

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	7418 Pine Street, Hughson, CA 95326	Order ID	7286725	Property ID	30126197
Inspection Date	05/10/2021	Date of Report	05/11/2021		
Loan Number	44765	APN	018-039-009-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Stanislaus		

Tracking IDs

Order Tracking ID	0510BPO	Tracking ID 1	0510BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Gerald Hampton	Condition Comments	Subject appears to be in average condition. Property profile shows this home has 3 bedrooms and 1 baths. Family room with fireplace. Two car detached garage and carport. Based on exterior inspection, I would market subject to be sold "As Is"
R. E. Taxes	\$686		
Assessed Value	\$64,314		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (It is listed)		
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	Homes that are in immediate area of subject also appears to be in average condition. Close to downtown Hughson, schools and park. Hughson is a small community with a population of around 7,751 as per last posted census.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$259,000 High: \$375,000		
Market for this type of property	Increased 26 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7418 Pine Street	7424 Pine St	2136 4th St	7306 E Whitmore Ave
City, State	Hughson, CA	Hughson, CA	Hughson, CA	Hughson, CA
Zip Code	95326	95326	95326	95326
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.25 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$347,000	\$299,000
List Price \$	--	\$365,000	\$347,000	\$299,000
Original List Date		05/09/2021	04/25/2021	04/15/2021
DOM · Cumulative DOM	-- · --	2 · 2	11 · 16	4 · 26
Age (# of years)	67	67	74	63
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,225	1,225	1,152	816
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	2 · 1
Total Room #	5	5	5	4
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 1 Car	Detached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.21 acres	.21 acres	.14 acres	.12 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.

Current Listings - Cont.

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

- Listing 1** Nicely renovated 3 bed 1 bath home on a quiet desirable street. This home features remodeled kitchen, bathroom, newer flooring through out with clean paint and ceiling fans in all bedrooms. This property is located within blocks of all three Hughson schools and next to Hughson Highschool. The home sits on a large lot (nearly acre) with plenty of room for entertaining, the property also has alley access directly behind with neighbors on only 2 sides. The yard has two storage sheds and a riding lawn mower that comes with the sale. The laundry is enclosed in a small shop attached to the home within the carport. Don't miss the opportunity to own this home in a quiet neighborhood within a desirable community.
- Listing 2** Cute and cozy home in the town of Hughson with wide streets! Featuring 3 bedrooms 1 bath with and a good sized mud room with washer and dryer hookups. Double pane windows throughout. Kitchen is nicely updated with quartz counters, stainless steel appliances, gas stove, self closing cabinets in kitchen with hidden garbage compartment. Sprinklers in front and back. Very well kept lawns, nicely manicured. Has Possible RV access and a detached 18x22 1 car/shop with a 9foot roll up door. A must see!
- Listing 3** Adorable Home with Large Yard. Move-In Ready 2 bedroom 1 bath home in near Hughson Schools. Open living room area with beautiful flooring. Kitchen is recently updated. Large yard for entertaining. Went pending 5/09/2021

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7418 Pine Street	6748 Pine St	2137 6th St	1937 Mulberry Way
City, State	Hughson, CA	Hughson, CA	Hughson, CA	Hughson, CA
Zip Code	95326	95326	95326	95326
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.18 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,000	\$340,000	\$365,000
List Price \$	--	\$259,000	\$340,000	\$365,000
Sale Price \$	--	\$259,000	\$350,000	\$375,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	01/06/2021	03/25/2021	04/16/2021
DOM · Cumulative DOM	-- · --	7 · 37	4 · 56	3 · 28
Age (# of years)	67	75	75	62
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,225	743	1,226	1,225
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 2
Total Room #	5	4	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.21 acres	.07 acres	.20 acres	.25 acres
Other	None	None	None	None
Net Adjustment	--	+\$19,280	+\$5,000	-\$5,000
Adjusted Price	--	\$278,280	\$355,000	\$370,000

