

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	213 Robin Hood Drive, Modesto, CA 95350	Order ID	6640241	Property ID	28132531
Inspection Date	03/04/2020	Date of Report	03/05/2020		
Loan Number	40331	APN	013-006-006-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Stanislaus		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 03.03.20	Tracking ID 1	BotW New Fac-DriveBy BPO 03.03.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Jane Greenlee	Condition Comments Per MLS "Property Description: This property offers a great floor-plan, large lot and sits in one of Modesto's most desired neighborhoods, Sherwood Forest. This home is a major fixer and for that reason only cash offers will be entertained.
R. E. Taxes	\$967	
Assessed Value	\$96,324	
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 Subject property is located in a mature nonconforming neighborhood with properties of varying size, ages and styles. Most of the properties appear to be in average condition from the street with simple curb appeal. Short drive to major shopping, medical facilities, places of worship, schools and freeway access.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$290,000 High: \$540,000	
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	213 Robin Hood Drive	3701 Northampton Ln	2652 Macgregor Ct	2829 Westchester Ln
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95350	95356	95350	95350
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.45 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$384,998	\$420,000
List Price \$	--	\$354,000	\$384,998	\$420,000
Original List Date		02/07/2020	02/27/2020	02/13/2020
DOM · Cumulative DOM	-- · --	26 · 27	6 · 7	20 · 21
Age (# of years)	61	45	56	60
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 Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,876	1,685	2,156	1,949
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2 · 1
Total Room #	9	8	9	10
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	--	--	--	Pool - Yes
Lot Size	.27 acres	.1756 acres	.16 acres	.186 acres
Other	Fence	Fence	Fence	Fence

* 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 Subject property has the marketing advantage over comparable in lot size and living space.

Listing 2 Comparable has the marketing advantage over subject property in living space and bedroom count.

Listing 3 Comparable has the marketing advantage over subject property in living space, room count and a built in swimming pool.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	213 Robin Hood Drive	505 Cheshire Ln	217 King Arthur Way	309 Robin Hood Dr
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95350	95350	95350	95350
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.17 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$419,000	\$440,000	\$399,950
List Price \$	--	\$419,000	\$410,000	\$399,950
Sale Price \$	--	\$402,000	\$415,000	\$426,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/20/2019	12/24/2019	12/18/2019
DOM · Cumulative DOM	-- · --	59 · 76	89 · 164	5 · 28
Age (# of years)	61	64	50	62
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,876	2,021	1,909	1,824
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	9	10	9	9
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	--	--	Pool - Yes	--
Lot Size	.27 acres	.233 acres	.20 acres	.26 acres
Other	Fence	Fence	Fence	Fence
Net Adjustment	--	-\$22,500	-\$10,000	-\$20,000
Adjusted Price	--	\$379,500	\$405,000	\$406,500

* 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 Comparable has the marketing advantage over subject property in living space. -20k sq ft, -2500 1/2 bath, -40k condition

Sold 2 Comparable has the marketing advantage over subject property with a built in swimming pool. -10k pool, -20k condition

Sold 3 Comparable has the marketing advantage over subject property with complete upgraded remodel. -20k upgrade

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm		mls 20010525, Agent: Leslie J Nelson, Office: PMZ Real Estate, Phone: 209-605-5947, Phone: 209-527-2010					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/21/2020	\$325,000	--	--	Sold	03/04/2020	\$340,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$380,000	\$380,000
Sales Price	\$380,000	\$380,000
30 Day Price	\$370,000	--
Comments Regarding Pricing Strategy		
At the time of inspection there were no similar comparable's in condition available. Local agents typically price properties low to encourage multiple offers. Final value represents a value with normal marketing times and based on the most similar and proximate comps in this report.		

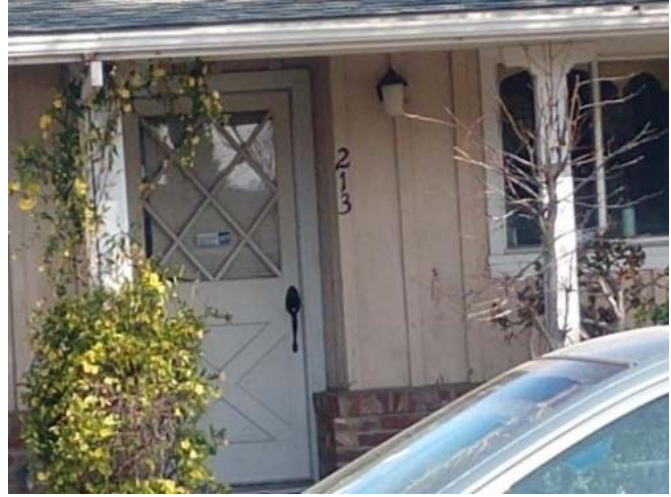
Clear Capital Quality Assurance Comments Addendum

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 3701 Northampton Ln
Modesto, CA 95356



