

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	819 Sueirro Street, Hayward, CA 94541	Order ID	6865891	Property ID	28889814
Inspection Date	10/01/2020	Date of Report	10/02/2020		
Loan Number	41994	APN	432 -0028-172-00		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Alameda		

Tracking IDs

Order Tracking ID	BotW New Fac C-DriveBy BPO 09.30.20	Tracking ID 1	BotW New Fac C-DriveBy BPO 09.30.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Camp Ricky V	Condition Comments Subject is in average condition as observed from curbside inspection. There were workmen at the home during the inspection.
R. E. Taxes	\$1,672	
Assessed Value	\$94,612	
Zoning Classification	RESIDENTIAL	
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 The neighborhood is close to schools, shopping, parks, FWY, and public transportation. Subject is close to a major thoroughfare, Hesperian Blvd.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$430,000 High: \$748,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	819 Sueirro Street	22570 Thelma St	20865 Hathaway Ave	19762 Ricardo
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94541	94541	94541	94541
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.68 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$650,000	\$648,888	\$625,000
List Price \$	--	\$650,000	\$648,888	\$625,000
Original List Date		09/16/2020	07/21/2020	08/02/2020
DOM · Cumulative DOM	-- · --	15 · 16	45 · 73	16 · 61
Age (# of years)	70	68	72	68
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 BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW
# Units	1	1	1	1
Living Sq. Feet	1,040	1,162	1,031	1,090
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	3 · 1
Total Room #	5	5	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.05 acres	.11 acres	.18 acres	.11 acres
Other	--	--	--	--

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** Move in ready one story home w/ beautifully refinished hardwood floors throughout! Upgraded dual pane windows w/beveled glass + slider, fresh interior paint & 40 year comp roof (approx 20 yrs old). Spacious kitchen w/ brand new stainless appliances: stove, hood & dishwasher, new flooring & lighting. Living room w/ big picture window, FP & gleaming wood floors. Open & flowing floor plan plus pull down ladder to huge attic space w/ tons of possibilities! Attached 2 car garage w/interior access. Fenced yard w/ patio & big front porch. Terrific location just minutes from major commute routes, BART, schools, shopping & other conveniences. Well loved by the same family since 1952! Shown by appt only. Come see!
- Listing 2** Cozy and beautiful home on a HUGE lot, conveniently located close to EVERYthing. It features 3 bedrooms and 2 bathrooms, freshly painted throughout with designer warm colors inside as well outside, laminated floors throughout, newer window coverings, roof, and extra large patio area for your outdoor entertaining. HUGE rear yard to build another house to rent or to live in and rent present house, your choice of future opportunities. Sellers have planted many types of fruit trees that are bearing fruit. You name it, good chance you'll have it. BART, Hwys 880, 238, 580, and 92 (San Mateo Bridge), are just minutes away. Downtown Hayward, Costco, Home Depot, as well as shopping and eateries abound are within a few miles. ALL PERSONS ENTERING PROPERTY MUST SIGN COVID-19 PEAD DISCLOSURE FORMS. Make sure to practice social distancing and take all steps necessary to protect yourself and others. No more than 2 buyers and 1 agent in the house at one time per CA
- Listing 3** This 3 bedroom 1 bath 1090 Sf home conveniently located right near A Street and the 880 on ramp. Features new carpet and new interior paint throughout. It also has a large attached garage and a nice size private back yard with the huge sound wall between the home and the 880 freeway. It is very clean and turn key ready for you to move in right away. Located near the Hayward airport, shopping, public transportation, and great restaurants.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	819 Sueirro Street	438 Elmwood Ln	942 Cottonwood Ave	373 Shirley Ave
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94541	94541	94541	94541
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.41 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$579,000	\$599,950	\$648,000
List Price \$	--	\$579,000	\$599,950	\$648,000
Sale Price \$	--	\$585,000	\$610,000	\$638,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/23/2020	06/19/2020	07/24/2020
DOM · Cumulative DOM	-- · --	40 · 78	0 · 35	26 · 91
Age (# of years)	70	70	69	69
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 BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW
# Units	1	1	1	1
Living Sq. Feet	1,040	1,147	1,026	1,090
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.05 acres	.11 acres	.11 acres	.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,350	-\$6,000	-\$6,000
Adjusted Price	--	\$578,650	\$604,000	\$632,000

* 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.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** The perfect starter home features inviting family room with brick fireplace that is part of the open floor plan of the kitchen. Plus a bonus bedroom, converted garage, knotty pine ceilings, garden shed and a wonderful garden with a Koi pond, rhododendrons, azalea, roses, lemon and plum. The location is close enough to make using BART an option. INF BDRM \$5K, SUP GLA \$5,350, LOT \$6K, \$6,350 ADJ
- Sold 2** Breakfast Bar, Counter - Stone, Eat In Kitchen, GarbageDisposal, Gas Range/Cooktop, Microwave, Refrigerator, Updated Kitchen LAUNDRY In Garage, ceiling fans. SUP LOT \$6K ADJ
- Sold 3** Move In Ready Bungalow in the Heart of the East Bay! Conveniently Located Close to Schools, Shopping, Transportation and Freeways this Move In Ready Three Bedroom, One Bath, Two Car Garage (undersized) Home Features 1090 Square Feet of Living Space (not including bonus Rumpus Room), on a Spacious 5616 Square Foot Lot, Newer Carpet Throughout, Recently Painted Interior, Sunny and Spacious Eat In Kitchen, Great Size Laundry and Storage Space, Spacious Bedrooms w/Ample Closet Space, Central Heat and Air Conditioning, Spacious Backyard is Perfect for Family BBQ's and Entertaining, Not to Mention the Detached Workshop/Storage. More than Meets the Eye with this Charming Bungalow! SUP LOT \$6K ADJ

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			SEE BELOW				
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
09/09/2020	\$579,950	--	--	Sold	09/23/2020	\$520,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$604,000	\$604,000
Sales Price	\$604,000	\$604,000
30 Day Price	\$594,000	--
Comments Regarding Pricing Strategy		
Comp search performed on a 1 mile radius, gla 20% over a 6 month time period. S1 and S2 priced low to encourage multiple offers.		