* 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** Welcome to 6748 Pine Street in Hughson. This Charming 2 bedroom/1 bath home has been updated with exterior and interior paint, laminate flooring, new roof and much more! Kitchen features new countertops, beautiful cabinets and new appliances. Bathroom has stunning tile shower and new flooring. This home is newly landscaped and has a gravel driveway. Turnkey ready!!
- Sold 2** Don't miss this adorable home in the highly desirable Hughson community. It's bright, cheery, offers a nice layout & it's move in ready! It's been completely gone through featuring updates that include new interior paint, newer flooring, ceiling fans, updated bathroom, dual pane windows, plumbing, electrical & roof. Just off the kitchen is an inside laundry room and bonus room offering added living space. Just off the garage you will find an additional room perfect for storage. It also comes with a generous sized back yard with endless possibilities, F&R sprinklers & dog run. It is short walking distance to shopping, dining, schools & parks. This home is a must have!
- Sold 3** Welcome to this charming 3 bedroom, 2 bath home in the heart of Hughson. The 1225 square feet of living space is smartly laid out on a quarter acre corner lot, with noticeable pride of ownership throughout the property! The main bedroom has double closets and an attached bathroom with a beautiful stall shower. In addition, this home has indoor laundry, ample room for RV parking, and a relaxing covered backyard patio. The large backyard is beautifully cared for and replete with rose bushes, azaleas, sago palms, two large trees, lilies and more! Come and see!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Aspire Home Real Estates	Property profile doesn't show when last sold					
Listing Agent Name	Bryan Tribble						
Listing Agent Phone	209-765-1075						
# 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
04/15/2021	\$329,000	04/26/2021	\$285,000	Pending/Contract	04/27/2021	\$285,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$310,000	\$310,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
<p>We still have shortage of inventory in some area of the Central Valley. Especially when trying to find active/pending sales. With that being said, I sometimes have to expand search area and subject criteria to find enough comps for order. Some homes stay on the market longer, especially in smaller communities. Interest rates remain low. When dealing with large square footage homes such as subject, it is sometimes hard to find comps. It is harder for some potential buyers to qualify for loan. Our economy was getting stronger, now with the Covid-19 pandemic, sales of homes will be much more difficult to sell, due many people losing their jobs. Subject listed as a Probate sale. Per listing it sounds like subject needs work done. So I'm going with the lower price. Not a lot of sales activity in Hughson.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 7424 Pine St
Hughson, CA 95326



