

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.

<b>Address</b>	2334 Huston Street, Marysville, CA 95901	<b>Order ID</b>	7750030	<b>Property ID</b>	31641264
<b>Inspection Date</b>	11/17/2021	<b>Date of Report</b>	11/17/2021		
<b>Loan Number</b>	47046	<b>APN</b>	008-092-006-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Yuba		

**Tracking IDs**

<b>Order Tracking ID</b>	1116BPO	<b>Tracking ID 1</b>	1116BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Jerry Lee and Hyon Suk Weidman	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,836	<p>The Subject looked in fair condition at the time of observation. There is deferred maintenance. Several areas in the trim boards and the eaves, the siding have dry rot. The exterior paint is missing and/or peeling in some areas in the siding and trim. The windows, front door, garage door, roof, fencing, brick trim around the plants look to be intact and without damage. The lawn is being mowed. The bushes are being trimmed. Curb appeal would be better if the big tree in the front yard was cut back.</p>	
<b>Assessed Value</b>	\$141,617		
<b>Zoning Classification</b>	R-1 , Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$10,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>The Subject is located in an older, established neighborhood in Marysville with wide streets, some street light, gutters and curbs. The majority of homes located here are on public sewer and water. Most homes in this neighborhood look similar. The neighborhood is a mixture of 1940s-1993s built homes. Easy and quick access to Highway 20 and 70 for an easy commute to Sacramento, Lincoln or Roseville. This neighborhood has businesses, apartment complexes, churches, retirement homes, restaurants, parks and schools nearby. There are several rentals here but the neighborhood is slo...</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$405,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Neighborhood Comments

The Subject is located in an older, established neighborhood in Marysville with wide streets, some street light, gutters and curbs. The majority of homes located here are on public sewer and water. Most homes in this neighborhood look similar. The neighborhood is a mixture of 1940s-1993s built homes. Easy and quick access to Highway 20 and 70 for an easy commute to Sacramento, Lincoln or Roseville. This neighborhood has businesses, apartment complexes, churches, retirement homes, restaurants, parks and schools nearby. There are several rentals here but the neighborhood is slowly becoming homeowner occupied. The Subject is located halfway up on Huston St about 1.5 blocks from the levee. Not a lot of through traffic. There were no apparent physical deficiencies or adverse conditions noted other than the dry rot. The Subject is located in a 500-year Floodplain incl. levee protected area. Your typical utility easements are in place.

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2334 Huston Street	572 Bryden Way	2222 Foust St	2122 Buchanan St
City, State	Marysville, CA	Marysville, CA	Marysville, CA	Marysville, CA
Zip Code	95901	95901	95901	95901
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 <sup>1</sup>	0.10 <sup>1</sup>	0.49 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,999	\$360,000	\$365,000
List Price \$	--	\$239,999	\$360,000	\$365,000
Original List Date		08/24/2021	10/22/2021	10/15/2021
DOM · Cumulative DOM	-- · --	7 · 85	8 · 26	32 · 33
Age (# of years)	56	65	61	69
Condition	Fair	Fair	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1.5 Stories 1.5 Story	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,684	1,352	1,710	1,579
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	3 · 2
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	--	--	--	Pool - Yes
Lot Size	.15 acres	.12 acres	.13 acres	.15 acres
Other	Covered patio	Covered patio	Patio	Patio

