

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	2103 5th Place, Delano, CA 93215	Order ID	7194385	Property ID	29869238
Inspection Date	03/27/2021	Date of Report	03/28/2021		
Loan Number	44101	APN	42426201		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kern		

Tracking IDs

Order Tracking ID	0325BPO	Tracking ID 1	0325BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JUAN C BARAJAS	Condition Comments	
R. E. Taxes	\$2,908	Tile roof, exterior paint, and stucco in average condition, maintained, conforms to tract in condition and design.	
Assessed Value	\$244,000		
Zoning Classification	Residential		
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	
Local Economy	Stable	Low inventory, low vacancy rate, mixed ages, most homes in average condition, seller concessions are common. Delano is experiencing record low inventories and there are only seven comparable listings within five miles.	
Sales Prices in this Neighborhood	Low: \$78000 High: \$320,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2103 5th Place	2031 9th Ave	1834 Terrace Dr	1003 Via Pelago St
City, State	Delano, CA	Delano, CA	Delano, CA	Delano, CA
Zip Code	93215	93215	93215	93215
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	1.49 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$298,000	\$360,000	\$359,000
List Price \$	--	\$298,000	\$360,000	\$359,000
Original List Date		03/15/2021	03/22/2021	03/27/2021
DOM · Cumulative DOM	-- · --	13 · 13	6 · 6	1 · 1
Age (# of years)	26	54	67	16
Condition	Average	Excellent	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	2 Stories conv	1 Story conv	1 Story conv	1 Story conv
# Units	1	1	1	1
Living Sq. Feet	1,885	1,408	2,055	2,052
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	4 · 3
Total Room #	6	5	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.14 acres	0.19 acres	.21 acres	.15 acres
Other	--	--	--	--

* Listing 3 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 FMV, inferior overall, 477 sqft smaller, one less bathroom.

Listing 2 FMV, superior overall, 170 sqft bigger but doesn't have a garage, one less bathroom.

Listing 3 FMV, superior, 167 sqft bigger, one more bedroom, in-ground pool.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2103 5th Place	2035 5th Pl	2223 Via Lazio Ave	1640 5th Pl
City, State	Delano, CA	Delano, CA	Delano, CA	Delano, CA
Zip Code	93215	93215	93215	93215
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.48 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,000	\$319,990	\$317,000
List Price \$	--	\$275,000	\$319,990	\$317,000
Sale Price \$	--	\$257,000	\$320,000	\$307,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	09/08/2020	03/01/2021	10/13/2020
DOM · Cumulative DOM	-- · --	75 · 248	27 · 27	32 · 87
Age (# of years)	26	26	16	26
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	2 Stories conv	2 Stories conv	1 Story conv	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	1,885	1,885	1,686	1,947
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2	4 · 3
Total Room #	6	6	6	7
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	0.14 acres	0.14 acres	0.15 acres	0.15 acres
Other	--	, 1500	--	--
Net Adjustment	--	-\$1,500	+\$4,470	-\$3,360
Adjusted Price	--	\$255,500	\$324,470	\$303,640

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 FMV, superior overall, same GLA/floor plan, similar location and condition. -\$1500 concession.

Sold 2 FMV, inferior, 199 sqft smaller. -\$1500 concession +\$5970 GLA

Sold 3 FMV, superior overall, 62 sqft bigger, one more bedroom. -\$1500 room -\$1860 GLA

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Miramar	Per MLS: Subject To Bankruptcy Court Approval. Delano is experiencing record low inventories and there are only seven comparable listings within five miles. The subject is listed slightly below current market value. Inspection was only a drive-by exterior only, further inspection of the interior may justify the below market value listing price.					
Listing Agent Name	Michael Bautista						
Listing Agent Phone	661-586-6989						
# 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
01/04/2021	\$279,999	--	--	Pending/Contract	01/17/2021	\$279,999	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$295,000	\$295,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
90-120 day FMV based on comps from similar type semi-rural tracts. Delano is experiencing record low inventories and there are only seven comparable listings within five miles.		

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.

