

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	1156 Meadow Avenue, Yuba City, CA 95991	Order ID	7541575	Property ID	30929960
Inspection Date	08/27/2021	Date of Report	08/29/2021		
Loan Number	46121	APN	22-162-010		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sutter		

Tracking IDs

Order Tracking ID	0827BPO	Tracking ID 1	0827BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Pamela Wyville-Staples	Condition Comments Siding is worn with some damage visible on corners. Dry-rotted area visible above garage. House will need siding, windows then paint.
R. E. Taxes	\$708	
Assessed Value	\$55,869	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$15,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$15,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments SE part of Yuba City, pop 68k. Similar homes in this neighborhood most incl subject on larger lots with septic. Some physical obsolescence due to size of homes and lack of 2 full baths or garages. no nearby influences noted.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$270,000 High: \$350,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1156 Meadow Avenue	236 Dorman Ave	784 Taber Ave	1185 Meadow
City, State	Yuba City, CA	Yuba City, CA	Yuba City, CA	Yuba City, CA
Zip Code	95991	95991	95991	95991
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.76 ¹	1.38 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$319,000	\$299,900	\$275,000
List Price \$	--	\$299,900	\$299,900	\$275,000
Original List Date		06/29/2021	08/10/2021	05/14/2021
DOM · Cumulative DOM	-- · --	42 · 61	3 · 19	2 · 107
Age (# of years)	63	66	71	65
Condition	Fair	Good	Average	Fair
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 Ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,111	1,152	1,242	1,105
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	2 · 1 · 1	3 · 1 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.12 acres	0.16 acres	0.2935 acres
Other	none	--	--	--

* 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 Remodeled house with new roof, appliances, paint and flooring, but no garage. STucco exterior. Condition makes superior.

Listing 2 Only 2 bedrooms, 2yr old roof and paint, 1.5 baths like subj. but no garage and condition make it about equal.

Listing 3 Similar size and utility, on same street this one is a fixer per mls. was a rental and mls mentions sellers unsure if septic or AC works. be the most similar comp.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1156 Meadow Avenue	1248 S Walton Ave	874 S Barrett Rd	1380 Phillips
City, State	Yuba City, CA	Yuba City, CA	Yuba City, CA	Yuba City, CA
Zip Code	95991	95993	95991	95991
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.29 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$299,900	\$299,000
List Price \$	--	\$295,000	\$299,900	\$299,000
Sale Price \$	--	\$282,000	\$315,000	\$320,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/23/2021	04/07/2021	07/21/2021
DOM · Cumulative DOM	-- · --	22 · 79	3 · 34	26 · 76
Age (# of years)	63	60	62	58
Condition	Fair	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Busy Road	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	1,111	1,175	1,140	1,130
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.21 acres	0.29 acres	0.2 acres	0.2 acres
Other	none	--	rv parking	--
Net Adjustment	--	-\$9,705	-\$24,900	-\$12,800
Adjusted Price	--	\$272,295	\$290,100	\$307,200

* Sold 2 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** Larger lot with 2 full baths makes this one superior. More traveled location than subject. Baths(-7500), Lot size(-3485), Location(5000), Condition(-15000), Mkt Increase(11280),
- Sold 2** Similar size and age, larger lot. this one has many updates and overall condition and appeal Baths(-7500), Condition(-25000), Mkt Increase(12600), Other-rv parking(-5000), make it superior. Rv parking on side.
- Sold 3** Light fixer per mls no details given but appears in better condition than subject. Two full baths but only one car garage and dead lawn. Baths(-7500), Age(-1500), Garage(5000), Condition(-15000), Mkt Increase(3200), Other- lawn(3000),

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No recent history.				
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	\$294,900	\$314,900
Sales Price	\$290,000	\$305,000
30 Day Price	\$280,000	--
Comments Regarding Pricing Strategy		
This one needs interior/full exterior inspection for a more accurate assessment. Most weight given to avg of adjusted sold values of about 290k. Not enough comps to bracket all items and some are updated which is typical for this market along with many selling for over asking price.		