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This is a four bedroom with two bathrooms in 1352 square feet. This single story home is on public water and sewer. This was the Only active listing in fair condition. Same condition as Subject. This agent remarks says, 'Home needs lots of updating, windows flooring walls baths kitchen almost everything works but needs stuff.' Inferior in age +\$900, location +\$30,000, GLA +\$16,600 and garage count +\$5000. Adjusted sale's price is \$292,999. Only 22 days on the market with 3 offers received. Pending sale.
- Listing 2** This is a four bedroom with two bathrooms in 1710 square feet. This single story home is on public water and sewer. Located on the next street over from Subject. In the Subject's neighborhood. This home is well maintained, very clean and move in ready. This home has all new flooring, interior/exterior paint, ceiling fans, recessed lighting and light fixtures. All new kitchen with new appliances. All new bathrooms with subway tiled showers, tile floors, toilets and cabinets. Inferior in age +\$500. Superior in condition -\$30,000 and GLA -\$1300. Adjusted sale's price is \$329,200. Only 8 days on the market with multiple offers received. Pending sale.
- Listing 3** This is a three bedroom with two bathrooms in 1579 square feet. This single story home is on public water and sewer. This home is well maintained, very clean and move in ready. This home has a New HVAC (2019), new flooring in master bath, newly resurfaced bathtub/shower, new dishwasher, new back fence, new pool filters. Newer interior/exterior paint, windows and a breezeway. Inferior in age +\$1300, GLA +\$5250 and bedroom count +\$5000. Superior in condition -\$30,000 and no pool -\$20,000. Adjusted sale's price is \$326,550. 32 days on the market. Active listing.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2334 Huston Street	909 Jacobs St	1524 Sicard Street	2411 Huston St
<b>City, State</b>	Marysville, CA	Marysville, CA	Marysville, CA	Marysville, CA
<b>Zip Code</b>	95901	95901	95901	95901
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.40 <sup>1</sup>	0.72 <sup>1</sup>	0.05 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$299,000	\$309,900	\$329,900
<b>List Price \$</b>	--	\$299,000	\$315,900	\$329,900
<b>Sale Price \$</b>	--	\$301,500	\$335,000	\$360,000
<b>Type of Financing</b>	--	Va	Fha	Fha
<b>Date of Sale</b>	--	10/28/2021	05/28/2021	09/29/2021
<b>DOM · Cumulative DOM</b>	-- · --	61 · 97	11 · 158	9 · 30
<b>Age (# of years)</b>	56	69	67	55
<b>Condition</b>	Fair	Fair	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,684	1,431	1,574	1,448
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	8	7	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.15 acres	.12 acres	.13 acres	.13 acres
<b>Other</b>	Covered patio	Patio	Deck	Covered Patio
<b>Net Adjustment</b>	--	+\$23,950	-\$23,400	-\$18,200
<b>Adjusted Price</b>	--	\$325,450	\$311,600	\$341,800

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This is a three bedroom with two bathrooms in 1431 square feet. This single story home is on public water and sewer. Same condition as Subject. This was the only sold comp in 'fair' condition. So I had to use it. Mostly all original. Bathrooms look like they were updated years ago. Needs work. \$2500 in VA repairs were required for a clear appraisal. Still needs work. This might be the reason for the longer days on the market. Inferior in age +\$1300, GLA +\$12650, bedroom count +\$5000 and garage count +\$5000. Adjusted sale's price is \$325,450.
