

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	1178 Carey Drive, Concord, CA 94520	Order ID	6988319	Property ID	29227416
Inspection Date	12/11/2020	Date of Report	12/15/2020		
Loan Number	42541	APN	128-252-012-9		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Contra Costa		

Tracking IDs

Order Tracking ID	1211BPOs	Tracking ID 1	1211BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Juli Scott Cunningham Tre	Condition Comments No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area of similar properties, subject conforms. Noted some items including box's and carpet remnants flanking the garage door from a possible clean up or interior project.
R. E. Taxes	\$5,346	
Assessed Value	\$395,984	
Zoning Classification	R10	
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 Subject is a conforming Single Family Residential Ranch style property located within Cambridge Grove neighborhood with predominately similar single family properties. Subject conforms to the immediate area and is located within close proximity to hwy 242 freeway access, BART, Pleasant Hill border, Monument Blvd, Costco, Cambridge Park and nearby Elementary School with nearby shopping amenities, Restaurants and K-12 Schools.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$540,000 High: \$630,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1178 Carey Drive	1152 Carey Dr	1126 Lovell Ct	1129 Victory Ln
City, State	Concord, CA	Concord, CA	Concord, CA	Concord, CA
Zip Code	94520	94520	94520	94520
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.09 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$595,000	\$658,000	\$635,000
List Price \$	--	\$595,000	\$635,000	\$635,000
Original List Date		10/07/2020	11/12/2020	11/19/2020
DOM · Cumulative DOM	-- · --	30 · 69	18 · 33	22 · 26
Age (# of years)	64	64	64	64
Condition	Average	Average	Good	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	1,243	1,484	1,243	1,243
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	7	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	0.13 acres	0.11 acres	0.13 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* Listing 1 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 A1 is similar in room count, in garage space, in fireplace, in lot size, in year built with 3 beds, 2 baths. A1 is superior in GLA. A1 is located within subjects neighborhood and comes with hardwood floors, laundry in garage, fenced yard with forced Air and Central A/C.

Listing 2 A2 is similar in room count, in GLA, in garage space, in fireplace, in year built with 3 beds, 2 baths. A2 is inferior in lot size. A2 is located within subjects neighborhood and closet to Cambridge Park, and has kitchen updates with SS appliances, shaker cabinets, vinyl plank wood like flooring, primary bedroom with en-suite and mirrored doors, a low maintenance backyard with a stamped concrete patio.

Listing 3 A3 is similar in room count, in GLA, in year built, in garage space, in fireplace with 3 beds, 2 baths. A3 is superior in lot size. A3 is located within subjects neighborhood and was updated 2 years ago with newer paint inside and out, stucco, flooring, bathrooms, doors, A/C, kitchen cabinets, granite island, SS appliances, and a bathroom with barn door.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1178 Carey Drive	1401 Nicholas Dr	1177 Judy Ln	1320 Brookview Dr
City, State	Concord, CA	Concord, CA	Concord, CA	Concord, CA
Zip Code	94520	94520	94520	94520
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.21 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$549,000	\$599,000
List Price \$	--	\$525,000	\$549,000	\$599,000
Sale Price \$	--	\$540,000	\$567,000	\$630,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/01/2020	03/19/2020	11/18/2020
DOM · Cumulative DOM	-- · --	43 · 43	22 · 34	40 · 40
Age (# of years)	64	62	62	56
Condition	Average	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	1,243	1,092	1,092	1,242
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	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	0.22 acres	0.13 acres	0.13 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$6,270	+\$10,170	-\$26,180
Adjusted Price	--	\$546,270	\$577,170	\$603,820