Front

L2 2136 4th St
Hughson, CA 95326



Front

L3 7306 E Whitmore Ave
Hughson, CA 95326



Front

Sales Photos

S1 6748 Pine St
Hughson, CA 95326



Front

S2 2137 6th St
Hughson, CA 95326



Front

S3 1937 Mulberry Way
Hughson, CA 95326



Front

ClearMaps Addendum

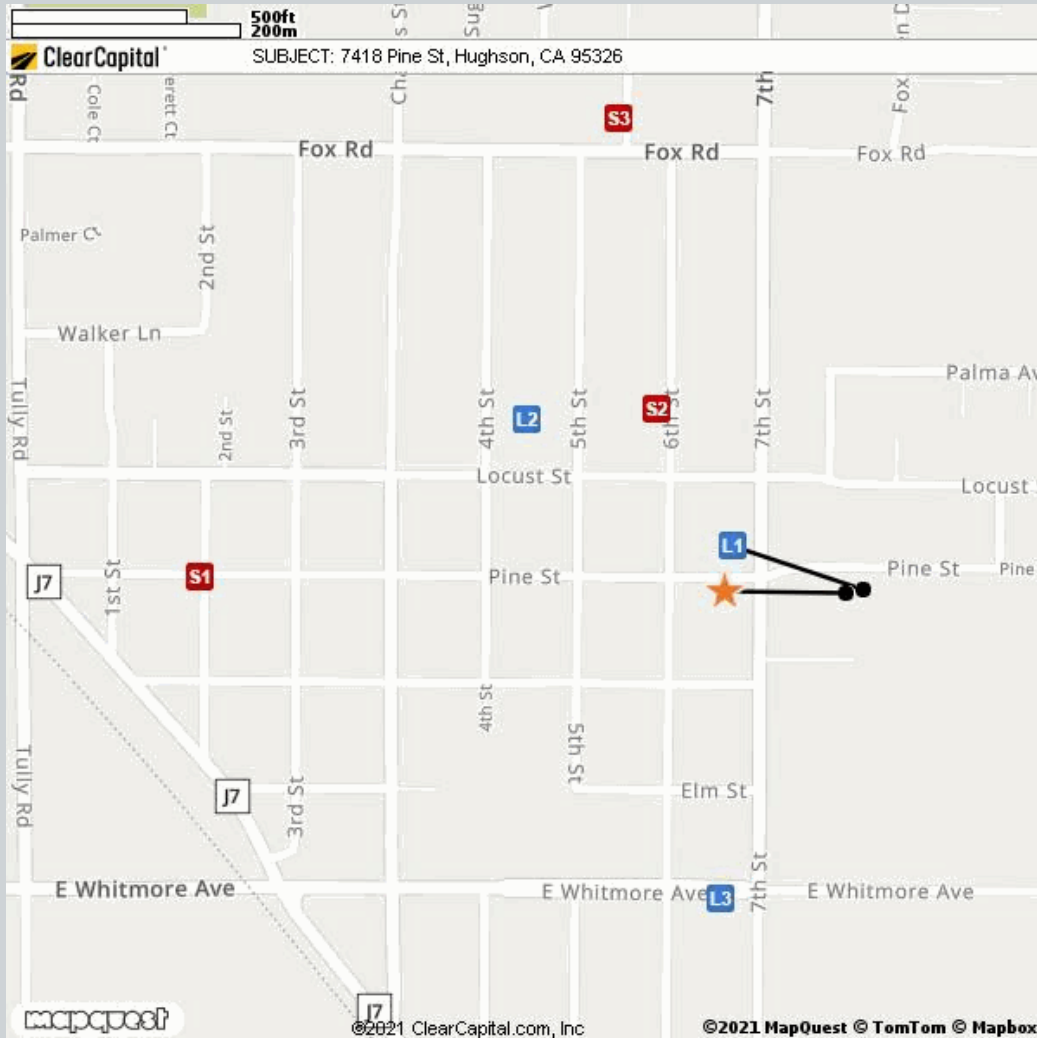
Address ★ 7418 Pine Street, Hughson, CA 95326

Loan Number 44765

Suggested List \$310,000

Suggested Repaired \$310,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7418 Pine Street, Hughson, CA 95326	--	Parcel Match
L1 Listing 1	7424 Pine St, Hughson, CA 95326	0.01 Miles ¹	Parcel Match
L2 Listing 2	2136 4th St, Hughson, CA 95326	0.25 Miles ¹	Parcel Match
L3 Listing 3	7306 E Whitmore Ave, Hughson, CA 95326	0.24 Miles ¹	Parcel Match
S1 Sold 1	6748 Pine St, Hughson, CA 95326	0.45 Miles ¹	Parcel Match
S2 Sold 2	2137 6th St, Hughson, CA 95326	0.18 Miles ¹	Parcel Match
S3 Sold 3	1937 Mulberry Way, Hughson, CA 95326	0.35 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	Larry Eppers	Company/Brokerage	Century 21 M&M
License No	00954702	Address	2645 Oppelt Way Turlock CA 95380
License Expiration	03/15/2023	License State	CA
Phone	2094803951	Email	leppersw@gmail.com
Broker Distance to Subject	7.49 miles	Date Signed	05/11/2021

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.