

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	1771 18th Street, Oroville, CA 95965	Order ID	6858617	Property ID	28859962
Inspection Date	09/26/2020	Date of Report	09/28/2020		
Loan Number	42009	APN	030-072-005-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Butte		

Tracking IDs

Order Tracking ID	0925Bpos	Tracking ID 1	0925Bpos
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Bennett	Condition Comments	
R. E. Taxes	\$1,173	<p>The subject is located on a quiet, low traffic street. It is an older home located in an older residential neighborhood. Homes in the area reflect average maintenance and upkeep. Based on the exterior inspection, the subject appears to be in average condition. The subject conforms well to its neighborhood. While the subject has the feel of a more rural area, it is still in close proximity to schools and shopping. A typical home in the area is between 1000 and 1400 sq ft. and lot sizes vary between .10- 1 ac. Due to the fact the subject is located in an older neighborhood, no two homes are the same. Therefore agent had to use the best comps available and adjust for differences.</p>	
Assessed Value	\$102,841		
Zoning Classification	AR		
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	
Local Economy	Stable	<p>The market for the area has remained somewhat steady over the past 12 months. In fact, in some areas, agent has seen a slight increase in economic conditions. The unemployment rate is down to 9.3% from the 11.2% it was one year ago. Furthermore, while REO sales are still present in the market, they are down significantly whereas one 1 in 10 sales are REO down from the 3 in 10 it was 1 year ago. This increasing trend is expected to continue. COVID-19 has slowed the market down somewhat, and has made it more challenging for homes to sell. Agent feels once the stay home order is li...</p>	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$310,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The market for the area has remained somewhat steady over the past 12 months. In fact, in some areas, agent has seen a slight increase in economic conditions. The unemployment rate is down to 9.3% from the 11.2% it was one year ago. Furthermore, while REO sales are still present in the market, they are down significantly whereas one 1 in 10 sales are REO down from the 3 in 10 it was 1 year ago. This increasing trend is expected to continue. COVID-19 has slowed the market down somewhat, and has made it more challenging for homes to sell. Agent feels once the stay home order is lifted, the market will resume as normal.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1771 18th Street	1524 10th St	1510 10th St	1143 Sierra Ave
City, State	Oroville, CA	Oroville, CA	Oroville, CA	Oroville, CA
Zip Code	95965	95965	95965	95965
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.05 ¹	1.06 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$195,000	\$249,000	\$249,000
List Price \$	--	\$195,000	\$249,000	\$249,000
Original List Date		09/03/2020	09/18/2020	09/01/2020
DOM · Cumulative DOM	-- · --	23 · 25	8 · 10	25 · 27
Age (# of years)	56	71	78	92
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	1,578	1,200	1,231	1,238
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	.24 acres	.42 acres	.30 acres	.30 acres
Other	None	None	None	None

* 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 Adjustments were made to age (+3750), GLA (+11340), bedroom count (+5000), garage stall count (+6000), and lot size (-900) for a net adjusted value \$220,190. Similar in all other aspects.

Listing 2 Adjustments were made to age (+5500), GLA (+10410), garage stall count (+3000), and lot size (-300) for a net adjusted value \$267,610. Most similar in all other aspects.

Listing 3 Adjustments were made to age (+9000), GLA (+10200), garage stall count (+3000), and lot size (-300) for a net adjusted value \$270,900. Similar in all other aspects.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1771 18th Street	1315 14th St	1952 20th St	2031 12th St
City, State	Oroville, CA	Oroville, CA	Oroville, CA	Oroville, CA
Zip Code	95965	95965	95965	95965
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.32 ¹	0.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$290,000	\$265,000
List Price \$	--	\$245,000	\$279,000	\$265,000
Sale Price \$	--	\$230,000	\$255,000	\$265,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	03/20/2020	04/16/2020	03/06/2020
DOM · Cumulative DOM	-- · --	105 · 136	42 · 76	1 · 25
Age (# of years)	56	56	68	56
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	1,578	1,436	1,600	1,382
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	.24 acres	.28 acres	.31 acres	.21 acres
Other	None	None	None	None
Net Adjustment	--	+\$4,060	-\$5,010	+\$5,880
Adjusted Price	--	\$234,060	\$249,990	\$270,880

* 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 Adjustments were made to GLA (+4260), and lot size (-200). Very similar in all other aspects.

