

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	321 Nash Avenue, Antioch, CA 94509	Order ID	7662438	Property ID	31395339
Inspection Date	10/13/2021	Date of Report	10/14/2021		
Loan Number	46674	APN	0651020364		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Contra Costa		

Tracking IDs

Order Tracking ID	1013BPO	Tracking ID 1	1013BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MICHAEL D FIELDS	Condition Comments	
R. E. Taxes	\$4,399	Subject is one of oldest homes in ALL of Antioch. Single story. Recently updated windows to dual pane. Small updating to interior floors and kitchen appliances per recent mls data sheet which is attached. Composition roof. Stucco siding. Gas heating, window unit for cooling.	
Assessed Value	\$357,399		
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	Improving	Subject located on dead end street. Mix of age of homes, some less than 20 years on subjects street. Detached single-family homes. Established neighborhood. No obsolescence. No industrial or commercial in area with negative impact. No environmental factors. Local economic conditions are stable/improving. Population change is stable. Close to schools, park, shopping and freeway. Not a distress driven market. Market conditions are changing after a year of remarkable appreciation and historic low inventory. Since September (2020), remarkable continuation of appreciation with...	
Sales Prices in this Neighborhood	Low: \$375,000 High: \$545,000		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Subject located on dead end street. Mix of age of homes, some less than 20 years on subjects street. Detached single-family homes. Established neighborhood. No obsolescence. No industrial or commercial in area with negative impact. No environmental factors. Local economic conditions are stable/improving. Population change is stable. Close to schools, park, shopping and freeway. Not a distress driven market. Market conditions are changing after a year of remarkable appreciation and historic low inventory. Since September (2020), remarkable continuation of appreciation with values spiking 20%+ due to historic low inventory (50-60% below normal levels) and interest rates. Comparable sales are very limited due to the low inventory over last year. Median price for this county is up over 20% in just one year. Appreciation seems to have flattened at the moment and DOM are increasing, becoming more normalized. Still, sold comparables will be minimal due to low amount of inventory over the last 12 months.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	321 Nash Avenue	21 W 8th St	607 W 19th Street	201 W 10th St
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.97 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,950	\$459,000	\$425,000
List Price \$	--	\$379,950	\$459,000	\$425,000
Original List Date		09/11/2021	09/09/2021	07/12/2021
DOM · Cumulative DOM	-- · --	18 · 33	7 · 35	8 · 94
Age (# of years)	117	86	95	81
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,013	892	1,099	991
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 1
Total Room #	6	4	6	6
Garage (Style/Stalls)	None	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	0.12 acres	0.12 acres	0.16 acres	0.12 acres
Other	--	--	--	--

* Listing 2 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 Inferior due to less GLA and no second bath. Pending sale. New carpet in bedrooms. Kitchen has tile flooring, maple cabinets, new stainless steel appliances, recessed lighting and garden window. Updated bathroom with tile floors. New HVAC system, dual pane windows through-out, inside laundry with washer and dryer to stay.

Listing 2 MOST similar to subject. Pending sale. Superior due to larger GLA and HVAC. Updated interior paint. Moderate updates to interior. Larger lot.

Listing 3 Best available comparable. Pending sale, 6 offers. New paint and carpet, no other updating. HVAC. Light colors.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	321 Nash Avenue	611 W 17th St	708 C St	1008 E St
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.93 ¹	0.58 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$380,000	\$359,888	\$459,000
List Price \$	--	\$380,000	\$359,888	\$459,000
Sale Price \$	--	\$426,000	\$375,000	\$500,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/14/2021	07/07/2021	09/27/2021
DOM · Cumulative DOM	-- · --	13 · 47	12 · 62	3 · 24
Age (# of years)	117	96	92	109
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,013	1,026	976	1,272
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 1	4 · 2
Total Room #	6	5	6	8
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.12 acres	0.06 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,000	+\$15,000	-\$70,000
Adjusted Price	--	\$424,000	\$390,000	\$430,000

