

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	1129 Creekside Way, Galt, CALIFORNIA 95632	Order ID	7374061	Property ID	30512869
Inspection Date	06/18/2021	Date of Report	06/19/2021		
Loan Number	45008	APN	148-0280-043-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	0617BPO_BOTW	Tracking ID 1	0617BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Breckenridge Property Fund 2016 LLC	Home appears clean condition. It appears as if it has been maintained. This home conforms to the neighborhood. Maybe a fresh painting of the exterior and repair garage door dents to freshen up the exterior.
R. E. Taxes	\$1,559	
Assessed Value	\$145,255	
Zoning Classification	R1C	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(There is a security door on the front and the home appears taken care as to not appear vacant.)		
Ownership Type	Leasehold	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	This neighborhood is an older established neighborhood. The majority of these homes offer smaller square footage. This neighborhood is appealing to first time buyers as the price point is usually on the lower side in comparison to the rest of the neighborhoods in Galt. There is a park and schools near by. This neighborhood has easy access to highway 99 and highway 5
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$210750 High: \$505000	
Market for this type of property	Decreased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1129 Creekside Way	624 Cardoso	209 Saddle Court	223 W E Street
City, State	Galt, CALIFORNIA	Galt, CA	Galt, CA	Galt, CA
Zip Code	95632	95632	95632	95632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.70 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$459,900	\$465,000
List Price \$	--	\$399,000	\$459,900	\$465,000
Original List Date		05/27/2021	04/23/2021	05/13/2021
DOM · Cumulative DOM	-- · --	6 · 23	6 · 57	5 · 37
Age (# of years)	44	29	33	32
Condition	Average	Average	Excellent	Excellent
Sales Type	--	Fair Market Value	Investor	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 A-frame	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,080	1,429	1,410	1,582
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2
Total Room #	5	5	6	7
Garage (Style/Stalls)	Attached 1 Car	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	.17 acres	.16 acres	.35 acres	.20 acres
Other	none	none	none	RV Parking

* 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 This comp is superior. It has 349 more square footage. It has a 2 car garage and it is 15 years newer.

Listing 2 This home is superior. It has been completely updated. It has 330 more square footage. The lot size is much larger and it offers a 2 car garage. It is also 10 years newer.

Listing 3 This home is superior. It has 502 more square footage. It offers a larger lot size and RV parking on the side. It is 12 years newer than comp and has been updated inside.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1129 Creekside Way	229 Downing Drive	1109 Creekside	1051 Janine
City, State	Galt, CALIFORNIA	Galt, CA	Galt, CA	Galt, CA
Zip Code	95632	95632	95632	95632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.07 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$405,000	\$315,000	\$405,000
List Price \$	--	\$405,000	\$315,000	\$405,000
Sale Price \$	--	\$410,000	\$340,000	\$450,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	06/01/2021	05/12/2021	04/20/2021
DOM · Cumulative DOM	-- · --	7 · 41	5 · 56	6 · 40
Age (# of years)	44	45	44	26
Condition	Average	Excellent	Good	Excellent
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 ; Power Lines
Style/Design	1 Story A-frame	1 Story A-frame	1 Story A-frame	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,080	1,080	947	1,372
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	2 · 1	3 · 2
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	--	--	--	Pool - Yes Spa - Yes
Lot Size	.17 acres	.13 acres	.15 acres	.15 acres
Other	none	none	none	RV parking
Net Adjustment	--	-\$10,000	+\$13,300	-\$34,200
Adjusted Price	--	\$400,000	\$353,300	\$415,800

* 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 This home is a model match to the subject home. I would say it is superior because it has been completely updated inside with new cabinets, flooring doors, etc.

Sold 2 This home is inferior because it has 133 less square footage. It only offers 2 bedrooms.

Sold 3 This home would be considered superior. It has 292 more square footage. It is 18 years newer. It offers a 2 car garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Light fixer has RV access and carport area behind fence, extra large back yard. 3 bedroom 1 bath near park just off Kost Road. Tile floors throughout, nice wood burning stove in living room needs chimney connection. Property in process of being cleaned and emptied out.			
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	\$399,000	\$400,000
Sales Price	\$399,000	\$400,000
30 Day Price	\$399,000	--
Comments Regarding Pricing Strategy		
The inventory for Galt is very low. This neighborhood would be desirable for all first time buyers. I believe if this home has some updating it would receive multiple offer over the listing price of \$399,000 and go pending with one week.		

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.
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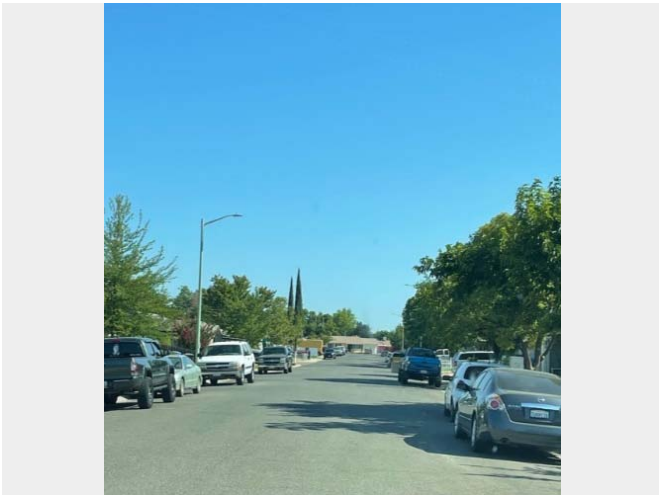
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 624 Cardoso
Galt, CA 95632