Sold 2 Adjustments were made to age (+3000), GLA (-660) bedroom count (-5000), garage stall count (+6000), and lot size (-350). The Seller credited \$8000 towards BCCs. Most similar in all other aspects.

Sold 3 Only adjustment made was to GLA (+5880). Very similar in all other aspects.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property last sold on 1/13/1989 for \$10,000 when the current owner purchased.			
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	\$249,000	\$249,000
Sales Price	\$244,000	\$244,000
30 Day Price	\$234,900	--
Comments Regarding Pricing Strategy		
While agent took both list and sold comps into consideration, agent weighed in more heavily on sold comps as they reflect a more accurate fair market value. The subject is in average condition with no repairs noted, therefore the AS IS and the AS REPAIRED values are the same.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.06 miles and the sold comps closed within the last 7 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



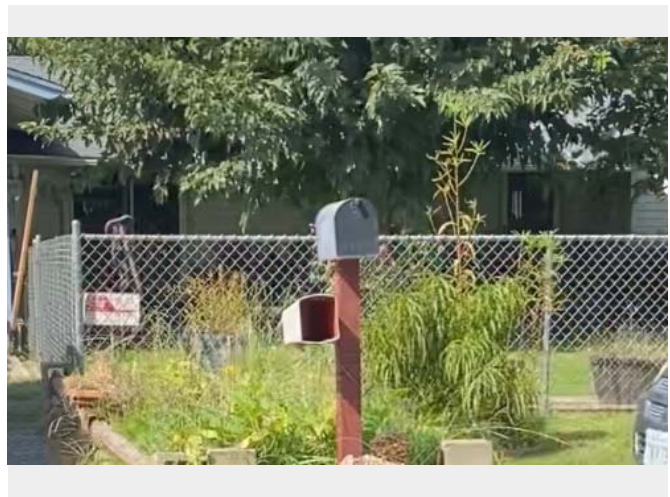
Front



Front



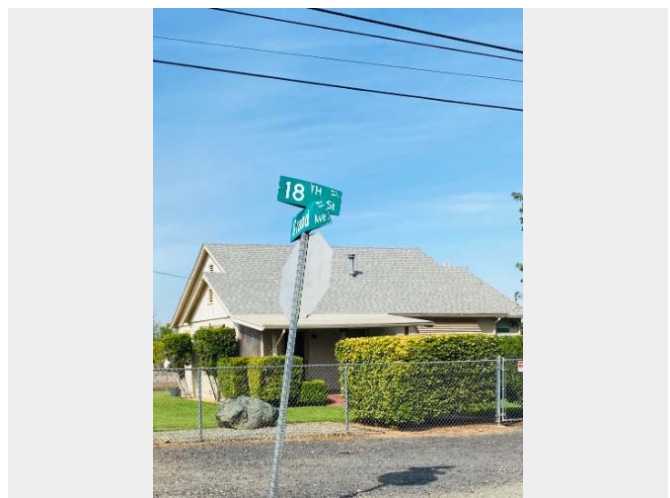
Front



Address Verification

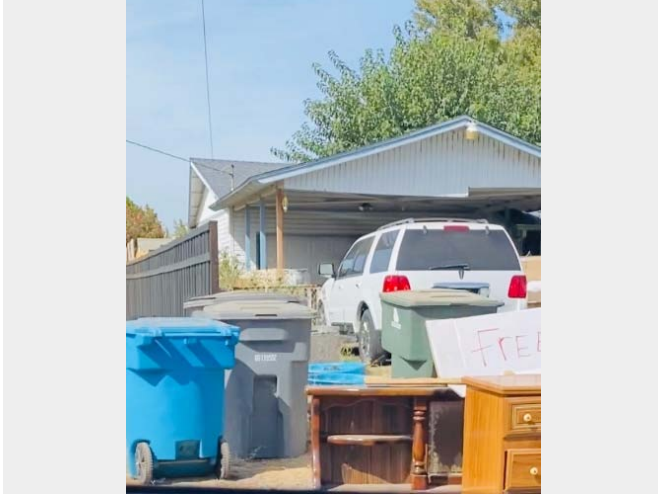


Address Verification



Address Verification

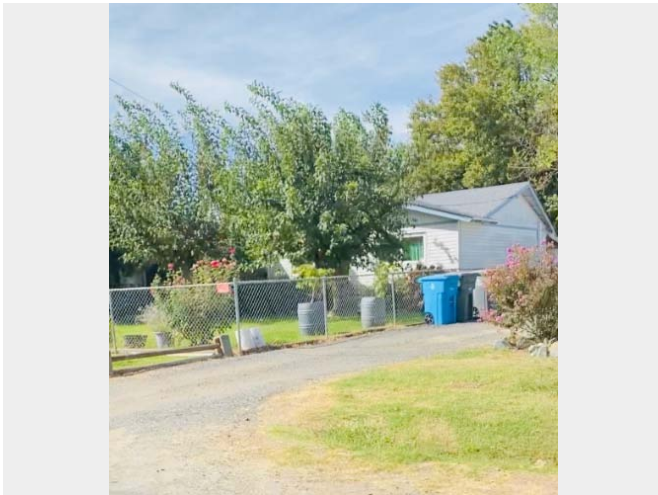
Subject Photos



Side



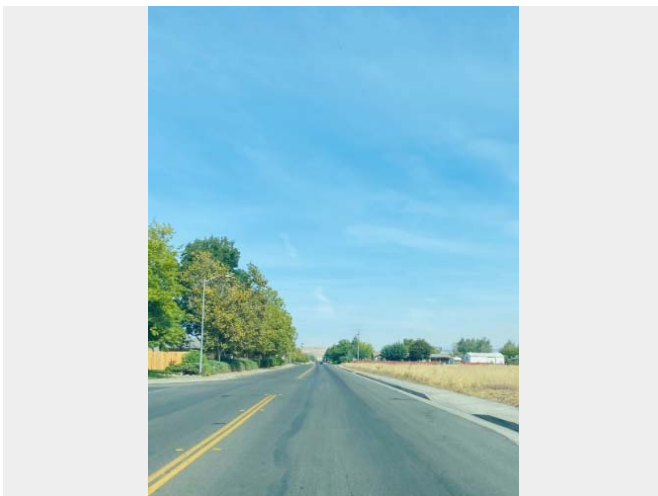
Side



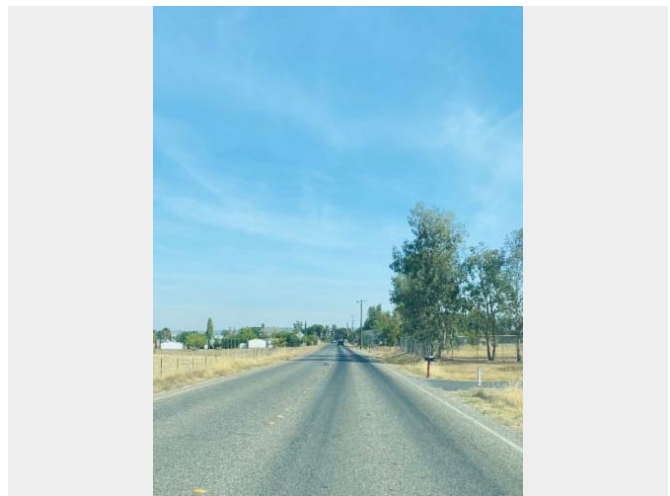
Side



Side



Street



Street

Listing Photos

L1 1524 10th St
Oroville, CA 95965



Front

L2 1510 10th St
Oroville, CA 95965



Front

L3 1143 Sierra Ave
Oroville, CA 95965



Front

Sales Photos

S1 1315 14th St
Oroville, CA 95965



Front

S2 1952 20th St
Oroville, CA 95965



Front

S3 2031 12th St
Oroville, CA 95965



Front

ClearMaps Addendum

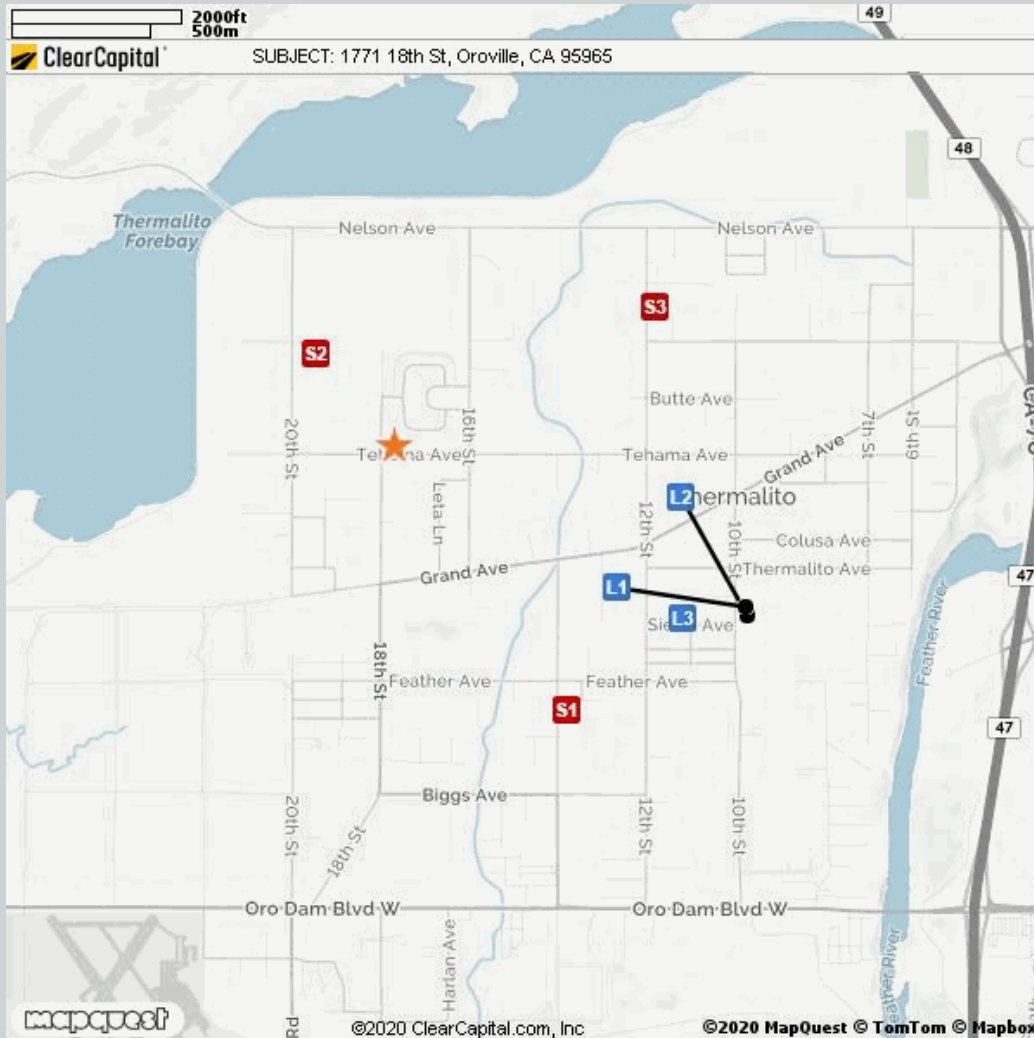
Address ★ 1771 18th Street, Oroville, CA 95965

Loan Number 42009

Suggested List \$249,000

Suggested Repaired \$249,000

Sale \$244,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1771 18th Street, Oroville, CA 95965	--	Parcel Match
L1 Listing 1	1524 10th St, Oroville, CA 95965	1.05 Miles ¹	Parcel Match
L2 Listing 2	1510 10th St, Oroville, CA 95965	1.06 Miles ¹	Parcel Match
L3 Listing 3	1143 Sierra Ave, Oroville, CA 95965	0.90 Miles ¹	Parcel Match
S1 Sold 1	1315 14th St, Oroville, CA 95965	0.83 Miles ¹	Parcel Match
S2 Sold 2	1952 20th St, Oroville, CA 95965	0.32 Miles ¹	Parcel Match
S3 Sold 3	2031 12th St, Oroville, CA 95965	0.81 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.

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 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.

Report Instructions - cont.

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	Betty Pendergraft	Company/Brokerage	BETTY PENDERGRAFT
License No	01736858	Address	5240 HONEY ROCK CT OROVILLE CA 95966
License Expiration	01/21/2021	License State	CA
Phone	5309900812	Email	PENDERGRAFT_BETTY@HOTMAIL.COM
Broker Distance to Subject	7.43 miles	Date Signed	09/26/2020

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.