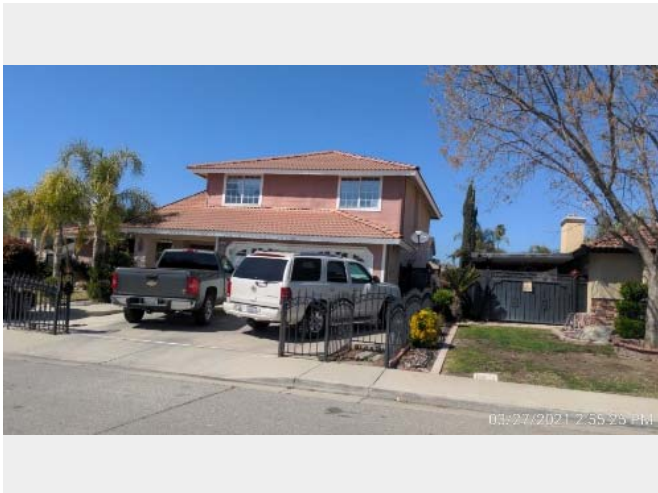
Subject Photos



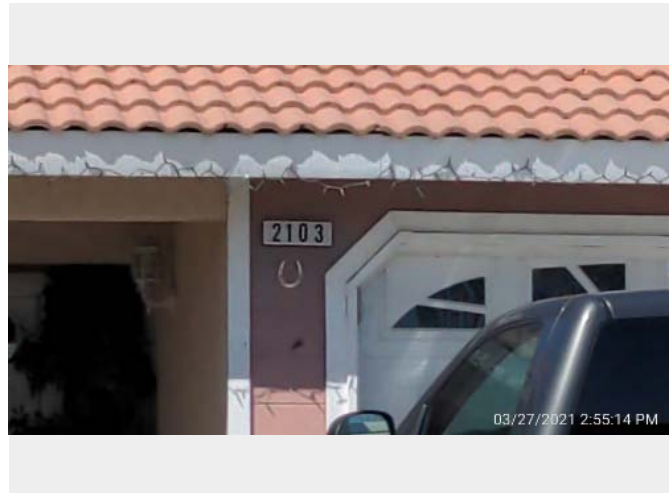
Front



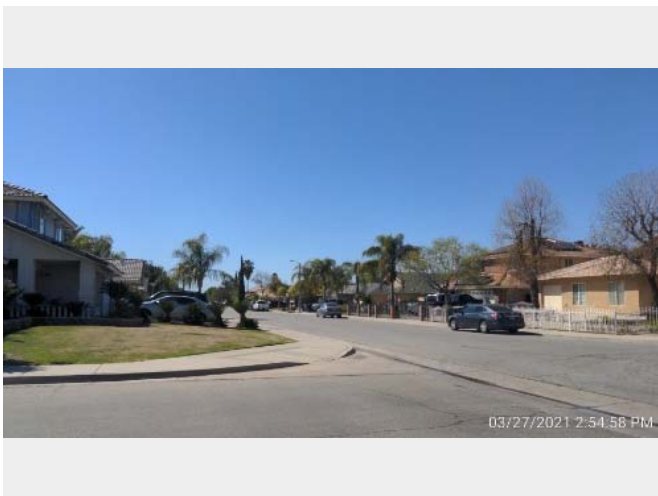
Front



Front



Address Verification



Street



Street

Subject Photos



Street



Street

Listing Photos

L1 2031 9th Ave
Delano, CA 93215



Front

L2 1834 Terrace Dr
Delano, CA 93215



Front

L3 1003 Via Pelago St
Delano, CA 93215



Front

Sales Photos

S1 2035 5th Pl
Delano, CA 93215



Front

S2 2223 Via Lazio Ave
Delano, CA 93215



Front

S3 1640 5th PL
Delano, CA 93215



Front

ClearMaps Addendum

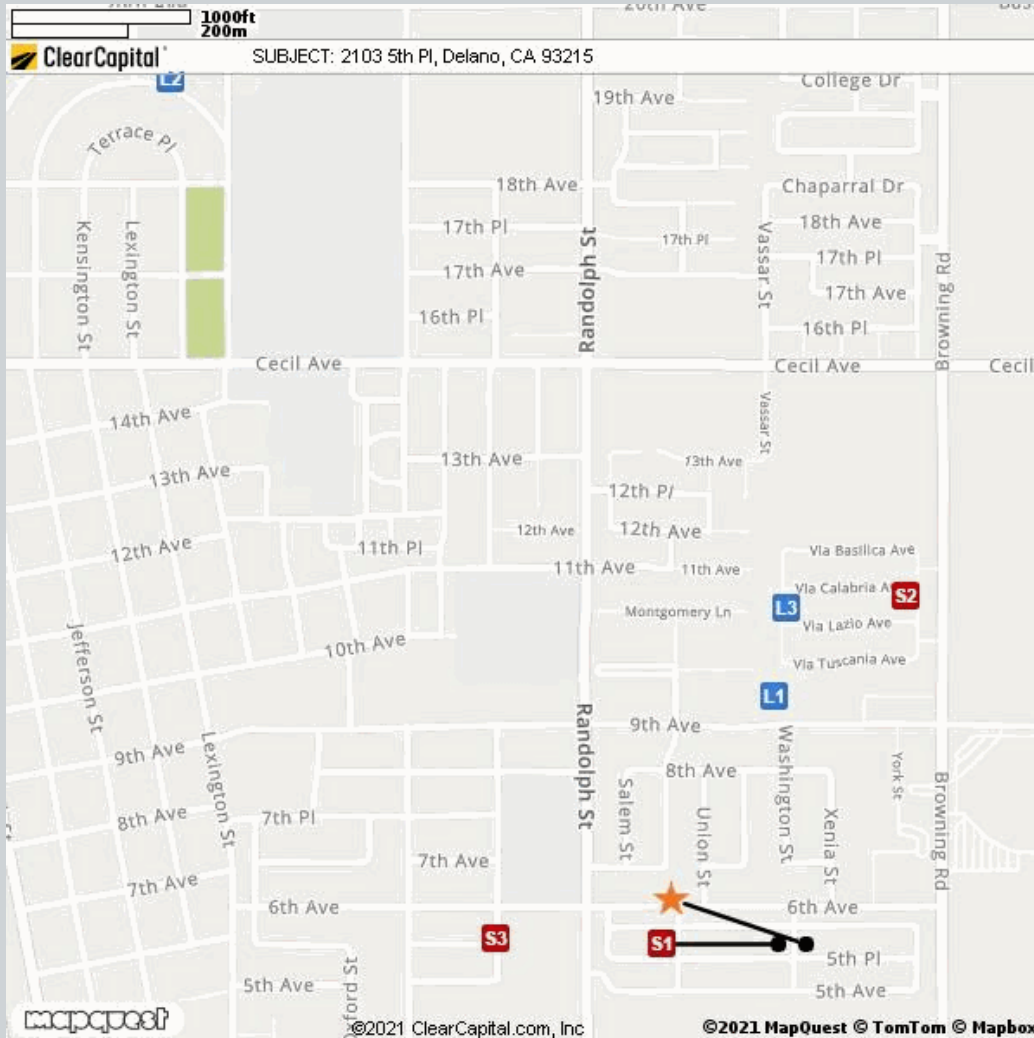
Address ★ 2103 5th Place, Delano, CA 93215

Loan Number 44101

Suggested List \$295,000

Suggested Repaired \$295,000

Sale \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2103 5th Place, Delano, CA 93215	--	Parcel Match
L1 Listing 1	2031 9th Ave, Delano, CA 93215	0.33 Miles ¹	Parcel Match
L2 Listing 2	1834 Terrace Dr, Delano, CA 93215	1.49 Miles ¹	Parcel Match
L3 Listing 3	1003 Via Pelago St, Delano, CA 93215	0.45 Miles ¹	Parcel Match
S1 Sold 1	2035 5th Pl, Delano, CA 93215	0.04 Miles ¹	Parcel Match
S2 Sold 2	2223 Via Lazio Ave, Delano, CA 93215	0.48 Miles ¹	Parcel Match
S3 Sold 3	1640 5th Pl, Delano, CA 93215	0.45 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	Shane Goslin	Company/Brokerage	Bakersfield Property Solutions
License No	01446087	Address	8211 Mossrock Dr Bakersfield CA 93312
License Expiration	06/21/2021	License State	CA
Phone	6614285109	Email	shanegoslin@yahoo.com
Broker Distance to Subject	25.52 miles	Date Signed	03/28/2021

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.