

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	133 Whittier Court, Exeter, CA 93221	Order ID	7545468	Property ID	30939491
Inspection Date	08/30/2021	Date of Report	09/01/2021		
Loan Number	46095	APN	136073010000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tulare		

Tracking IDs

Order Tracking ID	0830BPO	Tracking ID 1	0830BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	GREER MARYBELLE EST	Condition Comments	
R. E. Taxes	\$566	The subject property has a average exterior and is on a corner lot.	
Assessed Value	\$50,959		
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	The neighborhood is close to commerce and close to schools.	
Sales Prices in this Neighborhood	Low: \$174770 High: \$514800		
Market for this type of property	Increased 14 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	133 Whittier Court	119 Whittier Court	307 Channing Way	711 Westwood Drive
City, State	Exeter, CA	Exeter, CA	Exeter, CA	Exeter, CA
Zip Code	93221	93221	93221	93221
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.20 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,900	\$225,000	\$265,900
List Price \$	--	\$269,900	\$225,000	\$265,900
Original List Date		08/15/2021	08/17/2021	08/22/2021
DOM · Cumulative DOM	-- · --	16 · 17	14 · 15	9 · 10
Age (# of years)	65	63	52	47
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,680	1,340	1,348	1,448
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.16 acres	.15 acres	.17 acres	.18 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** In need of a move-in ready home? Look no further..... This 3 bed/ 2 bath home has all the necessary updates that a new homeowner is looking for including granite countertops and a newly installed AC. An ideal entertainment space, the beautifully maintained backyard comes complete with a covered patio and in-ground pool, which includes all new pool equipment. The go-to spot for your summer get-togethers. At the end of your day, relax and enjoy the mountain view from your backyard. This home is sure to go quick so schedule your private tour today!
- Listing 2** Beloved Exeter location next to the high school with easy highway access to Visalia, Lindsay, Porterville, etc for sale. Updated two bedroom, two bath bungalow has a tiled fireplace upon entry, dining area, workout space off the kitchen and a garage space used as storage. The floorplan is very accommodating with a living room off the guest bedroom and a door to the outside. The master has an en suite remodeled bathroom and a door leading to the patio as well. The flooring is tile and wood laminate flooring. A new HVAC system was installed this summer. Both sides of the home have parking and there is room on one side of the home for a dog run and room to store items under a covered awning on the other side behind the fence. Solar lease keeps the utility bills very low. Call soon for a private viewing.
- Listing 3** Located in a desirable neighborhood, near Exeter Golf Course sitting a large lot. This charming home features 3 bedrooms and 2 bathrooms, a living room and family room separated by a brick fireplace. Wide entry way with coat closet and pantry, plenty of storage in hall with floor to ceiling shelving. Ceiling fans in all rooms. Two 8' gates from alley access to RV parking. Two sheds in the spacious backyard. Security doors on all exterior doors. Don't miss this opportunity, schedule an appt. today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	133 Whittier Court	131 Bryant Court	246 S Kaweah Avenue	311 Channing Way
City, State	Exeter, CA	Exeter, CA	Exeter, CA	Exeter, CA
Zip Code	93221	93221	93221	93221
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.27 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$238,500	\$240,000
List Price \$	--	\$250,000	\$238,500	\$240,000
Sale Price \$	--	\$250,000	\$238,500	\$240,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	02/14/2021	06/03/2021	03/27/2021
DOM · Cumulative DOM	-- · --	12 · 12	2 · 2	5 · 5
Age (# of years)	65	56	88	76
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,680	1,490	1,365	1,469
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.16 acres	.18 acres	.16 acres	.18 acres
Other	none	none	none	none
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$250,000	\$238,500	\$240,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Must have an appointment. DO NOT USE SHOWTIME. seller have a very large dog and must be home to remove before showing. if possible give an hours notice, someone is usually always home, Please be courteous one of the occupants is an elderly gentlemen in bad health.
- Sold 2** SUPER CUTE Exeter home ,3 bedroom 1 bath with hardwood floors ,new paint ,new counter tops, some new flooring, new fixtures and new fencing. Not to mention it has a nice backyard and detached garage. Walking distance from downtown and across the street from the high school.
- Sold 3** Cute and stylish cottage on a very desirable Exeter street! This home has it all- hardwood, arches, butcher block, etc. This is a well maintained home. All the updating is in place, just move right in. Ceiling fans in most rooms. Detached garage with separate electrical panel, for that weekend hobby. This home is perfect for the first time home buyer.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject has not been listed in the last 48 months.				
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	\$255,000	\$255,000
Sales Price	\$249,000	\$249,000
30 Day Price	\$247,000	--
Comments Regarding Pricing Strategy		
Subject property should be listed as-is.		