Front

L2 209 Saddle Court
Galt, CA 95632



Front

L3 223 W E Street
Galt, CA 95632



Front

Sales Photos

S1 229 Downing Drive
Galt, CA 95632



Front

S2 1109 Creekside
Galt, CA 95632



Front

S3 1051 Janine
Galt, CA 95632



Front

ClearMaps Addendum

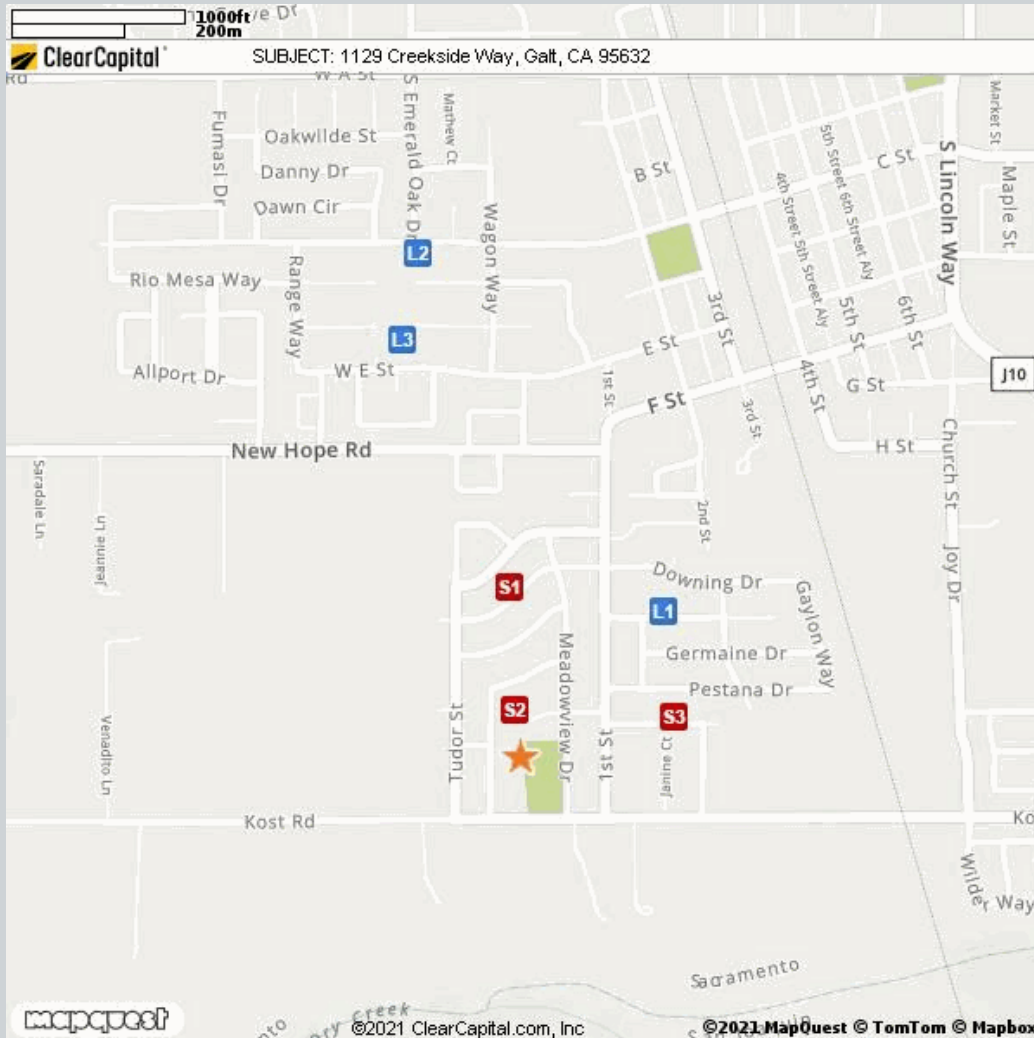
Address ★ 1129 Creekside Way, Galt, CALIFORNIA 95632

Loan Number 45008

Suggested List \$399,000

Suggested Repaired \$400,000

Sale \$399,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1129 Creekside Way, Galt, California 95632	--	Parcel Match
L1 Listing 1	624 Cardoso, Galt, CA 95632	0.29 Miles ¹	Parcel Match
L2 Listing 2	209 Saddle Court, Galt, CA 95632	0.70 Miles ¹	Parcel Match
L3 Listing 3	223 W E Street, Galt, CA 95632	0.59 Miles ¹	Parcel Match
S1 Sold 1	229 Downing Drive, Galt, CA 95632	0.24 Miles ¹	Parcel Match
S2 Sold 2	1109 Creekside, Galt, CA 95632	0.07 Miles ¹	Parcel Match
S3 Sold 3	1051 Janine, Galt, CA 95632	0.23 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	LaurieAnn Siverling	Company/Brokerage	Stanley Real Estate & Investment
License No	02019940	Address	10224 Ottobonn Way Galt CA 95632
License Expiration	01/23/2025	License State	CA
Phone	2097122483	Email	Laurieann@stanleyrei.com
Broker Distance to Subject	3.28 miles	Date Signed	06/19/2021

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.