

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.

<b>Address</b>	1150 Sanderling Drive, Fairfield, CA 94533	<b>Order ID</b>	6898800	<b>Property ID</b>	28972343
<b>Inspection Date</b>	10/22/2020	<b>Date of Report</b>	10/24/2020		
<b>Loan Number</b>	42275	<b>APN</b>	0169-152-250		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Solano		

### Tracking IDs

<b>Order Tracking ID</b>	1021BPOs	<b>Tracking ID 1</b>	1021BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	unknown	<b>Condition Comments</b> Subject is in fair condition (per MLS comments) and conforms with neighborhood. MLS comments say the house is a "contractor special" so one can assume it needs major work inside but because this is an exterior BPO I only used the pest work listed in the report attached to the MLS>
<b>R. E. Taxes</b>	\$595	
<b>Assessed Value</b>	\$50,387	
<b>Zoning Classification</b>	Impr Singl Fam Resid	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$2,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$2,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Neighborhood is an established area that is close to schools, transportation and shopping. There is little to no REO activity or boarded up homes.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$305,000 High: \$500,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1150 Sanderling Drive	1212 Ricky Ct	1328 Simms Ct	1558 Quail Dr
City, State	Fairfield, CA	Suisun City, CA	Fairfield, CA	Fairfield, CA
Zip Code	94533	94585	94533	94533
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.89 <sup>1</sup>	0.19 <sup>1</sup>	0.61 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$410,000	\$425,000
List Price \$	--	\$399,000	\$410,000	\$425,000
Original List Date		10/21/2020	09/22/2020	10/05/2020
DOM · Cumulative DOM	-- · --	1 · 3	30 · 32	4 · 19
Age (# of years)	49	45	47	47
Condition	Fair	Average	Average	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	960	1,144	1,128	1,128
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	4	6	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	--	--	--	--
Lot Size	0.13 acres	0.14 acres	0.18 acres	0.16 acres
Other	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Comp is most similar to subject property because of it's condition.

**Listing 2** Home is superior to subject because of granite counters in kitchen and one remodeled bathroom.

**Listing 3** Home is superior to subject because of remodeled kitchen and bathrooms, newer HVAC and newer roof.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1150 Sanderling Drive	1155 Heron Ct	1067 Mockingbird Ct	1211 Willet Ct
<b>City, State</b>	Fairfield, CA	Fairfield, CA	Fairfield, CA	Fairfield, CA
<b>Zip Code</b>	94533	94533	94533	94533
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.02 <sup>1</sup>	0.36 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$349,000	\$299,950	\$389,000
<b>List Price \$</b>	--	\$349,000	\$299,950	\$389,000
<b>Sale Price \$</b>	--	\$375,000	\$321,000	\$400,000
<b>Type of Financing</b>	--	Conventional	Cash	Fha
<b>Date of Sale</b>	--	07/31/2020	03/11/2020	07/01/2020
<b>DOM · Cumulative DOM</b>	-- · --	3 · 38	7 · 36	20 · 78
<b>Age (# of years)</b>	49	49	53	55
<b>Condition</b>	Fair	Average	Fair	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	960	960	1,156	1,128
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	4	4	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.13 acres	0.10 acres	0.15 acres	0.14 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$10,000	-\$14,700	-\$22,600
<b>Adjusted Price</b>	--	\$365,000	\$306,300	\$377,400

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Home is an exact floor plan match for subject property. Kitchen has been remodeled. Adjustment of \$10,000 made for condition.
- Sold 2** Home was marketed as a huge fixer, similar to subject property. There were no more recent sales within one mile that are similar in size and were in similar condition as subject so this property had to be used for this report. Adjustment of \$75sf was made for interior square footage.
- Sold 3** Home has upgraded flooring and is move in ready. Adjustment made of \$10,000 for condition and \$75sf for interior square footage.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject property was listed on 9/28/2020 and closed escrow 10/20/2020.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
09/28/2020	\$299,000	10/20/2020	\$299,000	Sold	10/20/2020	\$305,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$320,000	\$324,000
<b>Sales Price</b>	\$320,000	\$324,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
Although property sold recently for a lower price, without interior pictures it is difficult to tell actual condition. If property didn't get an offer within 7-10 days of going on the market then a price reduction should be considered.		