- Sold 2** This is a four bedroom with two bathrooms in 1574 square feet. This single story home is on public water and sewer. This home is well maintained, very clean and move in ready. This home has newer interior/exterior paint. Updated kitchen with granite counter tops, stainless appliances, tile floors, new cabinets. Updated bathrooms with tile shower, newer vanities. Newer flooring throughout. Newer windows, landscaping. Newer fencing. The Seller were waiting on their new home to be built and lost two buyers. In the end, they ended up with \$25,100 more in their pocket. This listing is a great example of the market continuing to increase month over month. Similar bedroom count, bathroom count, garage count and lot size as Subject. Inferior in age +\$1100 and GLA+\$5500. Superior in condition -\$30,000. Sold for \$25,100 over asking price with 10 offers received. Adjusted sale's price is \$311,600
- Sold 3** This is a three bedroom with two bathrooms in 1448 square feet. This single story home is on public water and sewer. This home is well maintained, very clean and move in ready. New exterior/interior paint, new flooring throughout. Newly painted cabinets, stone counter tops, new kitchen range and hood vent. New interior lights and fans. Bonus room. I had to use this sold comp because it is located on the same street as Subject and just closed a month ago. This home is located on the same street as Subject. Same age, bathroom count, garage count and lot size. Superior in condition -\$30,000. Inferior in GLA +\$11800. Only 9 days on the market with 3 offers received. Sold for \$30,100 over asking price. Adjusted sale's price is \$341,800.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No listing history.					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$315,000	\$330,000
<b>Sales Price</b>	\$315,000	\$330,000
<b>30 Day Price</b>	\$311,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>There was one other sold comp that was more recent. It is located at 2449 Rebecca Way, Marysville, CA 95901-3351* Closed (11/12/21) Special Listing Conditions: None DOM/CDOM: 6/6. But this home was totally remodeled with an outdoor living area and a inground pool. Listed for \$379,900. Sold for \$385,000 with multiple offers received. Buyers are constantly looking in the area. This area is both favorable and desirable for first time home buyers looking for an affordable home and investors looking for homes to rehab, then sale at a higher price point. Currently the inventory is extremely low. I had to expand all criteria in the search, there are only 4 active/pending listings within a 2 mile radius. I had to delete the square footage criteria to find at least one active 'fair' condition comp. The Subject is located in Marysville. Huston St is an older established neighborhood with mature trees, wide streets, gutters and curbs. This area is desirable. Located only 50 minutes from Chico, CA. and about an hour from Sacramento, CA. Highway 20, 70 and 99 access are all within a few miles for an easy commute. Comps were a challenge due to the subject being in 'fair' condition and lack of usable active and sold 'fair' comps. I had to expand past allowable age, allowable sq. footage variance, lot size and up to a 3 mile radius along with expanding my sold search back to May. As a result of the lack of inventory, prices are changing weekly often with multiple offers that push the list price over. According to the Realtor's Property Report, the RVM® Month Change is up \$2,300. The RVM® Year Change is up 12.52%. (See attached.) Due to the lack of inventory, prices are changing weekly. The AS- IS value would be \$310,000.</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



