

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	113 Carlton Avenue, Vacaville, CALIFORNIA 95687	Order ID	7756989	Property ID	31663193
Inspection Date	11/18/2021	Date of Report	11/21/2021		
Loan Number	47074	APN	0135312150		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Solano		

Tracking IDs

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

General Conditions

Owner	TIESHA MAY GIVENS	Condition Comments The subject property has good curb appeal and conforms to the surrounding neighborhood.
R. E. Taxes	\$1,745	
Assessed Value	\$153,426	
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 There are currently 39 properties with a median home value on Carlton Ave of \$391,200, \$33,330 less than this home. The median list price per square foot on Carlton Ave is \$319, \$145 more than this home. Of the total homes on Carlton Ave, 87% are For Sale, 13% are For Rent, and 82% are Single Family Homes. The home is close to schools, shopping, and parks.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$391,000 High: \$599,000	
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	113 Carlton Avenue	306 Cascade Drive	713 Northampton Drive	248 Cambridge Drive
City, State	Vacaville, CALIFORNIA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95687	95687	95687	95687
Datasource	Other	MLS	MLS	MLS
Miles to Subj.	--	1.32 ¹	0.51 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,000	\$515,000	\$539,000
List Price \$	--	\$499,000	\$515,000	\$539,000
Original List Date		11/16/2021	10/11/2021	11/12/2021
DOM · Cumulative DOM	-- · --	4 · 5	38 · 41	7 · 9
Age (# of years)	38	50	45	44
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	960	1,318	1,000	1,164
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	3 · 2
Total Room #	7	8	7	8
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	.14 acres	.13 acres	.13 acres	.14 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** I went back four months, out a distance of 1 mile, and even with relaxing the one-mile search criteria, I was unable to find any comps which fit the size GLA, lot size, age, and condition requirements. Within 1.32 miles and back 1 month, I found one comp of which I could only use due to the size GLA, lot size, age, and condition factor. The comps used, are the best possible currently available comps within one mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Move-in ready! Enjoy this stunning home along with its quiet and well established neighborhood, just minutes from the Nut Tree Plaza. Prepare for amazing Summer BBQ's and family parties in this stunning and newly updated back yard, designed and landscaped in the summer of 2021. With a freshly painted interior and exterior, this well kept home includes 3 spacious bedrooms, a beautifully updated kitchen and two large living spaces. A fully furnished and insulated garage that includes a sink, canned lights, shelving, cabinets, and a new garage door motor, this home has it all!
- Listing 2** Within .51 miles and back 1 month, I found one comp of which I could only use due to the size GLA, lot size, age, proximity, and condition factor. The comps used, are the best possible currently available comps within one mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Beautiful remodeled 3 bedroom home!! Front and back yard have lowwater-use landscaping. Near shopping and restaurants and 10 minutes away from Vacaville Outlets. Many upgrades!! a defined must see.
- Listing 3** Within .45 miles and back 1 month, I found one comp of which I could only use due to the size GLA, lot size, age, proximity, and condition factor. The comps used, are the best possible currently available comps within one mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Are you looking for a beautifully remodeled three bedroom two bathroom in Travis Unified School? Here is the home for you. Fully remodeled yesterday! New Kitchen, Bathrooms, Flooring, Paint, Landscaping....Everything! Go take a look and have a wonderful day!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	113 Carlton Avenue	122 Dream Streetr	1066 Ruby Drive	836 Flint Way
City, State	Vacaville, CALIFORNIA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95687	95687	95687	95687
Datasource	Other	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.87 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,000	\$485,000	\$499,000
List Price \$	--	\$449,000	\$485,000	\$499,000
Sale Price \$	--	\$480,000	\$500,000	\$500,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/08/2021	09/10/2021	11/10/2021
DOM · Cumulative DOM	-- · --	51 · 75	19 · 80	33 · 74
Age (# of years)	38	34	28	26
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	960	1,022	1,056	1,056
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2
Total Room #	7	8	8	8
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	--	Pool - Yes	Pool - Yes	--
Lot Size	.14 acres	.07 acres	.19 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$1,040	-\$21,680	-\$14,680
Adjusted Price	--	\$481,040	\$478,320	\$485,320