## 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** 1212 Ricky Ct  
Suisun City, CA 94585



Front

**L2** 1328 Simms Ct  
Fairfield, CA 94533



Front

**L3** 1558 Quail Dr  
Fairfield, CA 94533



Front

## Sales Photos

**S1** 1155 Heron Ct  
Fairfield, CA 94533



Front

**S2** 1067 Mockingbird Ct  
Fairfield, CA 94533



Front

**S3** 1211 Willet Ct  
Fairfield, CA 94533



Front



### ClearMaps Addendum

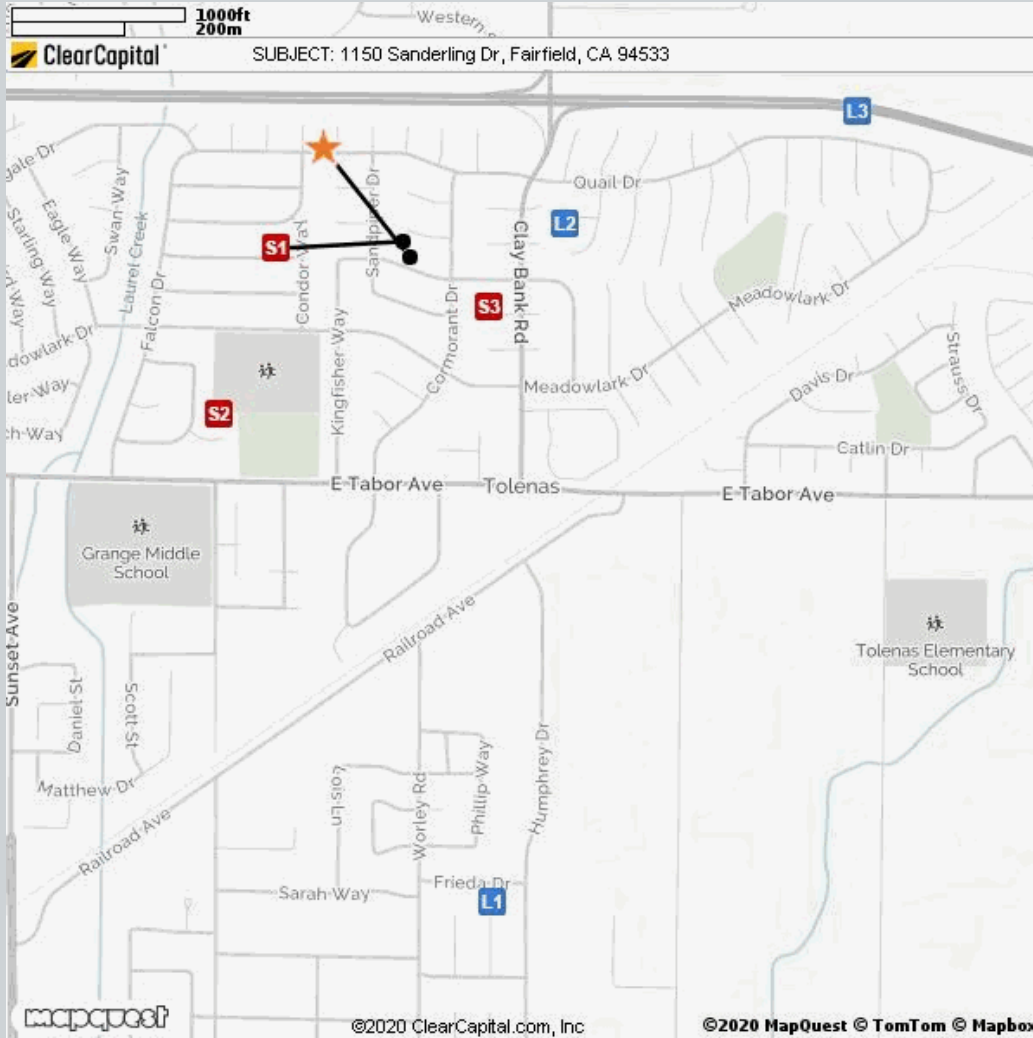
**Address** ★ 1150 Sanderling Drive, Fairfield, CA 94533

**Loan Number** 42275

**Suggested List** \$320,000

**Suggested Repaired** \$324,000

**Sale** \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1150 Sanderling Drive, Fairfield, CA 94533	--	Parcel Match
L1 Listing 1	1212 Ricky Ct, Suisun City, CA 94585	0.89 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1328 Simms Ct, Fairfield, CA 94533	0.19 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1558 Quail Dr, Fairfield, CA 94533	0.61 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1155 Heron Ct, Fairfield, CA 94533	0.02 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1067 Mockingbird Ct, Fairfield, CA 94533	0.36 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1211 Willet Ct, Fairfield, CA 94533	0.12 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Patty Hopkins	<b>Company/Brokerage</b>	McGuire Capital Group
<b>License No</b>	01120915	<b>Address</b>	548 Main St Vacaville CA 95688
<b>License Expiration</b>	10/12/2021	<b>License State</b>	CA
<b>Phone</b>	7076855478	<b>Email</b>	PattySold@gmail.com
<b>Broker Distance to Subject</b>	6.13 miles	<b>Date Signed</b>	10/24/2020

*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.**