA 94605



Front

**S3** 1198 E 60th Ave  
Oakland, CA 94621



Front

## ClearMaps Addendum

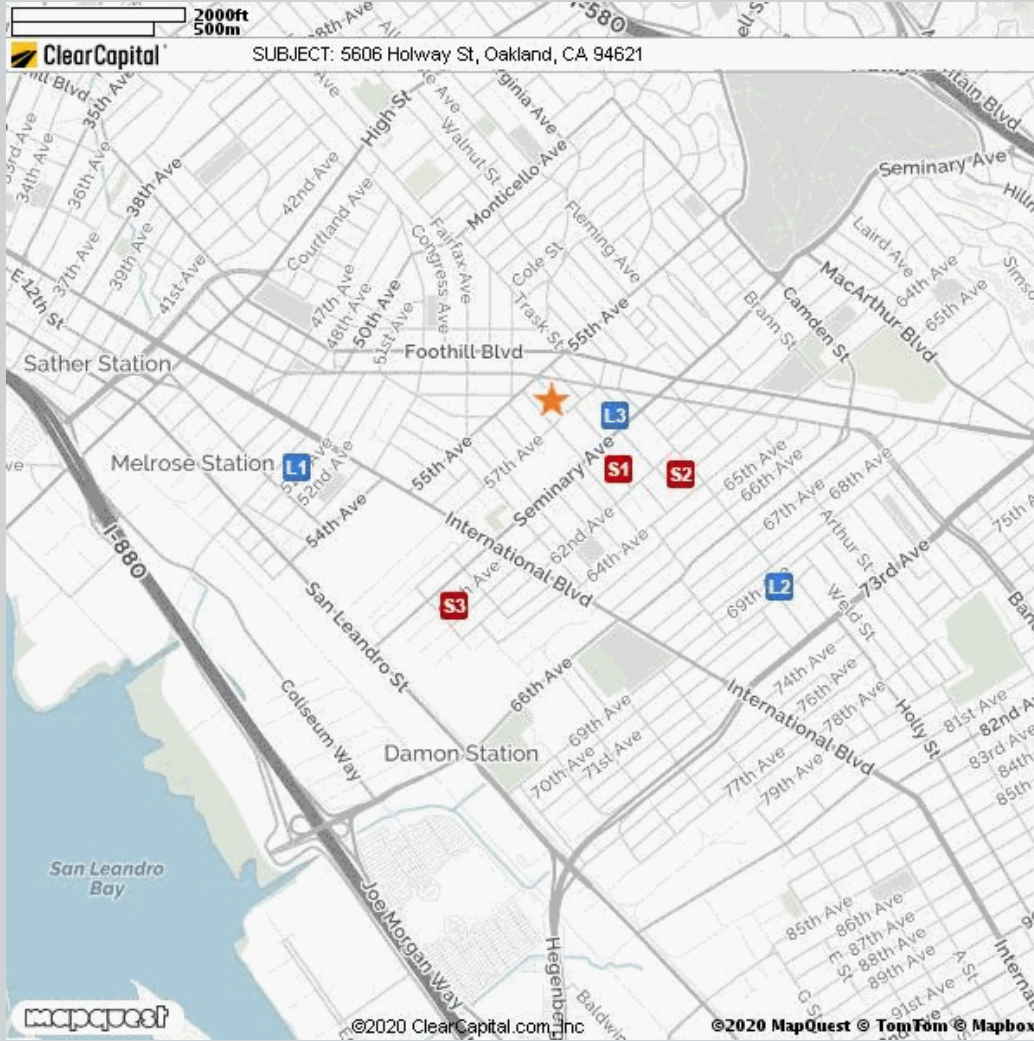
**Address** ★ 5606 Holway Street, Oakland, CALIFORNIA 94621

**Loan Number** 40108

**Suggested List** \$410,000

**Suggested Repaired** \$410,000

**Sale** \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5606 Holway St, Oakland, CA	--	Parcel Match
L1 Listing 1	1207 51st Ave, Oakland, CA	0.69 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1721 70th Ave, Oakland, CA	0.80 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5820 Elizabeth St, Oakland, CA	0.19 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6108 Harmon Ave, Oakland, CA	0.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6255 Hilton St, Oakland, CA	0.41 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1198 E 60th Ave, Oakland, CA	0.59 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Debbye Deister	<b>Company/Brokerage</b>	Stonehurst Real Estate Services
<b>License No</b>	01426142	<b>Address</b>	Stonehurst Real Estate Services Lafayette CA 94549
<b>License Expiration</b>	04/15/2024	<b>License State</b>	CA
<b>Phone</b>	9254513368	<b>Email</b>	stonehurstres00@gmail.com
<b>Broker Distance to Subject</b>	9.73 miles	<b>Date Signed</b>	02/26/2020

*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.**