

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	118 Buckeye Street, Woodland, CA 95695	Order ID	7888842	Property ID	31961235
Inspection Date	01/15/2022	Date of Report	01/18/2022		
Loan Number	47730	APN	064-082-028-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Yolo		

Tracking IDs

Order Tracking ID	01.12.22_BPO	Tracking ID 1	01.12.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Billie Schwab	Condition Comments Subject is a traditional single story with wood exterior and comp roof. Exterior is maintained with normal wear and is in need of traditional maintenance. Prior MLS indicated property was listed as a fixer but did not include interior photos for reference. A photo showing aging shingles is included. Roof should be inspected and repaired as necessary. A new roof estimate is included for repairs listed.
R. E. Taxes	\$46,465	
Assessed Value	\$416	
Zoning Classification	R1	
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	\$10,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Established neighborhood of single family homes on standard lots. Properties are maintained with normal wear due to age and without significant repairs necessary. Located within 1-2 miles to local commerce, schools, park and commute access.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$572,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	118 Buckeye Street	33 N Kern Ave	213 Glacier Pl	33 Nevada Ave
City, State	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
Zip Code	95695	95695	95695	95695
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.45 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$430,000	\$449,000	\$450,000
List Price \$	--	\$430,000	\$449,000	\$450,000
Original List Date		12/22/2021	01/05/2022	12/20/2021
DOM · Cumulative DOM	-- · --	16 · 27	9 · 13	21 · 29
Age (# of years)	65	50	39	46
Condition	Average	Good	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	1,084	1,000	1,234	1,226
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 1 Car	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	.16 acres	.15 acres
Other	N, A	N, A	N, A	N, A

* 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 Well maintained interior and exterior with newer planked floors and w/w carpet. Neutral paint. Maintained kitchen and baths. 2 car garage. Pending 1/14/2022

Listing 2 Maintained with newer planked floors and neutral paint. Maintained original kitchen and baths. 2 car garage. Pending 1/14/2022

Listing 3 Maintained interior and exterior with tiled roof, laminate wood floors. Kitchen and baths maintained. Neutral paint. 2 car garage. Pending 1/10/2022

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	118 Buckeye Street	6 Clover Ct	115 Buckeye St	2 California St
City, State	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
Zip Code	95695	95695	95695	95695
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.04 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$369,000	\$379,900
List Price \$	--	\$335,000	\$369,000	\$379,900
Sale Price \$	--	\$375,000	\$375,000	\$389,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	11/08/2021	12/03/2021	11/15/2021
DOM · Cumulative DOM	-- · --	5 · 61	7 · 44	4 · 32
Age (# of years)	65	45	64	65
Condition	Average	Average	Average	Good
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	1,084	1,296	1,130	1,027
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.16 acres	.13 acres	.18 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	-\$5,000	+\$1,200	-\$16,350
Adjusted Price	--	\$370,000	\$376,200	\$372,650

* 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** Interior with w/w carpet, linoleum. Neutral paint. Original kitchen and baths. Adjust age \$10000, garage space \$-2500, lot, -2000, at \$-10500. Adjusted sales price \$370,000
- Sold 2** Maintained near original interior with w/w carpet, tiled floors, neutral paint and wood paneling. Kitchen and baths maintained in average condition. 1 car garage. Adjust age \$-500, Lot \$1000, bath count \$3000, sf \$-2300 \$366,200
- Sold 3** Maintained interior with laminate floors, w/w carpet. Neutral paint. Maintained kitchen and bath with updates. Adjust condition/updates \$-12500, Lot \$-4000, bath count \$3000, sf \$2850 Adjusted sale price \$372650

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject was listed of 11/15/2020 with an expired listing date as of 5/14/2021 @ \$325,000. Notice of sale recorded 11/22/2021, no additional details available.			
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
11/15/2020	\$325,000	05/14/2021	\$325,000	Expired	05/14/2021	\$325,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$376,000	\$396,000
Sales Price	\$372,000	\$392,000
30 Day Price	\$367,500	--
Comments Regarding Pricing Strategy		
For purposes of this report and comparable selection, search completed within a 1 mile radius of subject with SF less than 1800 and closing escrow within the previous 6 months . Subject is maintained with normal wear visible due to age and without significant deficiencies or required repairs. Market in present condition with minimal concessions for quick sale.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side

