

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	7880 Walnut Avenue, Winton, CA 95388	Order ID	6943976	Property ID	29124464
Inspection Date	11/19/2020	Date of Report	11/20/2020		
Loan Number	42249	APN	147-042-012		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Merced		

Tracking IDs

Order Tracking ID	1117BPOs	Tracking ID 1	1117BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Ellen Bowen	Condition Comments The homes conform to the neighborhood. There are single family units and multi family units. The home has two units on the property both sq ft add up to 1620 and there's three bedrooms and two bathrooms total. The homes were built in 1946.
R. E. Taxes	\$464	
Assessed Value	\$44,818	
Zoning Classification	sfr	
Property Type	Multifamily	
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	Rural	Neighborhood Comments The homes are different in sq ft, style, units, condition, and age. About 85% of the homes on the current market are being sold as traditional sales.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$250,000	
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	7880 Walnut Avenue	1540 Shaffer	2324 Q St	2791 Yosemite Ct
City, State	Winton, CA	Atwater, CA	Merced, CA	Atwater, CA
Zip Code	95388	95301	95340	95301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.53 ¹	9.55 ¹	1.42 ¹
Property Type	Multifamily	SFR	Multifamily	SFR
Original List Price \$	\$	\$175,000	\$229,000	\$197,500
List Price \$	--	\$200,000	\$229,000	\$197,500
Original List Date		10/26/2020	08/10/2020	07/20/2020
DOM · Cumulative DOM	-- · --	7 · 25	54 · 102	64 · 123
Age (# of years)	74	64	70	31
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	2 Stories ranch	1 Story ranch
# Units	2	1	2	1
Living Sq. Feet	1,620	1,333	2,400	1,716
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	7	7	6	7
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 2 Car(s)	Carport 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	.51 acres	.14 acres	.11 acres	.15 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 The active comp is being used in the report due to the similarities in age, style, lot size, location and sq ft to the subject property.

Listing 2 The comp is being used in the report due to the similarities in age, style, lot size, location and sq ft to the subject property.

Listing 3 The listing comp is being used in the report due to the similarities in age, style, lot size, location and sq ft to the subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7880 Walnut Avenue	1410 Conestoga Dr	221 W 20th St	6954 Center St
City, State	Winton, CA	Merced, CA	Merced, CA	Winton, CA
Zip Code	95388	95348	95340	95388
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	8.91 ¹	10.27 ¹	0.84 ¹
Property Type	Multifamily	Multifamily	Multifamily	SFR
Original List Price \$	--	\$245,000	\$250,000	\$215,000
List Price \$	--	\$245,000	\$250,000	\$215,000
Sale Price \$	--	\$237,000	\$245,000	\$195,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	04/10/2020	07/16/2020	07/24/2020
DOM · Cumulative DOM	-- · --	3 · 16	80 · 174	50 · 114
Age (# of years)	74	40	70	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	2	2	2	1
Living Sq. Feet	1,620	2,300	1,400	1,344
Bdrm · Bths · ½ Bths	3 · 2	5 · 4	4 · 2	3 · 1
Total Room #	7	11	8	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.51 acres	.17 acres	.17 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$24,320	-\$220	+\$19,861
Adjusted Price	--	\$212,680	\$244,780	\$214,861

* Sold 3 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 comp is being used in the report due to the similarities in age -3400, style, lot size 680, seller concessions -8000 location and sq ft -13600 to the subject property.
- Sold 2** The comp is being used in the report due to the similarities in age -400, seller concessions -4900, style, lot size 680 , location and sq ft 4400 to the subject property.
- Sold 3** The comp is being used in the report due to the similarities in age -1400, style,unit 20000, lot size 700, seller concessions -4959, location and sq ft 5520 to the subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				unknown			
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	\$224,900	\$224,900
Sales Price	\$219,900	\$219,900
30 Day Price	\$219,900	--
Comments Regarding Pricing Strategy		
<p>The sold comps used in the report were given the most weight first, as they are proven sales in the current market. The active comps were considered in placing the value within the sold comp range. An expanded search over 10 miles was needed to find comps similar to the subject.</p>		

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.
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Subject Photos