Front

L2 2652 Macgregor Ct
Modesto, CA 95350



Front

L3 2829 Westchester Ln
Modesto, CA 95350



Front

Sales Photos

S1 505 Cheshire Ln
Modesto, CA 95350



Front

S2 217 King Arthur Way
Modesto, CA 95350



Front

S3 309 Robin Hood Dr
Modesto, CA 95350



Front

ClearMaps Addendum

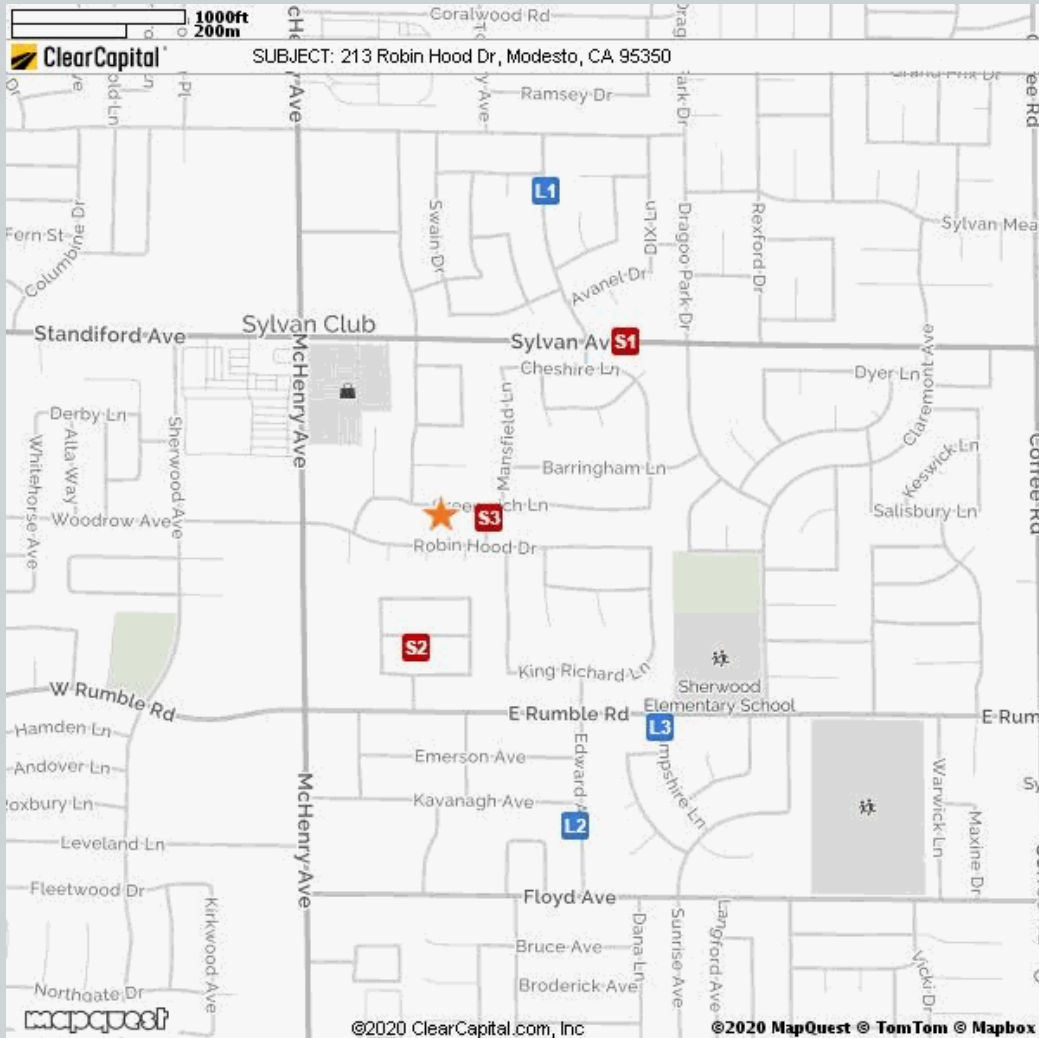
Address ★ 213 Robin Hood Drive, Modesto, CA 95350

Loan Number 40331

Suggested List \$380,000

Suggested Repaired \$380,000

Sale \$380,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	213 Robin Hood Dr, Modesto, CA	--	Parcel Match
L1	3701 Northampton Ln, Modesto, CA	0.47 Miles ¹	Parcel Match
L2	2652 Macgregor Ct, Modesto, CA	0.45 Miles ¹	Parcel Match
L3	2829 Westchester Ln, Modesto, CA	0.42 Miles ¹	Parcel Match
S1	505 Cheshire Ln, Modesto, CA	0.36 Miles ¹	Parcel Match
S2	217 King Arthur Way, Modesto, CA	0.17 Miles ¹	Parcel Match
S3	309 Robin Hood Dr, Modesto, CA	0.08 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	Robert Searls	Company/Brokerage	Carrington Real Estate Services
License No	00450154	Address	1157 Copper Cottage Lane Modesto CA 95355
License Expiration	11/12/2021	License State	CA
Phone	2095314642	Email	brokerbobmodesto@gmail.com
Broker Distance to Subject	1.96 miles	Date Signed	03/05/2020

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.