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 119 Whittier Court
Exeter, CA 93221



Front

L2 307 Channing Way
Exeter, CA 93221



Front

L3 711 Westwood Drive
Exeter, CA 93221



Front

Sales Photos

S1 131 Bryant Court
Exeter, CA 93221



Front

S2 246 S Kaweah Avenue
Exeter, CA 93221



Front

S3 311 Channing Way
Exeter, CA 93221



Front

ClearMaps Addendum

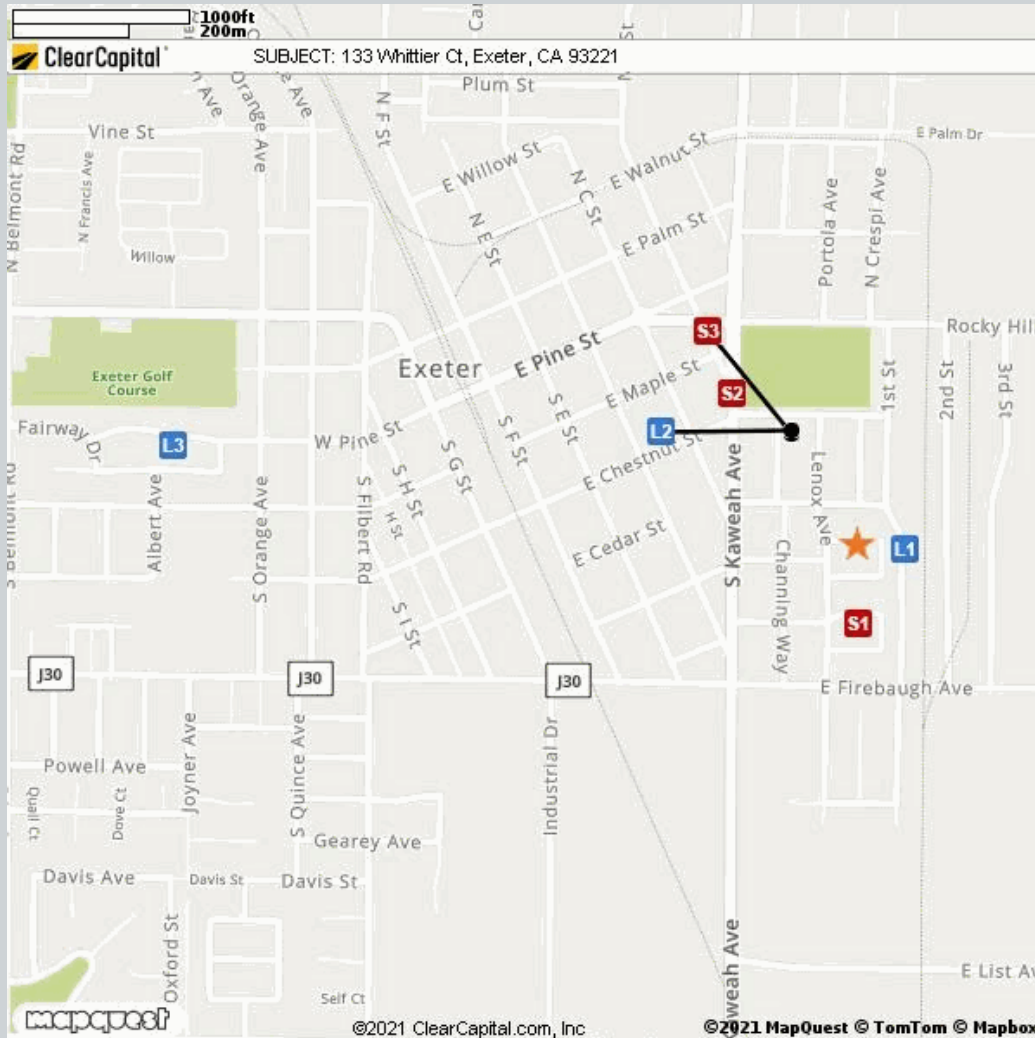
Address ★ 133 Whittier Court, Exeter, CA 93221

Loan Number 46095

Suggested List \$255,000

Suggested Repaired \$255,000

Sale \$249,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	133 Whittier Court, Exeter, CA 93221	--	Parcel Match
L1	Listing 1	119 Whittier Court, Exeter, CA 93221	0.08 Miles ¹	Parcel Match
L2	Listing 2	307 Channing Way, Exeter, CA 93221	0.20 Miles ¹	Parcel Match
L3	Listing 3	711 Westwood Drive, Exeter, CA 93221	0.95 Miles ¹	Parcel Match
S1	Sold 1	131 Bryant Court, Exeter, CA 93221	0.10 Miles ¹	Parcel Match
S2	Sold 2	246 S Kaweah Avenue, Exeter, CA 93221	0.27 Miles ¹	Parcel Match
S3	Sold 3	311 Channing Way, Exeter, CA 93221	0.19 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Bradley Medina	Company/Brokerage	Bradley Medina
License No	01511257	Address	136 E. Cherry Avenue Visalia CA 93277
License Expiration	07/08/2025	License State	CA
Phone	8059757870	Email	bmedina73@yahoo.com
Broker Distance to Subject	8.84 miles	Date Signed	08/31/2021

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.