Front



Address Verification



Side



Street

Listing Photos



1540 Shaffer
Atwater, CA 95301



Front



2324 Q St
Merced, CA 95340



Front



Front

Sales Photos

S1 1410 Conestoga Dr
Merced, CA 95348



Front

S2 221 W 20th St
Merced, CA 95340



Front

S3 6954 Center St
Winton, CA 95388



Front

ClearMaps Addendum

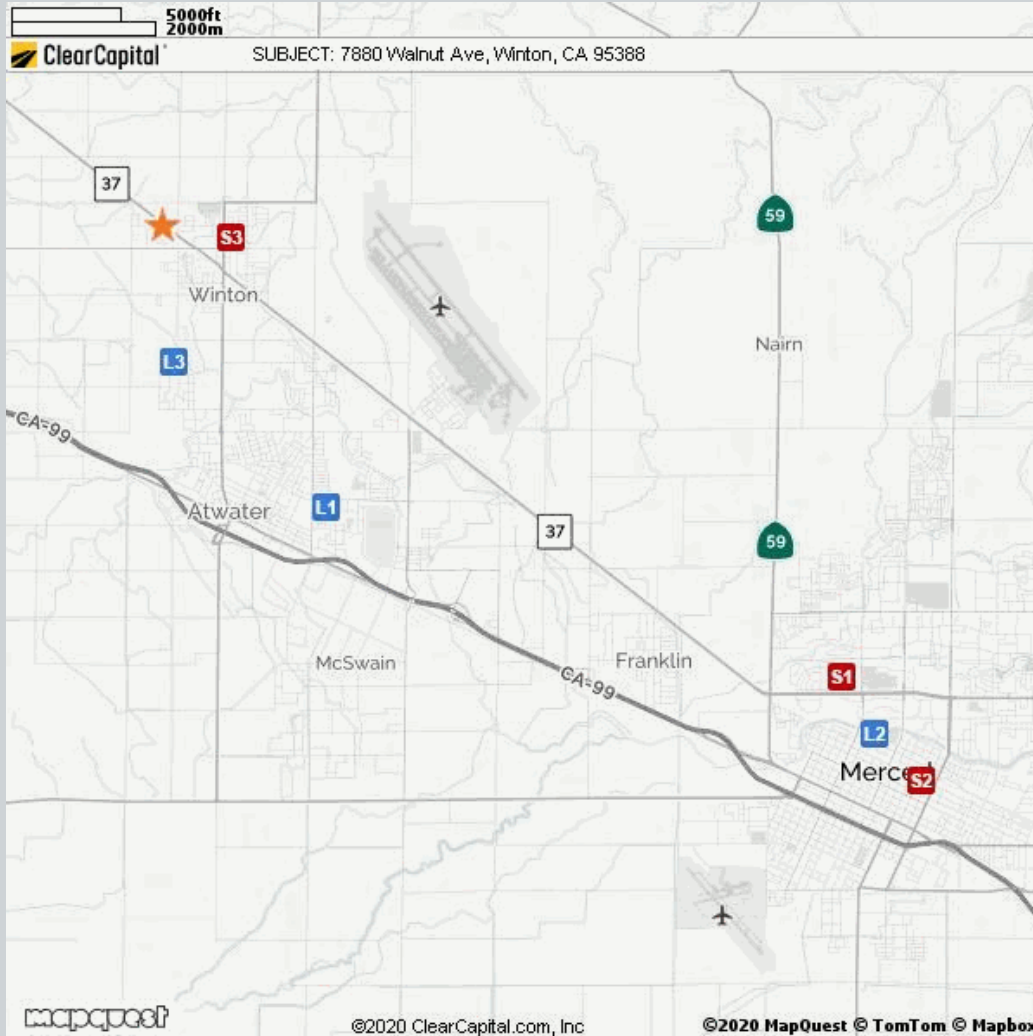
Address ★ 7880 Walnut Avenue, Winton, CA 95388

Loan Number 42249

Suggested List \$224,900

Suggested Repaired \$224,900

Sale \$219,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7880 Walnut Avenue, Winton, CA 95388	--	Parcel Match
L1 Listing 1	1540 Shaffer, Atwater, CA 95301	3.53 Miles ¹	Parcel Match
L2 Listing 2	2324 Q St, Merced, CA 95340	9.55 Miles ¹	Parcel Match
L3 Listing 3	2791 Yosemite Ct, Atwater, CA 95301	1.42 Miles ¹	Parcel Match
S1 Sold 1	1410 Conestoga Dr, Merced, CA 95348	8.91 Miles ¹	Parcel Match
S2 Sold 2	221 W 20th St, Merced, CA 95340	10.27 Miles ¹	Parcel Match
S3 Sold 3	6954 Center St, Winton, CA 95388	0.84 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	Ginger Rocha	Company/Brokerage	HomeNet Realty
License No	01755096	Address	1507 WN Bear Creek Dr Merced CA 95340
License Expiration	05/31/2022	License State	CA
Phone	2096589413	Email	gingerrocha@gmail.com
Broker Distance to Subject	8.99 miles	Date Signed	11/19/2020

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.