

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	505 Bernstein Drive, Boulder Creek, CA 95006	Order ID	6936329	Property ID	29102847
Inspection Date	11/14/2020	Date of Report	11/14/2020		
Loan Number	42451	APN	08504318		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Santa Cruz		

Tracking IDs

Order Tracking ID	1112BPOs	Tracking ID 1	1112BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Unknown	Condition Comments Subject is in average condition with no red flags and or problems noted at time of inspection.
R. E. Taxes	\$225,594	
Assessed Value	\$172,024	
Zoning Classification	020	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Property is locked and there is a lockbox.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject is in average condition with average curb appeal. There were no red flags and or problems noted at time of inspection.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$365,000 High: \$440,000	
Market for this type of property	Increased 0.5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	505 Bernstein Drive	141 Roble Road	135 Mcgaffigan Mill Road	13060 Hazel Ave
City, State	Boulder Creek, CA	Boulder Creek, CA	Boulder Creek, CA	Boulder Creek, CA
Zip Code	95006	95006	95006	95006
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.49 ¹	1.54 ¹	3.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$455,000	\$560,000
List Price \$	--	\$400,000	\$455,000	\$560,000
Original List Date		10/19/2020	10/19/2020	09/21/2020
DOM · Cumulative DOM	-- · --	24 · 26	17 · 26	24 · 54
Age (# of years)	63	51	89	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 0	1 Story 0	1 Story 0	1 Story 0
# Units	1	1	1	1
Living Sq. Feet	544	612	500	709
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	1 · 1	1 · 1
Total Room #	5	4	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.10 acres	0.11 acres	0.14 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 List 1 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps. Differs in that of GLA and room count.

Listing 2 List 2 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps. Differs in that of room count and GLA.

Listing 3 List 3 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps. Differs in that of GLA and room count.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	505 Bernstein Drive	13550 Bear Creek Road	131 Evergreen Road	450 Hillsdale Dr
City, State	Boulder Creek, CA	Boulder Creek, CA	Boulder Creek, CA	Boulder Creek, CA
Zip Code	95006	95006	95006	95006
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.46 ¹	3.49 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$400,690	\$440,000
List Price \$	--	\$399,000	\$400,690	\$440,000
Sale Price \$	--	\$365,000	\$395,000	\$439,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/31/2020	12/13/2019	03/13/2020
DOM · Cumulative DOM	-- · --	53 · 150	18 · 43	13 · 32
Age (# of years)	63	61	87	57
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 0	1 Story 0	1 Story 0	1 Story 0
# Units	1	1	1	1
Living Sq. Feet	544	765	600	648
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	1 · 1	1 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.01 acres	0.18 acres	0.11 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,000	+\$10,000	-\$5,000
Adjusted Price	--	\$375,000	\$405,000	\$434,000

* 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** Sale 1 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps. Adjustment for age and GLA.
- Sold 2** Sale 2 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps. Adjustments mafe for lot size and GLA.
- Sold 3** Sale 3 is similar to subject in that of style and characteristics however due to lack of inventory had to expand search criteria to find reliable comps. Most similar to that of subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No previous MLS history.				
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	\$430,000	\$430,000
Sales Price	\$430,000	\$430,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
Subject is in average condition with no red flags and or problems noted at time of inspection. Subject is located within 2 miles of schools, shopping and recreation. Due to lack of inventory had to expand search criteria in that of characteristics and or radius to find reliable comps that best support subject's fair market value.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 3.65 miles and the sold comps
Notes closed within the last 11 months. The market is reported as having increased 0.5% in the last 6 months. The price conclusion is deemed supported

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 141 Roble Road
Boulder Creek, CA 95006