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 22570 THELMA ST
Hayward, CA 94541



Front

L2 20865 HATHAWAY AVE
Hayward, CA 94541



Front

L3 19762 RICARDO
Hayward, CA 94541



Front

Sales Photos

S1 438 ELMWOOD LN
Hayward, CA 94541



Front

S2 942 COTTONWOOD AVE
Hayward, CA 94541



Front

S3 373 SHIRLEY AVE
Hayward, CA 94541



Front

ClearMaps Addendum

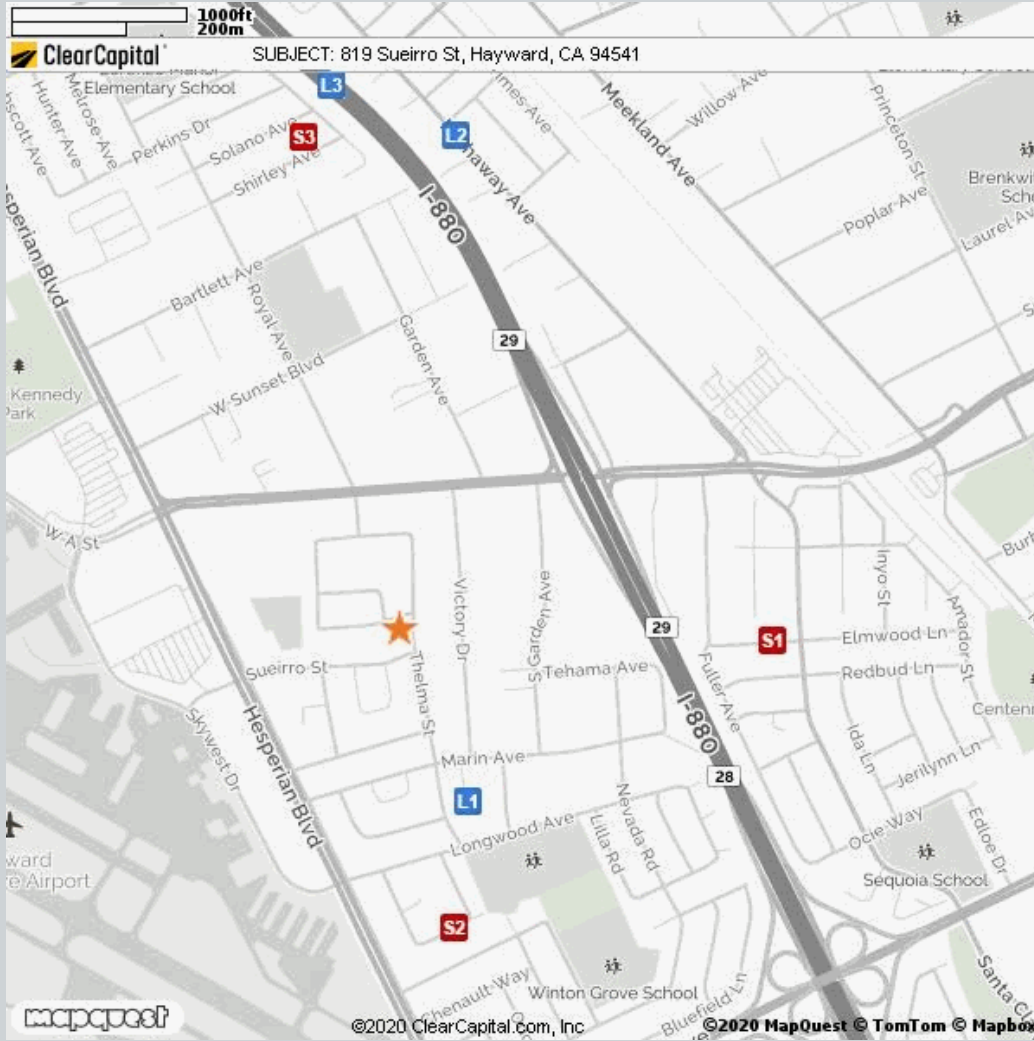
Address ★ 819 Sueirro Street, Hayward, CA 94541

Loan Number 41994

Suggested List \$604,000

Suggested Repaired \$604,000

Sale \$604,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	819 Sueirro Street, Hayward, CA 94541	--	Parcel Match
L1 Listing 1	22570 Thelma St, Hayward, CA 94541	0.25 Miles ¹	Parcel Match
L2 Listing 2	20865 Hathaway Ave, Hayward, CA 94541	0.68 Miles ¹	Parcel Match
L3 Listing 3	19762 Ricardo, Hayward, CA 94541	0.75 Miles ¹	Parcel Match
S1 Sold 1	438 Elmwood Ln, Hayward, CA 94541	0.52 Miles ¹	Parcel Match
S2 Sold 2	942 Cottonwood Ave, Hayward, CA 94541	0.41 Miles ¹	Parcel Match
S3 Sold 3	373 Shirley Ave, Hayward, CA 94541	0.69 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	Kathleen Fulmore	Company/Brokerage	Pacific Realty Partners
License No	01505929	Address	560 White Fir Drive San Leandro CA 94577
License Expiration	06/13/2021	License State	CA
Phone	5102908943	Email	4kathleensopinion@GMAIL.COM
Broker Distance to Subject	5.71 miles	Date Signed	10/01/2020

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.