

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	749 Dundee Way, Stockton, CALIFORNIA 95210	Order ID	7756989	Property ID	31663380
Inspection Date	11/18/2021	Date of Report	11/20/2021		
Loan Number	46873	APN	079-242-01		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Joaquin		

Tracking IDs					
Order Tracking ID	1118BPO	Tracking ID 1	1118BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Joyce Braley Living Trust	Condition Comments Subject is in average condition and located on a corner lot. Garage faces Galloway Drive. There are power lines located behind subject property which is common for the area.
R. E. Taxes	\$1,105	
Assessed Value	\$94,133	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Secured by Supra lockbox per MLS.)		
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 Fair to average neighborhood located within walking distance to parks, schools, and shopping centers. There is a boarded up home around the corner from the subject property and no REO activity in subject neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$420,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	749 Dundee Way	8441 Skye Drive	740 San Francis Avenue	505 Highmoor Avenue
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95210	95210	95210	95210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.46 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$339,000	\$360,000	\$379,950
List Price \$	--	\$339,000	\$360,000	\$379,950
Original List Date		09/02/2021	10/27/2021	11/17/2021
DOM · Cumulative DOM	-- · --	16 · 79	18 · 24	2 · 3
Age (# of years)	58	58	64	57
Condition	Average	Average	Average	Good
Sales Type	--	Investor	Investor	Investor
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Power Lines	Neutral ; Power Lines	Neutral ; Power Lines	Neutral ; Power Lines
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,213	1,213	1,168	1,213
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	0.159 acres	0.15 acres	0.139 acres	0.16 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* 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 Comparable is most similar to subject in condition and square footage. It is similar in bedroom/bath count, lot size, and amenities.

Listing 2 Comparable is inferior to subject in square footage and similar in bedroom/bath count, amenities, and lot size.

Listing 3 Comparable is superior to subject in condition and similar in square footage and bedroom/bath count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	749 Dundee Way	155 Patricia Avenue	728 Highmoor Avenue	504 Highmoor Avenue
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95210	95210	95210	95210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.17 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$369,000	\$369,997	\$335,000
List Price \$	--	\$349,900	\$369,997	\$335,000
Sale Price \$	--	\$300,000	\$370,000	\$380,000
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	10/06/2021	09/24/2021	09/03/2021
DOM · Cumulative DOM	-- · --	157 · 172	25 · 65	5 · 35
Age (# of years)	58	53	58	58
Condition	Average	Average	Average	Average
Sales Type	--	Investor	Investor	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Power Lines	Neutral ; Power Lines	Neutral ; Power Lines	Neutral ; Power Lines
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,213	1,413	1,213	1,246
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	0.159 acres	0.15 acres	0.137 acres	0.158 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	-\$9,000	\$0	-\$3,485
Adjusted Price	--	\$291,000	\$370,000	\$376,515

* 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** Adjustments were made for square footage. Comparable is superior to subject in square footage and similar in condition, bedroom/bath count, and amenities.
- Sold 2** No adjustments necessary. Comparable is most similar overall in square footage, bedroom/bath count, and amenities.
- Sold 3** Adjustments were made for concessions and square footage. Comparable is similar to subject in square footage, bedroom/bath count, lot size, and amenities.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	RE/MAX Grupe Gold	Home is a probate listing and currently pending as of 10/31/21.					
Listing Agent Name	Scott Hensley						
Listing Agent Phone	209-298-5434						
# 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
10/23/2021	\$325,000	--	--	Pending/Contract	10/31/2021	\$325,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$330,000	\$330,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
Final value based on subject amenities, condition, and current list price, market trends, and comparables in the area. The average sales price of comps provided was also taken into consideration for final value of subject.		