* 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** Within .70 miles and back 5 months, I found one comp of which I could only use due to the size GLA, lot size, age, proximity, and condition factor. The comps used, are the best possible currently available comps within one mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. What?? This could be your next home!! This is an adorable 3 bedroom home in a community with pool. One story with upgraded kitchen & baths, new flooring and paint through out. Cozy wood burning fire place, spacious bedrooms. Come see, I am sure you will want to call it home
- Sold 2** Within .87 miles and back 2 months, I found one comp of which I could only use due to the size GLA, lot size, age, proximity, and condition factor. The comps used, are the best possible currently available comps within one mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Welcome to 1066 Ruby Drive, a 3 bedroom 2 bath home which is ideally located on the South side of Vacaville, just blocks away from parks and schools, with easy access to I-80. Both the Raley's and Lucky's shopping centers are nearby with ample dining opportunities, not to mention the straight shot to the Vacaville outlets just down Nut Tree Rd. This home has been lovingly maintained with beautiful and durable laminate floors throughout, tiled bathrooms and a fresh coat of paint . The light-filled open kitchen features granite counters and a dining nook which opens to the nicely sized living room. This gem will not last long, make your appointment today.
- Sold 3** Within .97 miles and back 1 month, I found one comp of which I could only use due to the size GLA, lot size, age, proximity, and condition factor. The comps used, are the best possible currently available comps within one mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Darling single story in the Travis School District. Recently painted exterior. Laminate floors and new carpet throughout the inside. Family room has wood burning fireplace. Spacious backyard has covered patio for year-round entertaining. Large shed.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property was last sold on 10/31/88 for \$88,500. It is currently in pre-foreclosure.			
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	\$480,000	\$480,000
Sales Price	\$480,000	\$480,000
30 Day Price	\$480,000	--
Comments Regarding Pricing Strategy		
The estimated value is bracketed within the sold comparables. It is not bracketed within the listing comparables because I could not locate any active listings below \$499,000. Place the property on MLS as well as the other real estate platforms in conjunction with open house and farming of the immediate neighborhood shall achieve a sale within 30 days in the current market.		