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



Side



Side



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 236 Dorman Ave
Yuba City, CA 95991



Front

L2 784 Taber Ave
Yuba City, CA 95991



Front

L3 1185 Meadow
Yuba City, CA 95991



Front

Sales Photos

S1 1248 S Walton Ave
Yuba City, CA 95993



Front

S2 874 S Barrett Rd
Yuba City, CA 95991



Front

S3 1380 Phillips
Yuba City, CA 95991



Front

ClearMaps Addendum

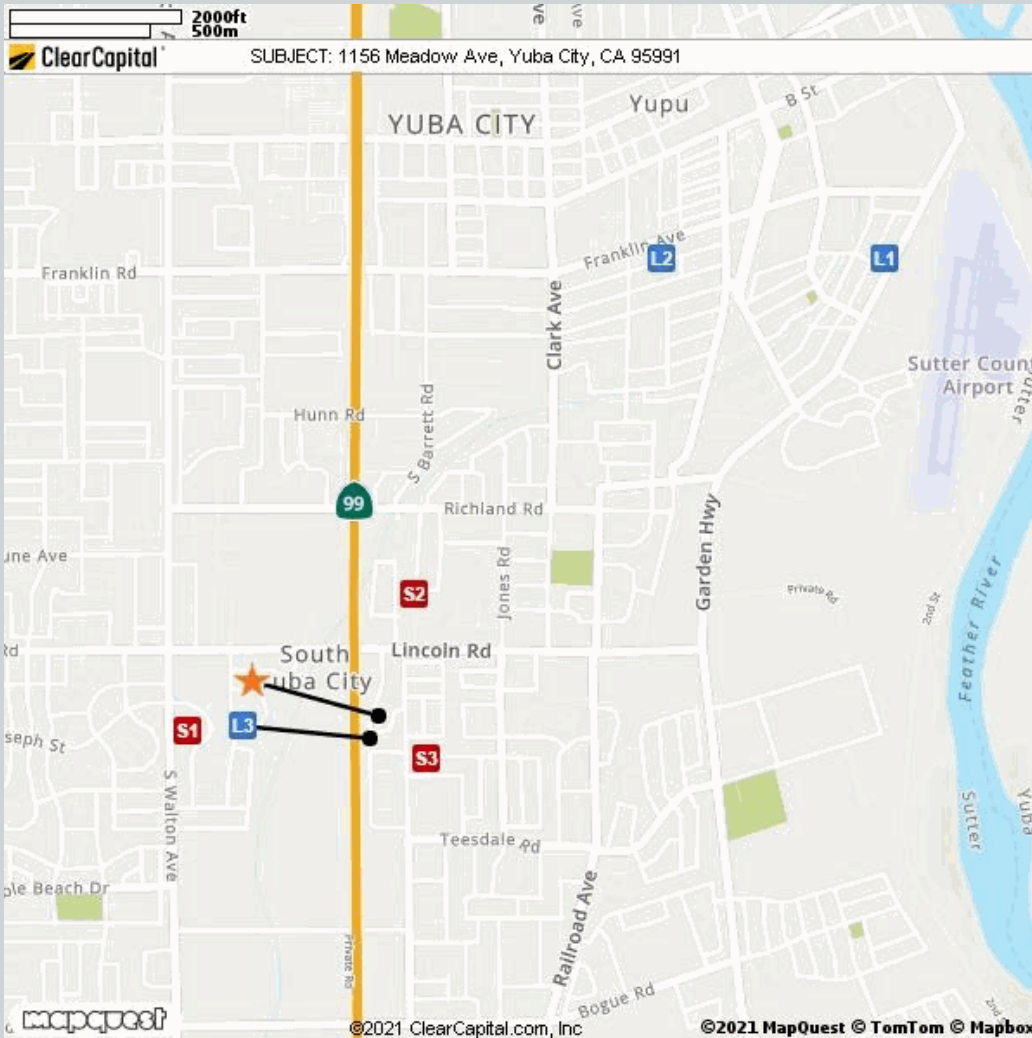
Address ★ 1156 Meadow Avenue, Yuba City, CA 95991

Loan Number 46121

Suggested List \$294,900

Suggested Repaired \$314,900

Sale \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1156 Meadow Avenue, Yuba City, CA 95991	--	Parcel Match
L1 Listing 1	236 Dorman Ave, Yuba City, CA 95991	1.76 Miles ¹	Parcel Match
L2 Listing 2	784 Taber Ave, Yuba City, CA 95991	1.38 Miles ¹	Parcel Match
L3 Listing 3	1185 Meadow, Yuba City, CA 95991	0.07 Miles ¹	Parcel Match
S1 Sold 1	1248 S Walton Ave, Yuba City, CA 95993	0.55 Miles ¹	Parcel Match
S2 Sold 2	874 S Barrett Rd, Yuba City, CA 95991	0.29 Miles ¹	Parcel Match
S3 Sold 3	1380 Phillips, Yuba City, CA 95991	0.18 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	Robert Zaboski	Company/Brokerage	Keller Williams Realty
License No	01805171	Address	8848 Hwy 70 Marysville CA 95901
License Expiration	04/29/2023	License State	CA
Phone	5307012161	Email	Bobz@kw.com
Broker Distance to Subject	7.38 miles	Date Signed	08/29/2021

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.