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



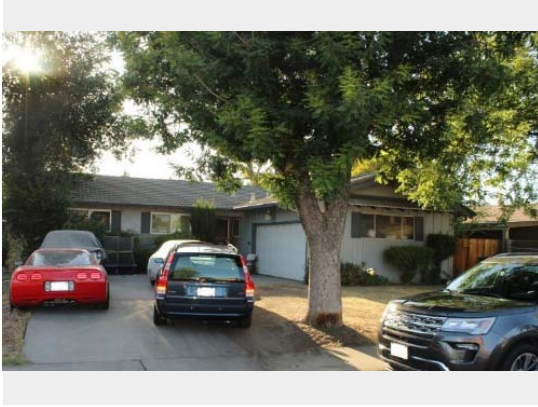
Address Verification



Street

Listing Photos

L1 8441 Skye Drive
Stockton, CA 95210



Front

L2 740 San Francis Avenue
Stockton, CA 95210



Front

L3 505 Highmoor Avenue
Stockton, CA 95210



Front

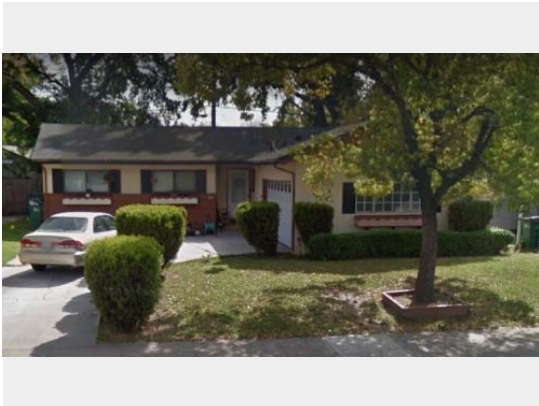
Sales Photos

S1 155 Patricia Avenue
Stockton, CA 95210



Front

S2 728 Highmoor Avenue
Stockton, CA 95210



Front

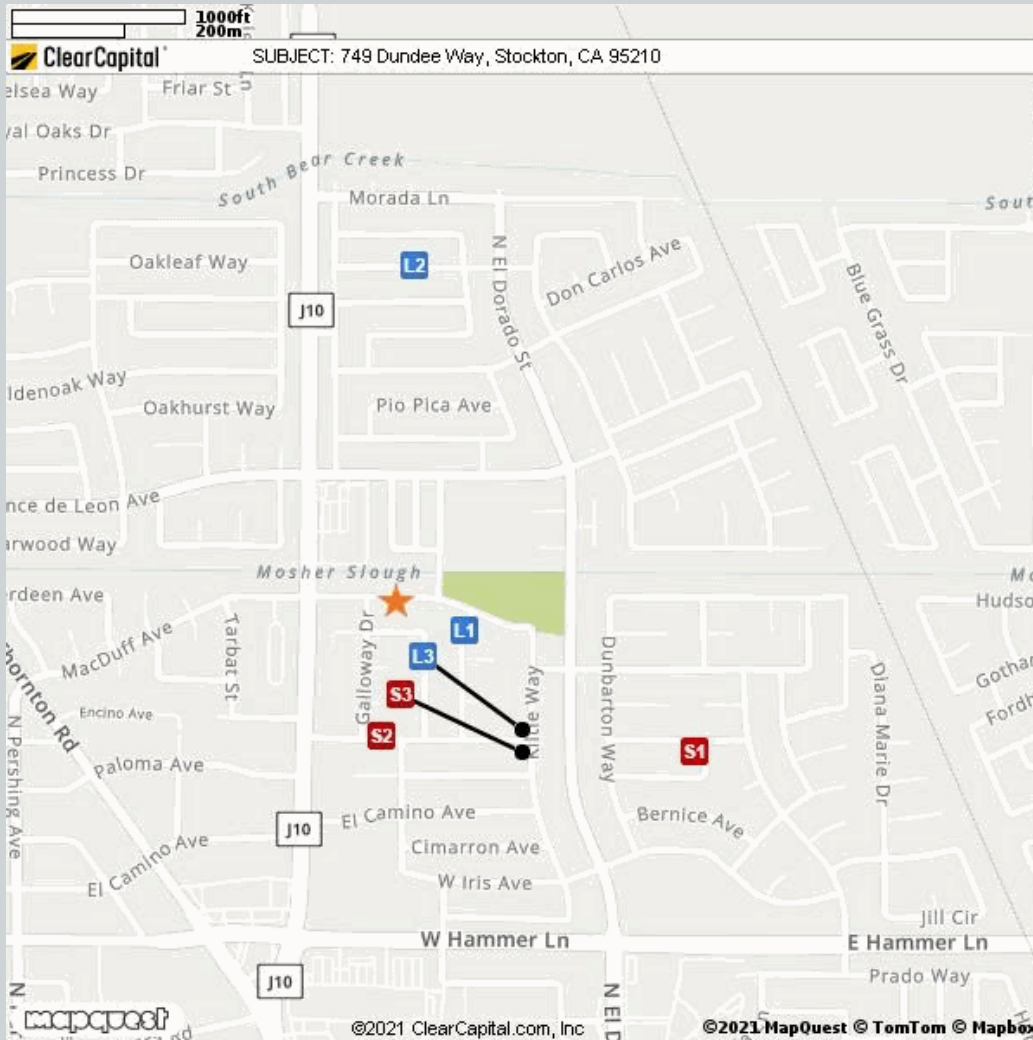
S3 504 Highmoor Avenue
Stockton, CA 95210



Front

ClearMaps Addendum

Address ★ 749 Dundee Way, Stockton, CALIFORNIA 95210
Loan Number 46873 **Suggested List** \$330,000 **Suggested Repaired** \$330,000 **Sale** \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	749 Dundee Way, Stockton, California 95210	--	Parcel Match
L1 Listing 1	8441 Skye Drive, Stockton, CA 95210	0.11 Miles ¹	Parcel Match
L2 Listing 2	740 San Francis Avenue, Stockton, CA 95210	0.46 Miles ¹	Parcel Match
L3 Listing 3	505 Highmoor Avenue, Stockton, CA 95210	0.25 Miles ¹	Parcel Match
S1 Sold 1	155 Patricia Avenue, Stockton, CA 95210	0.46 Miles ¹	Parcel Match
S2 Sold 2	728 Highmoor Avenue, Stockton, CA 95210	0.17 Miles ¹	Parcel Match
S3 Sold 3	504 Highmoor Avenue, Stockton, CA 95210	0.26 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	Stephanie Plambeck	Company/Brokerage	Advance 1 Real Estate
License No	01874521	Address	3808 Pine Meadow Court Stockton CA 95219
License Expiration	11/29/2021	License State	CA
Phone	2096107630	Email	soldbystephanie209@gmail.com
Broker Distance to Subject	3.52 miles	Date Signed	11/19/2021

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.