Front

L2 135 Mcgaffigan Mill Road
Boulder Creek, CA 95006



Dining Room

L3 13060 Hazel Ave
Boulder Creek, CA 95006



Front

Sales Photos

S1 13550 Bear Creek Road
Boulder Creek, CA 95006



Front

S2 131 Evergreen Road
Boulder Creek, CA 95006



Front

S3 450 Hillsdale Dr
Boulder Creek, CA 95006



Front

ClearMaps Addendum

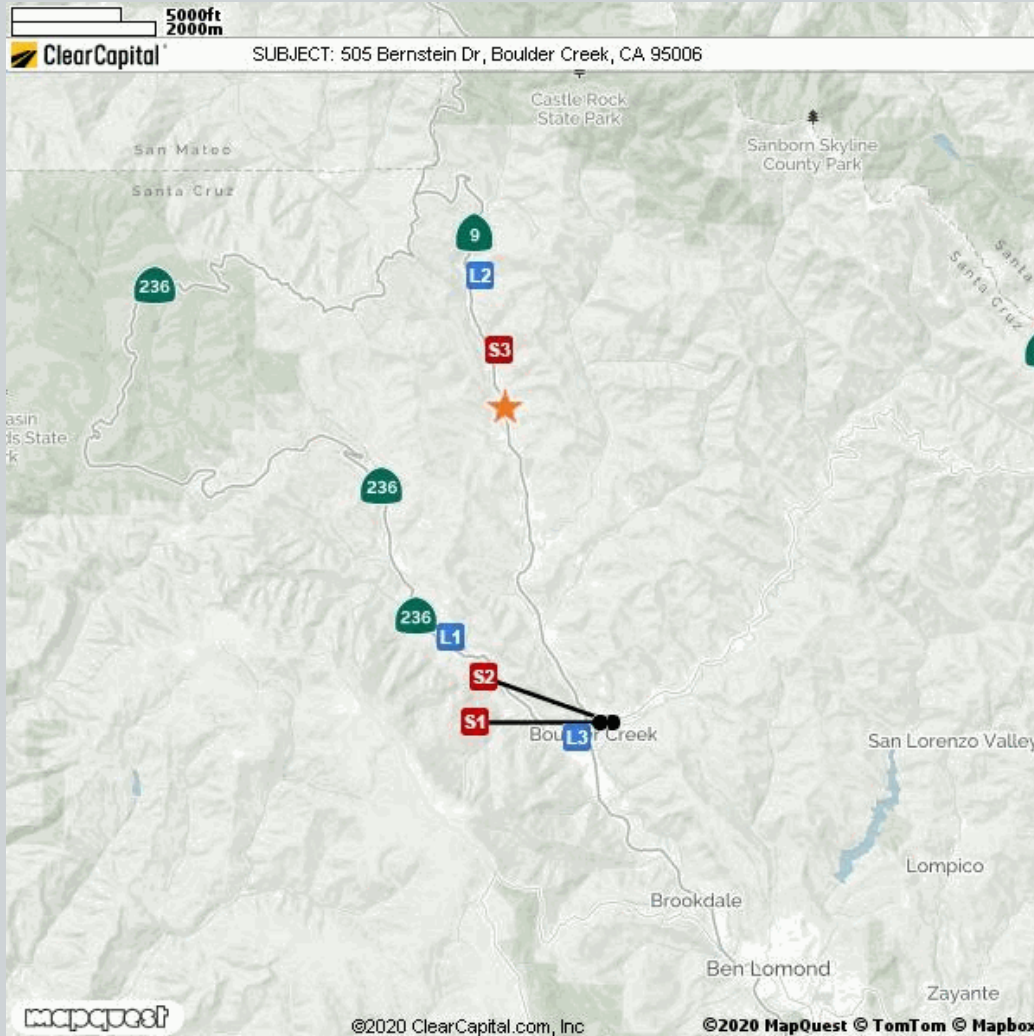
Address ★ 505 Bernstein Drive, Boulder Creek, CA 95006

Loan Number 42451

Suggested List \$430,000

Suggested Repaired \$430,000

Sale \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	505 Bernstein Drive, Boulder Creek, CA 95006	--	Parcel Match
L1 Listing 1	141 Roble Road, Boulder Creek, CA 95006	2.49 Miles ¹	Parcel Match
L2 Listing 2	135 Mcgaffigan Mill Road, Boulder Creek, CA 95006	1.54 Miles ¹	Parcel Match
L3 Listing 3	13060 Hazel Ave, Boulder Creek, CA 95006	3.65 Miles ¹	Parcel Match
S1 Sold 1	13550 Bear Creek Road, Boulder Creek, CA 95006	3.46 Miles ¹	Parcel Match
S2 Sold 2	131 Evergreen Road, Boulder Creek, CA 95006	3.49 Miles ¹	Parcel Match
S3 Sold 3	450 Hillsdale Dr, Boulder Creek, CA 95006	0.70 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	Marisol Randazzo	Company/Brokerage	Realty of California
License No	01990699	Address	122 Claremont Terrace Santa Cruz CA 95060
License Expiration	10/28/2023	License State	CA
Phone	8314284656	Email	marisolrandazzo@gmail.com
Broker Distance to Subject	14.47 miles	Date Signed	11/14/2020

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.