* 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** MOST similar to subject. Similar construction and location. Light updating, nothing extensive. Gas wall furnace, no cooling. Adjustment of -\$2K for larger GLA and - \$10K for garage parking. \$10K for one less full bath.
- Sold 2** Lowest value in Antioch. Inferior due to less GLA, one less bath and smaller lot. Hardwood floors, original built-ins, architectural details, vintage kitchen and bathroom, skylight in bathroom, and original double hung windows. Second bedroom was an addition to the home decades ago and is very small, but usable. Adjustment of \$5K for inferior GLA, \$10K for smaller lot and \$10K for no second bathroom. -\$10K for one car garage.
- Sold 3** Best available superior comparable with expanded search to ALL of Antioch. Necessary to relax property characteristics due limited comparables. Superior due to larger GLA, HVAC and above average condition. Not renovated but above average updating. Adjustment of -\$25K for larger GLA, -\$10K for HVAC and -\$35K for above average condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed recently on market, cancelled after 8 days.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
09/30/2021	\$445,000	--	--	Cancelled	10/08/2021	\$445,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$430,000	\$430,000
Sales Price	\$424,000	\$424,000
30 Day Price	\$395,000	--
Comments Regarding Pricing Strategy		
<p>Not many comparables in ALL of Antioch with similar age. However, very confident in suggested value in a timely manner. Most important criteria for valuing subject is first location. Making sure I understand the pros/cons of the neighborhood and any impact on value. Neighborhood information takes more time than ever due to lack of neighborhood comparables, some cases no comparables in direct subdivision over last 6-9 months. Extensive review of subject's tax information and any mls history for information about the subject. Then GLA, condition, lot size and amenities. With low inventory over last few years, very limited comparables. Necessary to find comparables, at least one in the same neighborhood even having to go back no more than 9 months due to considerable appreciation after July of 2020. The value for this report is fair market value. Arrived at valuation by using the most recent similar comparables and careful not to use distress sale (REO and Short Sale) comparables. Not a distress driven market. Every attempt made to use the most recent and closest available comparables. Very extensive review of ALL comparables in subject's neighborhood and similar surrounding neighborhoods. Cannot emphasize the extraordinary market conditions with rapid appreciation with low inventory. My value for this report is conservative and relies on my market/community real estate knowledge. I very much understand using comparables that are similar age, GLA, condition, etc. However, due to low inventory and lack of comparables, variances may have to be expanded. Very recent sales and active listings most accurately reflect today's market value. It's hard to use any comparables from 2020 due to the significant appreciation. Very careful in comparable selection at this time due to limited inventory. Subject is bracketed with inferior and superior properties giving a value range.</p>		

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.

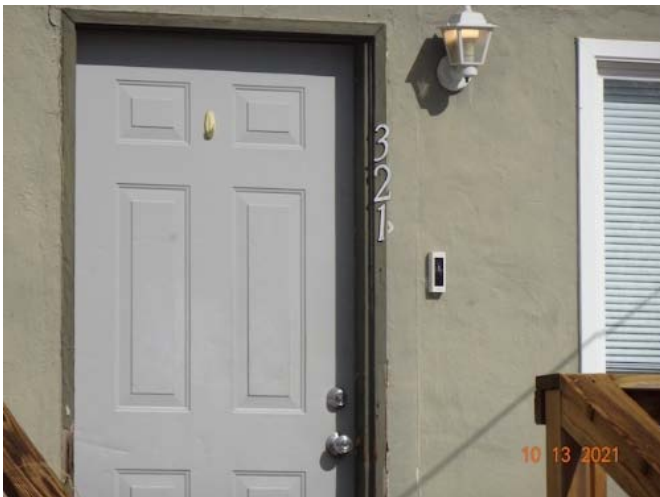
Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 21 W 8Th St
Antioch, CA 94509