* 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** S1 is similar in room count, in garage space, in fireplace with 3 beds, 2 baths. S1 is inferior in GLA. S1 is superior in year built, in lot size. S1 is located within Cambridge Grove and is on the market for the first time in 50 years, and comes with fresh interior paint, covered patio, dual pane windows, and a work bench in the garage. S1 is being sold in as-is condition. Adjustments made for GLA + (\$10,570), lot size - (\$4,100) and year built - (\$200.00).
- Sold 2** S2 is similar in room count, in garage space, in fireplace with 3 beds, 2 baths. S2 is superior in year built, in lot size. S2 is inferior in GLA. S2 is located within subjects neighborhood and was updated in 2017 with permits that include roof, electrical and HVAC. a large yard with drought and low maintenance landscaping. Adjustments made for GLA + (\$10,570), lot size - (\$200.00) and year built - (\$200.00).
- Sold 3** S3 is similar in room count, in GLA, in garage space, in fireplace with 3 beds, 2 baths. S3 is superior in condition, in year built, in lot size. S3 is located within subjects neighborhood and has no rear neighbors but does back to the 242 sound wall. S3 has been updated inside and the back yard has a private covered back patio with paver stones, lawn and gardening area. Adjustments made for condition - (\$25,000), lot size - (\$380.00) and year built - (\$800.00).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed for sale or transferred ownership within the last 5 years.			
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	\$580,000	\$580,000
Sales Price	\$595,000	\$595,000
30 Day Price	\$595,000	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential Traditional style properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .25 miles. Search criteria extended 12 months due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$599,000 and median sold price \$567,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Days on the market. Trends for this zip code indicate that within the current inventory .5% are in foreclosure, Auction, and Bank Owned stages.</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.

