

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	1091 Thomas Court, Yuba City, CA 95993	Order ID	6843791	Property ID	28808226
Inspection Date	09/16/2020	Date of Report	09/16/2020		
Loan Number	41916	APN	56-262-007		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sutter		

Tracking IDs

Order Tracking ID	0916BPOs	Tracking ID 1	0916BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Mervin Myers	Condition Comments Older comp roof, wood siding, original window, central h/a, attached 2-car garage. At end of cul-de-sac. Front yard fencing.
R. E. Taxes	\$1,138	
Assessed Value	\$92,957	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(No obvious signs of unsecured doors/windows.)		
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	Urban	Neighborhood Comments SFRs in subject neighborhood are generally of same age and size. Most have been updated.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$310,000 High: \$350,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1091 Thomas Court	1944 Jason Ct	1763 Reagan Wy	231 Shakewood Dr
City, State	Yuba City, CA	Yuba City, CA	Yuba City, CA	Yuba City, CA
Zip Code	95993	95993	95993	95993
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.20 ¹	0.69 ¹	1.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$307,000	\$365,000
List Price \$	--	\$365,000	\$307,000	\$365,000
Original List Date		08/31/2020	08/25/2020	08/18/2020
DOM · Cumulative DOM	-- · --	4 · 16	5 · 22	29 · 29
Age (# of years)	44	37	40	33
Condition	Average	Good	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	1,792	1,834	1,508	1,864
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	7
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	.25 acres	.19 acres	.20 acres	.20 acres
Other	original windows	updated windows; updated	partial updated windows	partial updated windows

* 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 Standard sale. pending sale. -\$1958 sq ftg; -\$3500 year built; -\$15K updating; -\$5000 windows.

Listing 2 Standard sale. pending sale. -\$2000 year built; -\$2500 partial updated windows. +\$13242 sq ftg.

Listing 3 Standard sale. pending sale. -\$3357 sq ftg; -\$5500 year built. +\$2500 partially updated windows.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1091 Thomas Court	1491 Edwin Dr	1850 Ramirez Dr	507 Manzanita Way
City, State	Yuba City, CA	Yuba City, CA	Yuba City, CA	Yuba City, CA
Zip Code	95993	95993	95993	95993
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	1.01 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$330,000	\$339,900	\$329,900
List Price \$	--	\$330,000	\$339,900	\$325,000
Sale Price \$	--	\$330,000	\$349,900	\$325,000
Type of Financing	--	Conv	Cal Vet	Va
Date of Sale	--	09/15/2020	05/20/2020	06/04/2020
DOM · Cumulative DOM	-- · --	5 · 41	2 · 32	27 · 79
Age (# of years)	44	42	34	43
Condition	Average	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,792	1,891	1,693	1,794
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 1 · 1
Total Room #	6	7	7	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	.25 acres	.22 acres	.19 acres	.24 acres
Other	original windows	partial updated windows	updated windows	updated windows
Net Adjustment	--	-\$8,209	-\$20,384	-\$16,500
Adjusted Price	--	\$321,791	\$329,516	\$308,500

* 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 Standard sale. \$5000 buyers closing costs. -\$4709 sq ftg; -\$1000 year built. +\$2500 partially updated windows.

Sold 2 Standard sale. -\$5007 year built; -\$15K updating; +\$5000 windows. +\$4616 sq ftg.

Sold 3 Standard sale. -\$15K updating; -\$5000 windows. +\$3500 1/2 bath space.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing or sale history available.			
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	\$329,900	\$329,900
Sales Price	\$324,500	\$324,500
30 Day Price	\$324,500	--
Comments Regarding Pricing Strategy		
<p>The sale and listing search resulted in an absence of adequate comps for subject. Search of 7 multiple listing services covering area were utilized. Search parameters were expanded to obtain comps in subject area: Property Type: Residential; Include Property Subtype: 1 House on Lot; Subtype Description excluded: Manufactured AND Mobile Home; Area: Southwest Yuba City; County: Sutter; Statuses: Active, Delayed Showing, Contingent - Show, Contingent - No Show, Active Short Sale, Pending Bring Backup, Pending, Sold (5/20/2020 or after); Structure: 1420-2150; Year Built: 1965-1986; Proximity: 2 mile radius. Wide comp pricing range due to shortage of available comps within subject neighborhood. Absence of adequate numbers of comparable listings within subject area. Some comps utilized are from similar neighboring subdivisions. Adjustments applied as appropriate. Each available property suitable for come usage was properly scrutinized for best desirability. Comp utilized are the most workable available properties for comp usage; no other better properties available.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 1944 Jason Ct
Yuba City, CA 95993



