

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	521 High Street, Modesto, CA 95354	Order ID	7004937	Property ID	29258892
Inspection Date	12/25/2020	Date of Report	12/28/2020		
Loan Number	42600	APN	111-002-016-000		
Borrower Name	Breckenridge Property Fund 2015 LLC	County	Stanislaus		

Tracking IDs					
Order Tracking ID	1221BPOs	Tracking ID 1	1221BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Joni Annette Bradley	Condition Comments The subject has two homes on one lot. Each home has 2 bedrooms and 1 bathroom and has a total of 1690 gross living area.
R. E. Taxes	\$878	
Assessed Value	\$77,916	
Zoning Classification	R-2	
Property Type	Multifamily	
Occupancy	Vacant	
Secure?	No	
(The front door was open when I did the visual inspection.)		
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$10,000	
Estimated Interior Repair Cost	\$15,000	
Total Estimated Repair	\$25,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The neighborhood is within 1/2 mile of a school, park, restaurants, shopping and a major thoroughfare.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$400,000	
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	521 High Street	413-415 Corson Ave	415 S Conejo Ave	326 Spruce St
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95354	95350	95354	95351
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	1.73 ¹	1.73 ¹
Property Type	Multifamily	Multifamily	Multifamily	Multifamily
Original List Price \$	\$	\$329,000	\$319,000	\$329,000
List Price \$	--	\$329,000	\$319,000	\$329,000
Original List Date		11/09/2020	11/18/2020	09/28/2020
DOM · Cumulative DOM	-- · --	45 · 49	6 · 40	9 · 91
Age (# of years)	90	68	105	120
Condition	Fair	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 multifamily	1 Story multifamily	1 Story multifamily	1 Story multifamily
# Units	2	2	2	2
Living Sq. Feet	1,690	1,584	1,459	1,930
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	5 · 3	5 · 2
Total Room #	6	6	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.16 acres	.18 acres	.16 acres
Other	none	none	none	none

* 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.

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

Listing 1 10600 for inferior gross living area than the subject property and -25000 for superior condition. It is two separate homes.

Listing 2 23100 for inferior gross living area and -8000 for 1 more bathroom and -25000 for superior condition. No other adjustments are needed.

Listing 3 -24000 for superior gross living area than the subject property and -25000 for superior condition than the subject. . No other adjustments appear to be needed.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	521 High Street	1512 Mono Dr	405 Hosmer Ave	522 14th St
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95354	95354	95351	95354
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.50 ¹	1.98 ¹	0.87 ¹
Property Type	Multifamily	Multifamily	Multifamily	Multifamily
Original List Price \$	--	\$189,900	\$239,000	\$359,900
List Price \$	--	\$189,900	\$219,000	\$359,900
Sale Price \$	--	\$220,000	\$225,000	\$335,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	08/12/2020	07/14/2020	10/02/2020
DOM · Cumulative DOM	-- · --	5 · 61	31 · 67	45 · 79
Age (# of years)	90	74	90	110
Condition	Fair	Average	Fair	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 multifamily	1 Story multifamily	1 Story multifamily	1 Story multifamily
# Units	2	2	2	2
Living Sq. Feet	1,690	990	1,140	1,651
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	5 · 3
Total Room #	6	7	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.18 acres	.18 acres	.16 acres
Other	none	none	none	--
Net Adjustment	--	+\$55,000	+\$65,000	-\$33,000
Adjusted Price	--	\$275,000	\$290,000	\$302,000

* Sold 1 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 70000 for inferior gross living area and 10000 for 2 fewer garages and -25000 for superior condition. It was used due to the lack of comps on the market.

Sold 2 55000 for inferior gross living area, 10000 for 2 fewer garages. No other adjustments appear to be needed.

Sold 3 -8000 for 1 more bathroom than the subject property and -25000 for superior condition.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	PMZ Real Estate	It is currently listed for 250,000 on 11/6/2020					
Listing Agent Name	Bethany Mendoza						
Listing Agent Phone	209-527-2020						
# 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
11/06/2020	\$250,000	--	--	Pending/Contract	11/17/2020	\$250,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$285,000	\$310,000
Sales Price	\$275,000	\$300,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
The emphases of value was placed on Sale 1 as it is the most similar property compared to the subject. All comps are located in a similar market area as the subject property.		

