

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	349 Plum Street, Vacaville, CA 95688	Order ID	7236430	Property ID	29963619
Inspection Date	04/16/2021	Date of Report	04/18/2021		
Loan Number	44500	APN	0125-093-080		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Solano		

Tracking IDs					
Order Tracking ID	0415BPO	Tracking ID 1	0415BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Codpiece Properties LLC	One story, stucco siding, composition roof, neutral paint, 2 car garage, fair landscaping, corner lot, fenced backyard, average curb appeal, conforms to neighborhood. Comments from mls, home needs a new roof, two new bathrooms, flooring, paint, and other minor repairs. Agent recommends an interior inspection.
R. E. Taxes	\$2,098	
Assessed Value	\$176,865	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Windows and doors locked)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Schools, parks, shopping and hospital within 1 mile, no new growth or construction, no industry or commercial, high demand, shortage of active listings, REO and short sales present but declining, no hazards to note. Area attracts investors. No impact from fires in 2020, no damage to subject, neighborhood or neighboring homes, no impact on value or marketability.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$499,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	349 Plum Street	225 Stinson	187 Grape	280 Hazel
City, State	Vacaville, CA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95688	95688	95688	95688
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.15 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,000	\$469,000	\$409,000
List Price \$	--	\$379,000	\$469,000	\$409,000
Original List Date		04/15/2021	03/31/2021	04/07/2021
DOM · Cumulative DOM	-- · --	2 · 3	17 · 18	5 · 11
Age (# of years)	60	67	65	66
Condition	Average	Average	Good	Fair
Sales Type	--	Investor	Investor	Investor
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Power Lines	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	1,286	1,202	1,396	1,360
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	.16 acres	.11 acres	.11 acres	.14 acres
Other	--	--	--	--

* 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 Tankless water heater, gas stove, dual pane windows. Home needs new flooring and a bit of paint.

Listing 2 Open Concept *Quartz Kitchen Countertops *Shaker Style Cabinetry *Stainless Steel Appliances *Recessed Lighting *Plank Flooring *Carpeted Bedrooms *Bathrooms with Tile Flooring & Surrounds *Central Heating & Air Conditioning *Wood Burning Stove in Family Room/Bonus Room

Listing 3 Fresh interior paint. This home is a blank slate, come make it all your own, as-is, pending.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	349 Plum Street	364 Buckeye	242 Cedar	105 Laurel
City, State	Vacaville, CA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95688	95688	95688	95688
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.19 ¹	1.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$415,000	\$359,950
List Price \$	--	\$399,000	\$415,000	\$359,950
Sale Price \$	--	\$405,000	\$425,000	\$365,625
Type of Financing	--	Fha	Conventional	Cash
Date of Sale	--	11/12/2020	12/17/2020	02/18/2021
DOM · Cumulative DOM	-- · --	15 · 57	28 · 65	125 · 140
Age (# of years)	60	69	62	73
Condition	Average	Good	Average	Fair
Sales Type	--	Fair Market Value	Investor	Investor
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	1,286	1,190	1,294	1,528
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.12 acres	.11 acres	.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	+\$2,174
Adjusted Price	--	\$405,000	\$425,000	\$367,799

* 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.

Recent Sales - Cont.

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

- Sold 1** New windows, new roof, fresh paint inside and out, new flooring, smaller garage 10,000, less baths 15,000, condition -25,000. Multiple offers.
- Sold 2** New HVAC installed in 2016. Newer flooring. Fair landscaping, 2 car garage, dual pane windows, as-is, multiple offers.
- Sold 3** Great opportunity to redo a potentially beautiful home and build equity in the process. On a deep lot, near downtown Vacaville. More gla -12,826, condition 15,000.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	eXp Realty	3 bedroom 2 bath home has been a rental since 2012, and is need of your TLC. Home needs a new roof, two new bathrooms, flooring, paint, and other minor repairs.					
Listing Agent Name	Christine Vanzant						
Listing Agent Phone	707-718-7868						
# 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
03/28/2021	\$396,500	--	--	Pending/Contract	04/05/2021	\$396,500	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$400,000	\$400,000
Sales Price	\$400,000	\$400,000
30 Day Price	\$395,000	--
Comments Regarding Pricing Strategy		
S1, L1 given most weight based on location and condition, no REO or short sales in report, high demand, area attracts investors, expanded search due to shortage of listings, concessions not typical.		