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



Address Verification



Street



Street

Subject Photos



Street

Listing Photos

L1 306 Cascade Drive
Vacaville, CA 95687



Front

L2 713 Northampton Drive
Vacaville, CA 95687



Front

L3 248 Cambridge Drive
Vacaville, CA 95687



Front

Sales Photos

S1 122 Dream Street
Vacaville, CA 95687



Front

S2 1066 ruby Drive
Vacaville, CA 95687



Front

S3 836 Flint Way
Vacaville, CA 95687



Front

ClearMaps Addendum

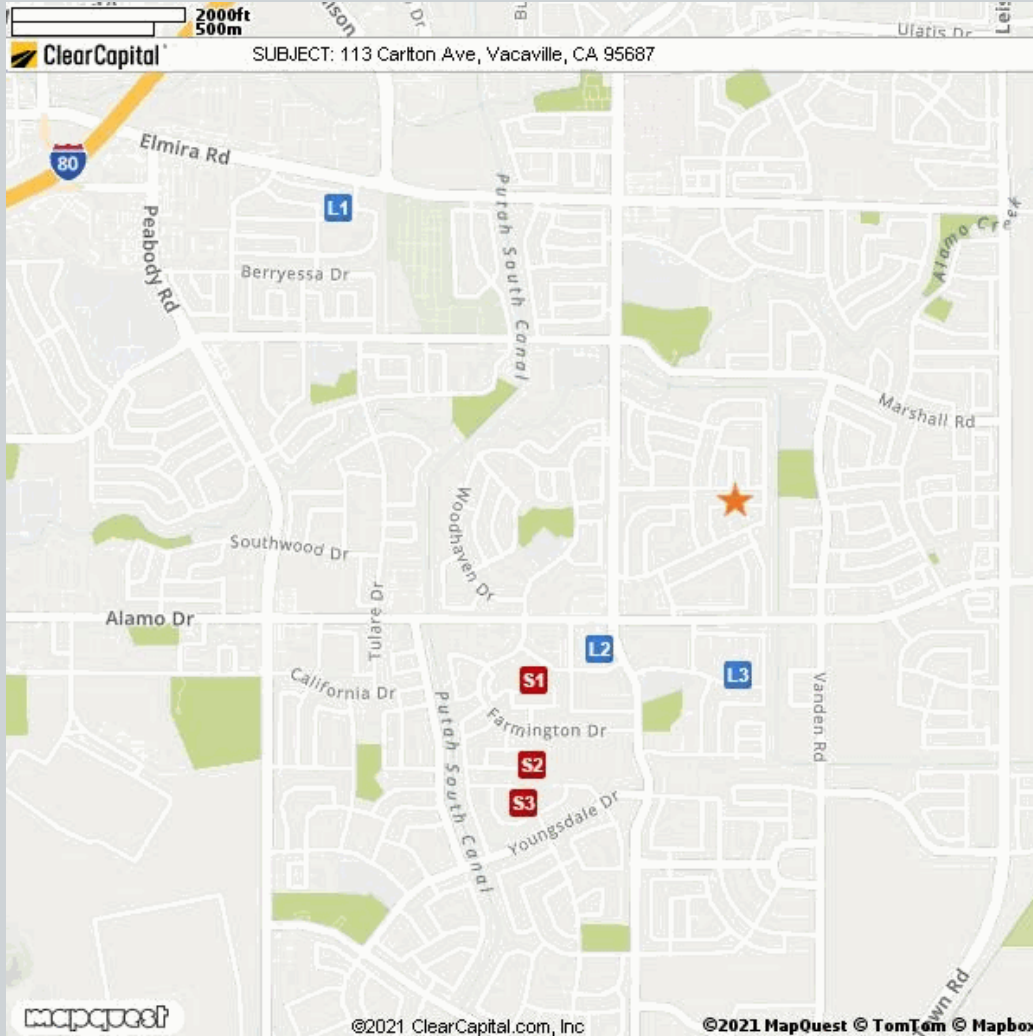
Address ★ 113 Carlton Avenue, Vacaville, CALIFORNIA 95687

Loan Number 47074

Suggested List \$480,000

Suggested Repaired \$480,000

Sale \$480,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	113 Carlton Avenue, Vacaville, California 95687	--	Parcel Match
L1 Listing 1	306 Cascade Drive, Vacaville, CA 95687	1.32 Miles ¹	Parcel Match
L2 Listing 2	713 Northampton Drive, Vacaville, CA 95687	0.51 Miles ¹	Parcel Match
L3 Listing 3	248 Cambridge Drive, Vacaville, CA 95687	0.45 Miles ¹	Parcel Match
S1 Sold 1	122 Dream Streetr, Vacaville, CA 95687	0.70 Miles ¹	Parcel Match
S2 Sold 2	1066 Ruby Drive, Vacaville, CA 95687	0.87 Miles ¹	Parcel Match
S3 Sold 3	836 Flint Way, Vacaville, CA 95687	0.97 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	Victor Arrivas	Company/Brokerage	Realty One Group Fox
License No	01389596	Address	11 Town Square Place.Suite C. Vacaville CA 95688
License Expiration	08/13/2022	License State	CA
Phone	9256989169	Email	varrivas@gmail.com
Broker Distance to Subject	2.45 miles	Date Signed	11/20/2021

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.