Subject Photos



Front



Front



Front



Address Verification



Side



Side

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Side



Side



Side



Side

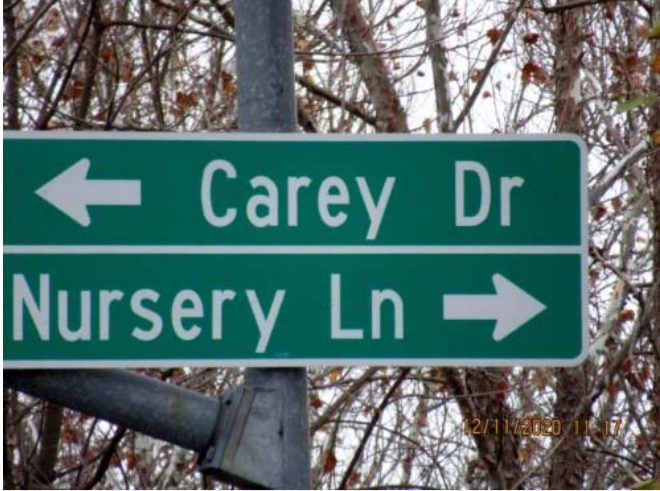


Street



Street

Subject Photos



Street



Street

Listing Photos

L1 1152 Carey Dr
Concord, CA 94520



Front

L2 1126 Lovell Ct
Concord, CA 94520



Front

L3 1129 Victory Ln
Concord, CA 94520



Front

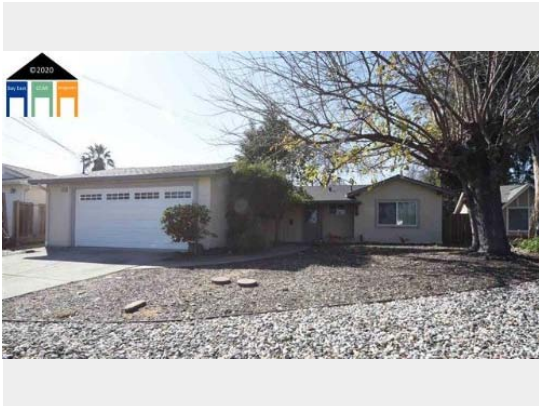
Sales Photos

S1 1401 Nicholas Dr
Concord, CA 94520



Front

S2 1177 Judy Ln
Concord, CA 94520



Front

S3 1320 Brookview Dr
Concord, CA 94520



Front

ClearMaps Addendum

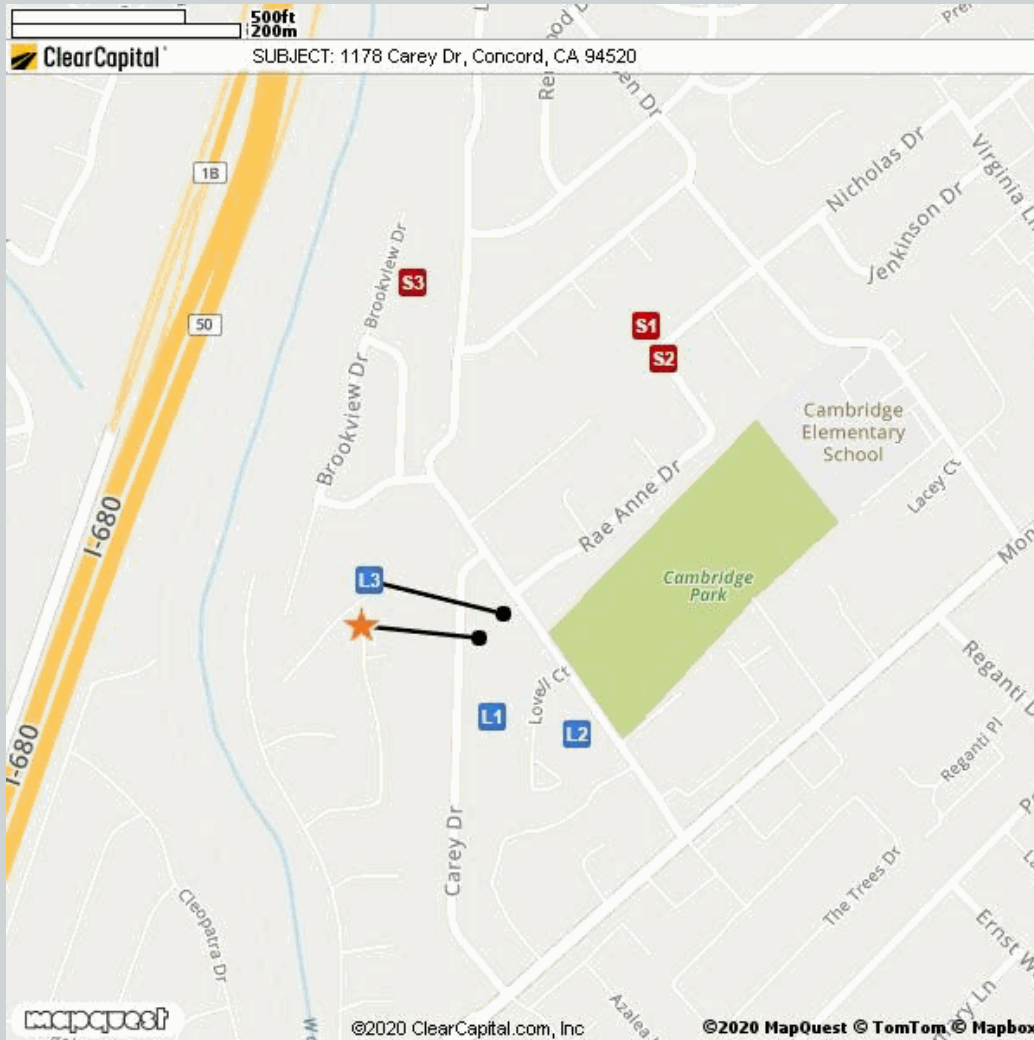
Address ★ 1178 Carey Drive, Concord, CA 94520

Loan Number 42541

Suggested List \$580,000

Suggested Repaired \$580,000

Sale \$595,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1178 Carey Drive, Concord, CA 94520	--	Parcel Match
L1	1152 Carey Dr, Concord, CA 94520	0.06 Miles ¹	Parcel Match
L2	1126 Lovell Ct, Concord, CA 94520	0.09 Miles ¹	Parcel Match
L3	1129 Victory Ln, Concord, CA 94520	0.02 Miles ¹	Parcel Match
S1	1401 Nicholas Dr, Concord, CA 94520	0.23 Miles ¹	Parcel Match
S2	1177 Judy Ln, Concord, CA 94520	0.21 Miles ¹	Parcel Match
S3	1320 Brookview Dr, Concord, CA 94520	0.24 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	Debbie Deister	Company/Brokerage	Stonehurst Real Estate Services
License No	01426142	Address	Stonehurst Real Estate Services Lafayette CA 94549
License Expiration	04/15/2024	License State	CA
Phone	9254513368	Email	stonehurstres00@gmail.com
Broker Distance to Subject	5.33 miles	Date Signed	12/12/2020

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.