Front

L2 1763 Reagan Wy
Yuba City, CA 95993



Front

L3 231 Shakewood Dr
Yuba City, CA 95993



Front

Sales Photos

S1 1491 Edwin Dr
Yuba City, CA 95993



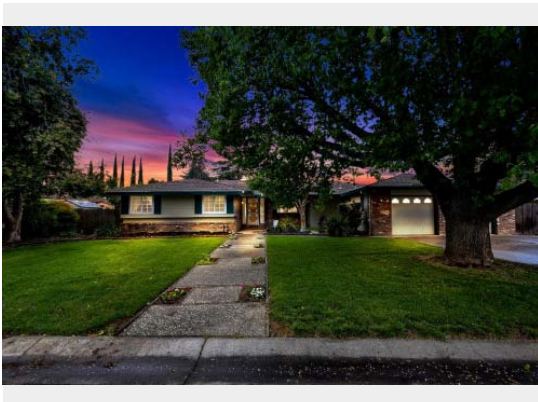
Front

S2 1850 Ramirez Dr
Yuba City, CA 95993



Front

S3 507 Manzanita Way
Yuba City, CA 95993



Front

ClearMaps Addendum

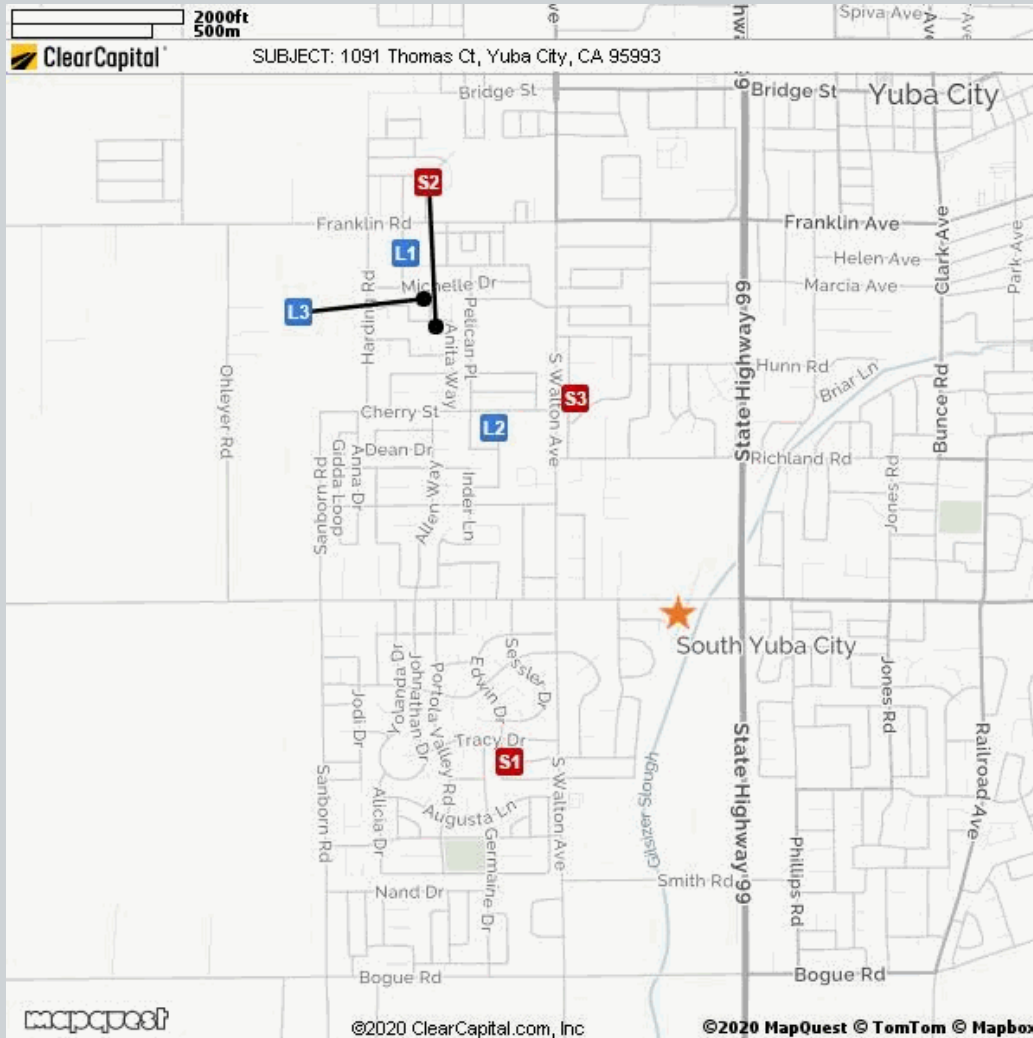
Address ★ 1091 Thomas Court, Yuba City, CA 95993

Loan Number 41916

Suggested List \$329,900

Suggested Repaired \$329,900

Sale \$324,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1091 Thomas Court, Yuba City, CA 95993	--	Parcel Match
L1 Listing 1	1944 Jason Ct, Yuba City, CA 95993	1.20 Miles ¹	Parcel Match
L2 Listing 2	1763 Reagan Wy, Yuba City, CA 95993	0.69 Miles ¹	Parcel Match
L3 Listing 3	231 Shakewood Dr, Yuba City, CA 95993	1.09 Miles ¹	Parcel Match
S1 Sold 1	1491 Edwin Dr, Yuba City, CA 95993	0.57 Miles ¹	Parcel Match
S2 Sold 2	1850 Ramirez Dr, Yuba City, CA 95993	1.01 Miles ¹	Parcel Match
S3 Sold 3	507 Manzanita Way, Yuba City, CA 95993	0.64 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	Carol Ann Hoag	Company/Brokerage	Coldwell Banker Associated Brokers
License No	01182772	Address	689 Glenwood Dr Yuba City CA 95991
License Expiration	06/09/2022	License State	CA
Phone	5307011717	Email	choag@succeed.net
Broker Distance to Subject	0.56 miles	Date Signed	09/16/2020

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.