Front



Front



Front



Address Verification



Side

### Subject Photos



Side



Street



Street



Other



Other



Other

## Subject Photos



Other



Other



Other



Other



Other

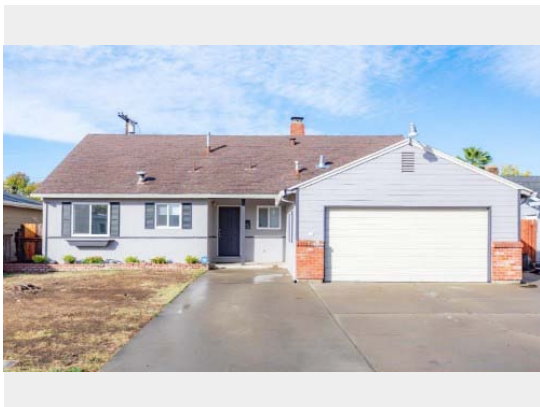
## Listing Photos

**L1** 572 Bryden Way  
Marysville, CA 95901



Front

**L2** 2222 Foust St  
Marysville, CA 95901



Front

**L3** 2122 Buchanan St  
Marysville, CA 95901



Front

## Sales Photos

**S1** 909 Jacobs St  
Marysville, CA 95901



Front

**S2** 1524 Sicard Street  
Marysville, CA 95901



Front

**S3** 2411 Huston St  
Marysville, CA 95901



Front

### ClearMaps Addendum

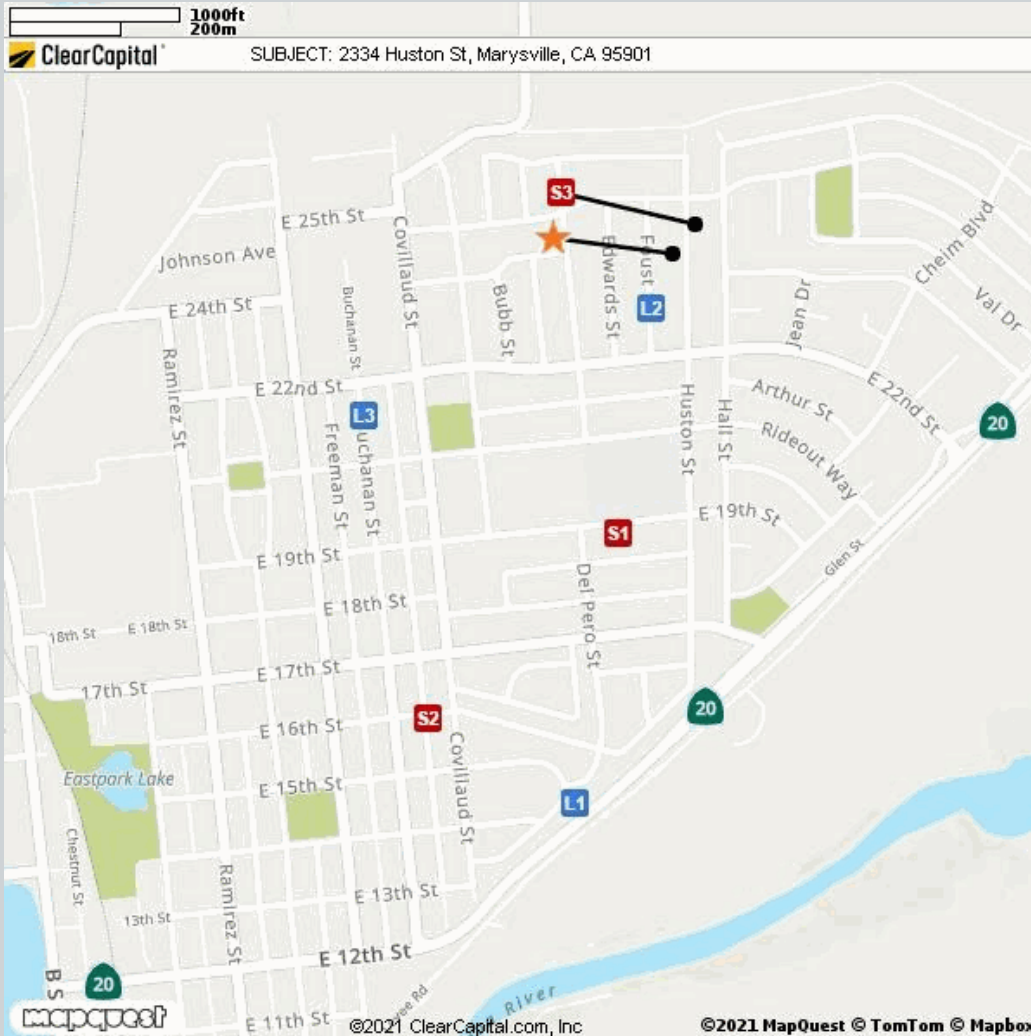
**Address** ★ 2334 Huston Street, Marysville, CA 95901

**Loan Number** 47046

**Suggested List** \$315,000

**Suggested Repaired** \$330,000

**Sale** \$315,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	2334 Huston Street, Marysville, CA 95901	--	Parcel Match
L1	Listing 1	572 Bryden Way, Marysville, CA 95901	0.76 Miles <sup>1</sup>	Parcel Match
L2	Listing 2	2222 Foust St, Marysville, CA 95901	0.10 Miles <sup>1</sup>	Parcel Match
L3	Listing 3	2122 Buchanan St, Marysville, CA 95901	0.49 Miles <sup>1</sup>	Parcel Match
S1	Sold 1	909 Jacobs St, Marysville, CA 95901	0.40 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	1524 Sicard Street, Marysville, CA 95901	0.72 Miles <sup>1</sup>	Parcel Match
S3	Sold 3	2411 Huston St, Marysville, CA 95901	0.05 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Angela Sandhu	<b>Company/Brokerage</b>	RE/MAX Gold
<b>License No</b>	01714244	<b>Address</b>	1310 Meadowlark way Yuba City CA 95993
<b>License Expiration</b>	10/25/2025	<b>License State</b>	CA
<b>Phone</b>	5303018167	<b>Email</b>	angelasandhu1967@gmail.com
<b>Broker Distance to Subject</b>	3.47 miles	<b>Date Signed</b>	11/17/2021

*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.**