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



Address Verification



Side



Street



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 413-415 Corson Ave
Modesto, CA 95350



Front

L2 415 S Conejo Ave
Modesto, CA 95354



Front

L3 326 Spruce St
Modesto, CA 95351



Front

Sales Photos

S1 1512 Mono Dr
Modesto, CA 95354



Front

S2 405 Hosmer Ave
Modesto, CA 95351



Front

S3 522 14th St
Modesto, CA 95354



Front

ClearMaps Addendum

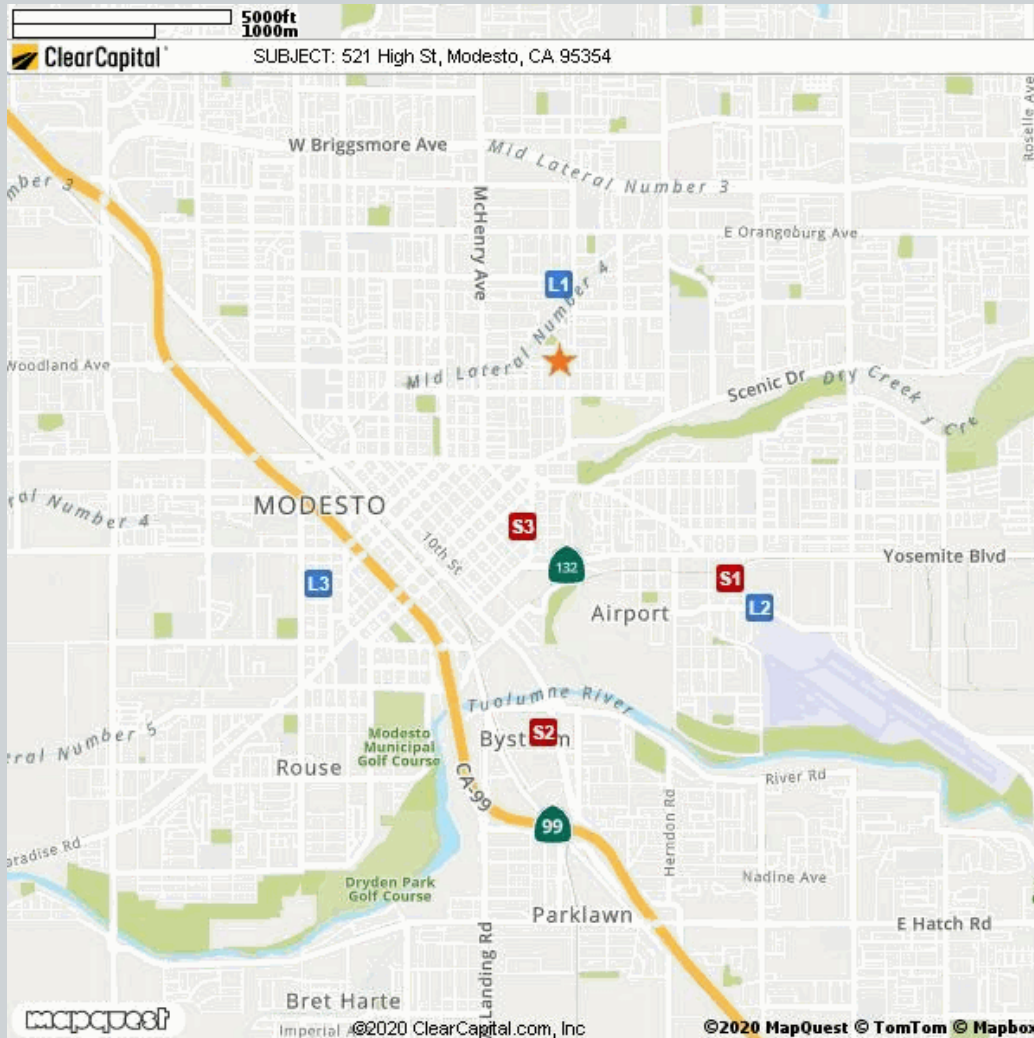
Address ★ 521 High Street, Modesto, CA 95354

Loan Number 42600

Suggested List \$285,000

Suggested Repaired \$310,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	521 High Street, Modesto, CA 95354	--	Parcel Match
L1 Listing 1	413-415 Corson Ave, Modesto, CA 95350	0.46 Miles ¹	Parcel Match
L2 Listing 2	415 S Conejo Ave, Modesto, CA 95354	1.73 Miles ¹	Parcel Match
L3 Listing 3	326 Spruce St, Modesto, CA 95351	1.73 Miles ¹	Parcel Match
S1 Sold 1	1512 Mono Dr, Modesto, CA 95354	1.50 Miles ¹	Parcel Match
S2 Sold 2	405 Hosmer Ave, Modesto, CA 95351	1.98 Miles ¹	Parcel Match
S3 Sold 3	522 14th St, Modesto, CA 95354	0.87 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	Matthew Zgonc 1	Company/Brokerage	Elite REO Services
License No	01782208	Address	513 Ryan Ave Modesto CA 95350
License Expiration	11/28/2022	License State	CA
Phone	2099187416	Email	matthew.zgonc@elitereo.com
Broker Distance to Subject	1.66 miles	Date Signed	12/27/2020

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.