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



Side



Side



Street



Street

Listing Photos

L1 225 Stinson
Vacaville, CA 95688



Front

L2 187 Grape
Vacaville, CA 95688



Front

L3 280 Hazel
Vacaville, CA 95688



Front

Sales Photos

S1 364 Buckeye
Vacaville, CA 95688



Front

S2 242 Cedar
Vacaville, CA 95688



Front

S3 105 Laurel
Vacaville, CA 95688



Front

ClearMaps Addendum

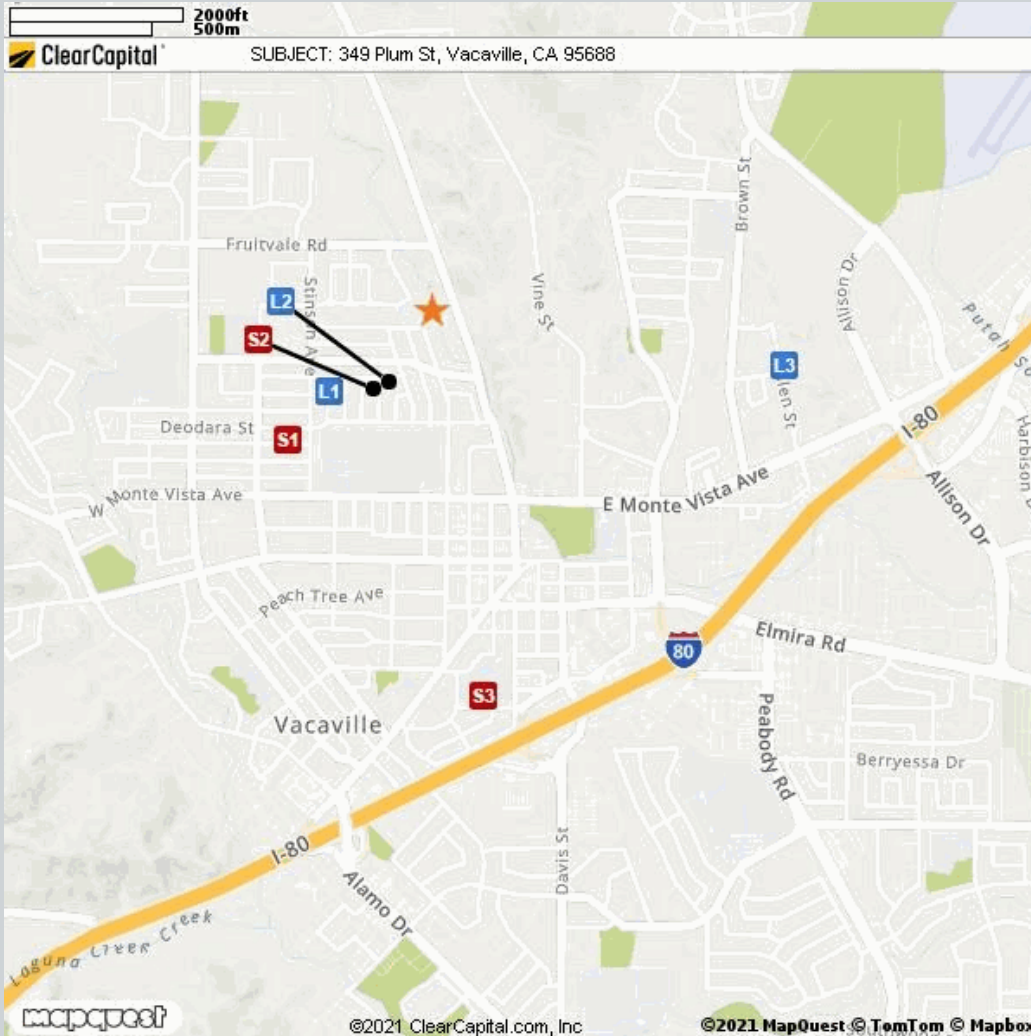
Address ★ 349 Plum Street, Vacaville, CA 95688

Loan Number 44500

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$400,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	349 Plum Street, Vacaville, CA 95688	--	Parcel Match
L1 Listing 1	225 Stinson, Vacaville, CA 95688	0.33 Miles ¹	Parcel Match
L2 Listing 2	187 Grape, Vacaville, CA 95688	0.15 Miles ¹	Parcel Match
L3 Listing 3	280 Hazel, Vacaville, CA 95688	0.97 Miles ¹	Parcel Match
S1 Sold 1	364 Buckeye, Vacaville, CA 95688	0.49 Miles ¹	Parcel Match
S2 Sold 2	242 Cedar, Vacaville, CA 95688	0.19 Miles ¹	Parcel Match
S3 Sold 3	105 Laurel, Vacaville, CA 95688	1.03 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	Kelly Nusbaum	Company/Brokerage	Coldwell Banker Kappel Gateway Realty
License No	01223015	Address	1190 1st Street Fairfield CA 94533
License Expiration	06/16/2021	License State	CA
Phone	7073016009	Email	nusbaumkelly@gmail.com
Broker Distance to Subject	8.15 miles	Date Signed	04/17/2021

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.