

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 | 4287 Warren Avenue, Sacramento, CA 95822 | Order ID | 6687621 | Property ID | 28288508 |
| Inspection Date | 04/08/2020 | Date of Report | 04/09/2020 | | |
| Loan Number | 40612 | APN | 016-006-008-0000 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Sacramento | | |

Tracking IDs

| | | | |
|--------------------------|-----------------------------------|----------------------|--------------------------|
| Order Tracking ID | BotW_New_Fac-DriveBy_BPO_04.08.20 | Tracking ID 1 | BotW_New_Fac-DriveBy_BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|-------------------------------------|---|
| Owner | Breckenridge Property Fund 2016 LLC | Condition Comments No visible defects noted during inspection of property as of today's date on this report. Subject property appears to show normal wear and tear that is consistent with that of the neighborhood |
| R. E. Taxes | \$1,435 | |
| Assessed Value | \$102,585 | |
| Zoning Classification | R-1 | |
| 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 suburban location with neighboring properties within the area built typically to the same age. It is within about 1/2 mile away in proximity from local commerce. No outside influences noted that could affect final value. |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$415,000 High: \$700,000 | |
| Market for this type of property | Increased 6 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|------------------------|-----------------------|-------------------------|-----------------------|-------------------------|
| Street Address | 4287 Warren Avenue | 1157 Lancaster | 4541 Hillview | 5512 Parkfield |
| City, State | Sacramento, CA | Sacramento, CA | Sacramento, CA | Sacramento, CA |
| Zip Code | 95822 | 95822 | 95822 | 95822 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.25 ¹ | 0.33 ¹ | 0.84 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$600,000 | \$699,000 | \$699,900 |
| List Price \$ | -- | \$600,000 | \$699,000 | \$699,900 |
| Original List Date | | 04/04/2020 | 04/06/2020 | 03/13/2020 |
| DOM · Cumulative DOM | -- · -- | 4 · 5 | 2 · 3 | 26 · 27 |
| Age (# of years) | 63 | 62 | 68 | 59 |
| 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 | 1,430 | 2,136 | 1,668 | 1,898 |
| Bdrm · Bths · ½ Bths | 2 · 2 | 4 · 2 · 1 | 3 · 1 · 1 | 3 · 2 |
| Total Room # | 6 | 7 | 6 | 6 |
| 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 Spa - Yes | -- | Pool - Yes Spa - Yes |
| Lot Size | .18 acres | .26 acres | .21 acres | .28 acres |
| Other | -- | -- | -- | -- |

* Listing 2 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** Street location and general area has more parked cars than subject property. Some attention to detail and cleaning is needed for this comparable property.
- Listing 2** No repairs needed as property upkeep has been consistent. Much like street traffic and related noise for cars. Local commerce is within much like vicinity
- Listing 3** A higher degree of maintenance is present as property upkeep has been consistent if not more. Much like street traffic flow and related noise for cars. Local commerce is within much like vicinity

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 4287 Warren Avenue | 1210 27th Ave | 1510 Linda Vista Ln | 1146 27th Ave |
| City, State | Sacramento, CA | Sacramento, CA | Sacramento, CA | Sacramento, CA |
| Zip Code | 95822 | 95822 | 95822 | 95822 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.62 ¹ | 0.82 ¹ | 0.58 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$479,000 | \$415,000 | \$449,950 |
| List Price \$ | -- | \$479,000 | \$415,000 | \$449,950 |
| Sale Price \$ | -- | \$479,000 | \$425,000 | \$440,000 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 09/27/2019 | 01/29/2020 | 11/06/2019 |
| DOM · Cumulative DOM | -- · -- | 75 · 106 | 6 · 20 | 35 · 62 |
| Age (# of years) | 63 | 63 | 72 | 59 |
| 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 | 1,430 | 1,407 | 1,409 | 1,592 |
| Bdrm · Bths · ½ Bths | 2 · 2 | 3 · 2 | 2 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 5 | 6 |
| 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 | .18 acres | .15 acres | .15 acres | .20 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$12,000 | +\$25,000 | -\$10,000 |
| Adjusted Price | -- | \$491,000 | \$450,000 | \$430,000 |

* 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 -2K for DOM, +1K for GLA, -5K for bedroom, +3K for acreage, +15K for pool

Sold 2 +6K for age, +1K for GLA, +3K for acreage, +15K for pool

Sold 3 -5K for DOM, -2K for age, -8K for GLA, -5K for bedroom, -5K for acreage, +15K for pool

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|---------------------------------|-------------------------|------------------|--------------------|---------------------|---------------|
| Current Listing Status | Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | Onxy Select Realty | See below please | | | | | |
| Listing Agent Name | Darva Ghomeshi | | | | | | |
| Listing Agent Phone | (916) 337-3784 | | | | | | |
| # 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 |
| 02/26/2020 | \$450,000 | 03/04/2020 | \$450,000 | Pending/Contract | 03/05/2020 | \$450,000 | MLS |

Marketing Strategy

| | As Is Price | Repaired Price |
|--|--------------------|-----------------------|
| Suggested List Price | \$475,000 | \$475,000 |
| Sales Price | \$470,000 | \$470,000 |
| 30 Day Price | \$452,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Unable to bracket list comps as no smaller comps in GLA could be found in subject's market area. Final value brackets smoothly between mid and high sold comps General area and neighborhood typically is superior to surrounding area(s) in that most properties have been upgraded with hardwood flooring, softer interior paint, premium kitchen features as opposed to standard builder features to name a few. I have yet been able to find from a public records or an MLS search a listing describing a property as average condition or average features. To summarize, the condition of the interior of the improvements being valued is the same as the exterior condition of the property unless specified in the report. This being said, upgrades with neighboring properties in average condition are presumed similar to the subject property and viceversa.</p> | | |