Front

L2 607 W 19th Street
Antioch, CA 94509



Front

L3 201 W 10Th St
Antioch, CA 94509



Front

Sales Photos

S1 611 W 17Th St
Antioch, CA 94509



Front

S2 708 C St
Antioch, CA 94509



Front

S3 1008 E ST
Antioch, CA 94509



Front

ClearMaps Addendum

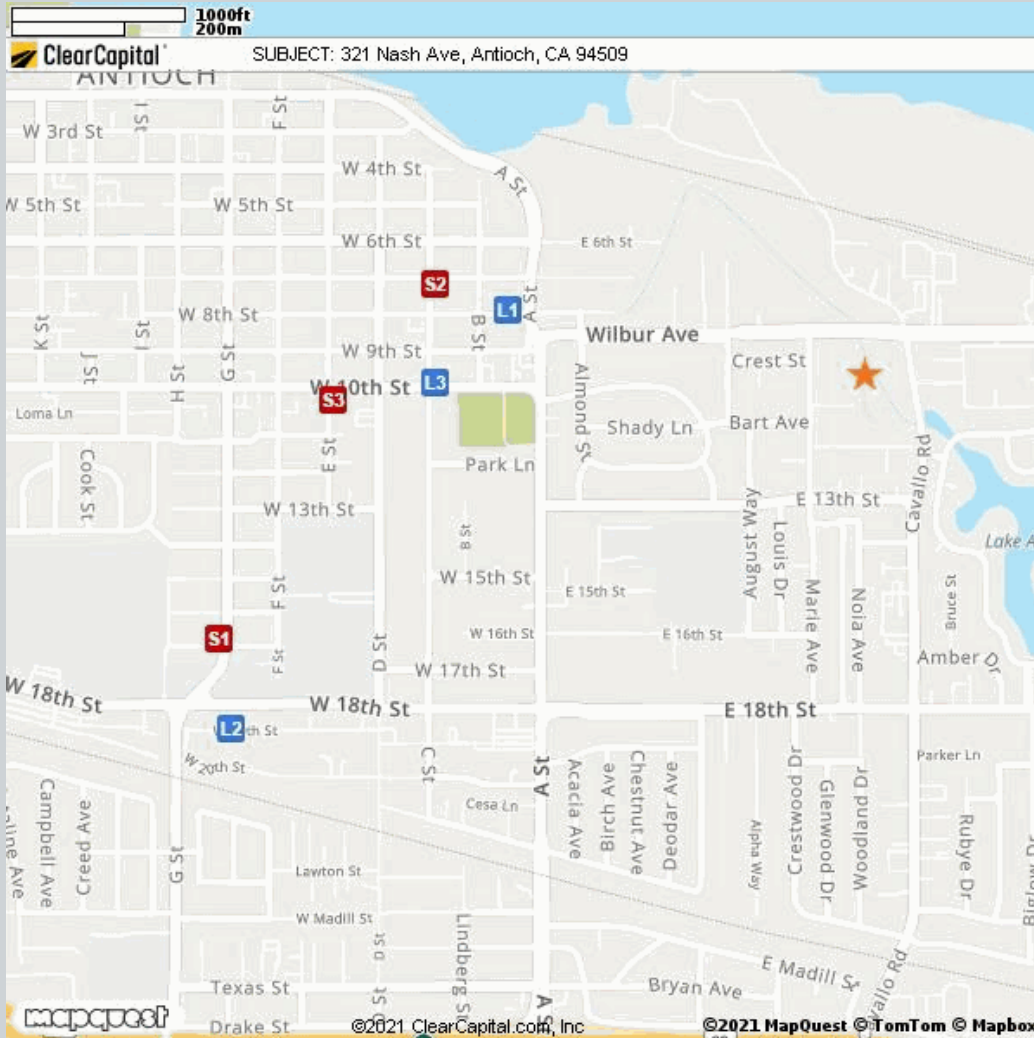
Address ★ 321 Nash Avenue, Antioch, CA 94509

Loan Number 46674

Suggested List \$430,000

Suggested Repaired \$430,000

Sale \$424,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	321 Nash Avenue, Antioch, CA 94509	--	Parcel Match
L1 Listing 1	21 W 8th St, Antioch, CA 94509	0.48 Miles ¹	Parcel Match
L2 Listing 2	607 W 19th Street, Antioch, CA 94509	0.97 Miles ¹	Parcel Match
L3 Listing 3	201 W 10th St, Antioch, CA 94509	0.57 Miles ¹	Parcel Match
S1 Sold 1	611 W 17th St, Antioch, CA 94509	0.93 Miles ¹	Parcel Match
S2 Sold 2	708 C St, Antioch, CA 94509	0.58 Miles ¹	Parcel Match
S3 Sold 3	1008 E St, Antioch, CA 94509	0.71 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	Michael Gadams	Company/Brokerage	Bay Area Homes Sales and Evaluations
License No	01037884	Address	5047 Wittenmeyer Ct Antioch CA 94531
License Expiration	05/12/2024	License State	CA
Phone	9257878676	Email	mikefgadams@sbcglobal.net
Broker Distance to Subject	3.43 miles	Date Signed	10/14/2021

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.