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.84 miles and the sold comps
Notes closed within the last 7 months. The market is reported as having increased 6% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1157 Lancaster
Sacramento, CA 95822



Front

L2 4541 Hillview
Sacramento, CA 95822



Front

L3 5512 Parkfield
Sacramento, CA 95822



Front

Sales Photos

S1 1210 27th Ave
Sacramento, CA 95822



Front

S2 1510 Linda Vista Ln
Sacramento, CA 95822



Front

S3 1146 27th Ave
Sacramento, CA 95822



Front

ClearMaps Addendum

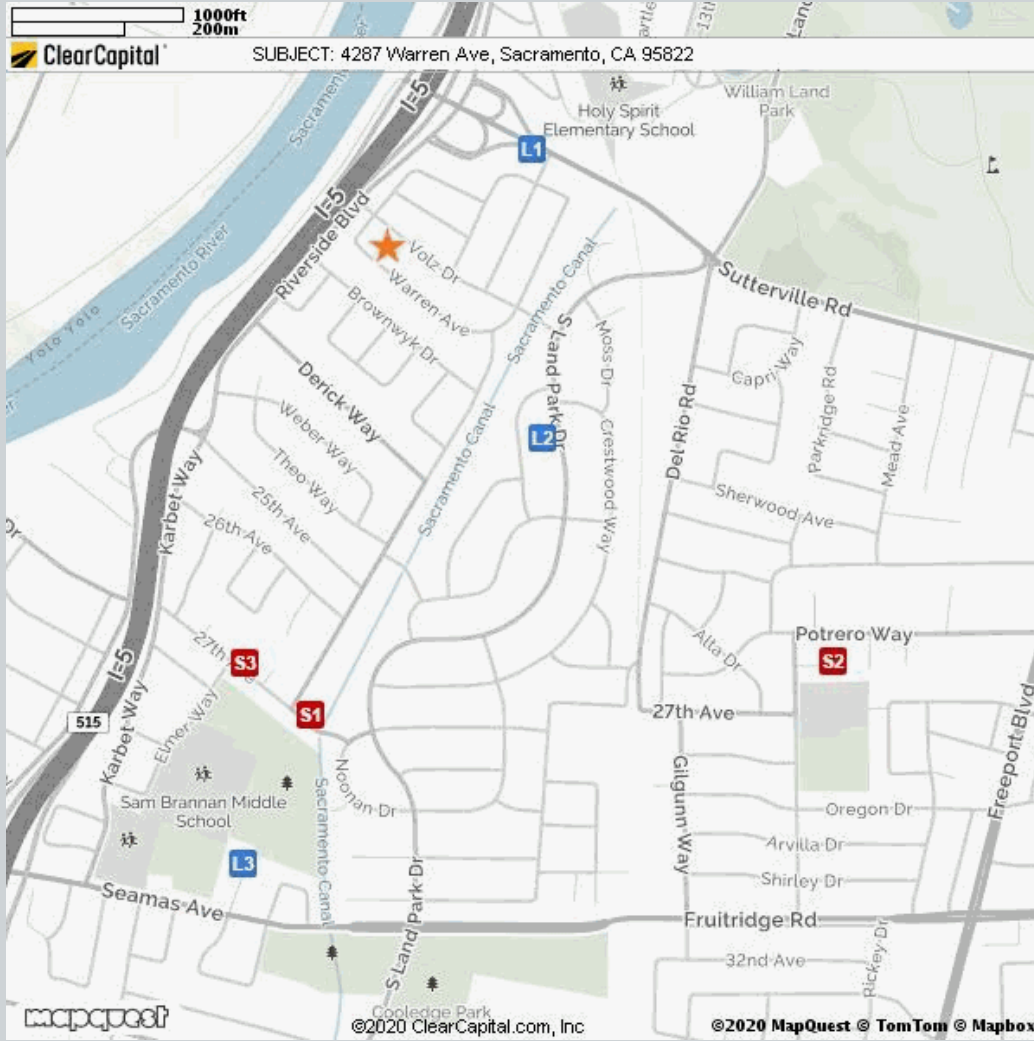
Address ★ 4287 Warren Avenue, Sacramento, CA 95822

Loan Number 40612

Suggested List \$475,000

Suggested Repaired \$475,000

Sale \$470,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|-------------------------------------|-------------------------|------------------|
| ★ Subject | 4287 Warren Ave, Sacramento, CA | -- | Parcel Match |
| L1 Listing 1 | 1157 Lancaster, Sacramento, CA | 0.25 Miles ¹ | Parcel Match |
| L2 Listing 2 | 4541 Hillview, Sacramento, CA | 0.33 Miles ¹ | Parcel Match |
| L3 Listing 3 | 5512 Parkfield, Sacramento, CA | 0.84 Miles ¹ | Parcel Match |
| S1 Sold 1 | 1210 27th Ave, Sacramento, CA | 0.62 Miles ¹ | Parcel Match |
| S2 Sold 2 | 1510 Linda Vista Ln, Sacramento, CA | 0.82 Miles ¹ | Parcel Match |
| S3 Sold 3 | 1146 27th Ave, Sacramento, CA | 0.58 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 | Mike Law | Company/Brokerage | Mike Law, Broker |
| License No | 00960309 | Address | 4846 Image Way Sacramento CA 95842 |
| License Expiration | 04/23/2024 | License State | CA |
| Phone | 9163322700 | Email | InCharacter@sbcglobal.net |
| Broker Distance to Subject | 13.91 miles | Date Signed | 04/08/2020 |

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.