Subject Photos



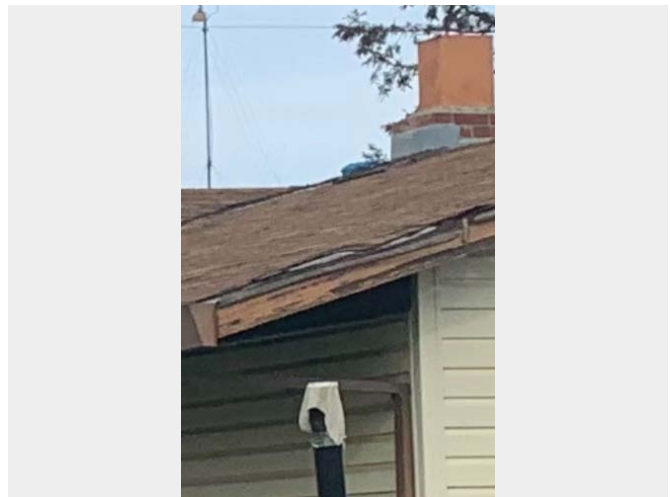
Street



Street



Other



Other

Listing Photos

L1 33 N Kern Ave
Woodland, CA 95695



Front

L2 213 Glacier Pl
Woodland, CA 95695



Front

L3 33 Nevada Ave
Woodland, CA 95695



Front

Sales Photos

S1 6 Clover Ct
Woodland, CA 95695



Front

S2 115 Buckeye St
Woodland, CA 95695



Front

S3 2 California St
Woodland, CA 95695



Front

ClearMaps Addendum

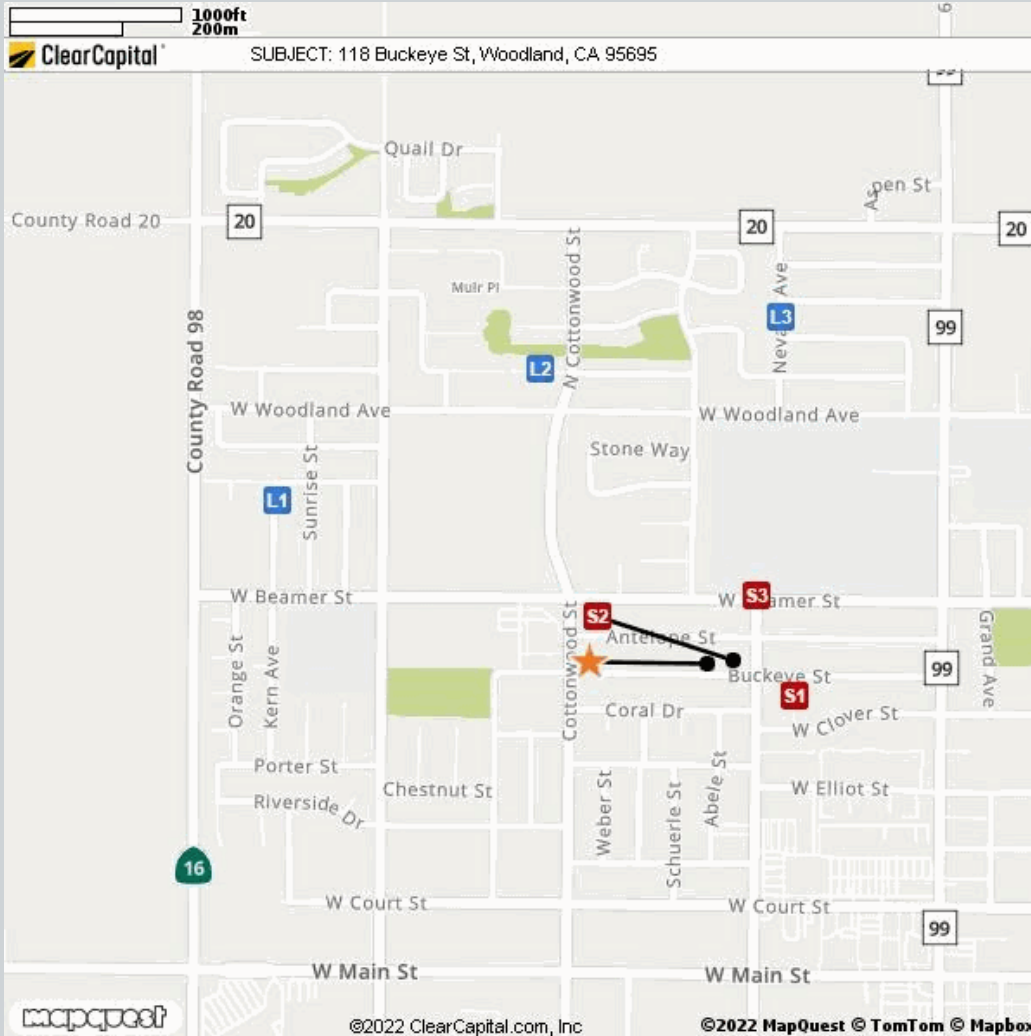
Address ★ 118 Buckeye Street, Woodland, CA 95695

Loan Number 47730

Suggested List \$376,000

Suggested Repaired \$396,000

Sale \$372,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	118 Buckeye Street, Woodland, CA 95695	--	Parcel Match
L1 Listing 1	33 N Kern Ave, Woodland, CA 95695	0.62 Miles ¹	Parcel Match
L2 Listing 2	213 Glacier Pl, Woodland, CA 95695	0.45 Miles ¹	Parcel Match
L3 Listing 3	33 Nevada Ave, Woodland, CA 95695	0.45 Miles ¹	Parcel Match
S1 Sold 1	6 Clover Ct, Woodland, CA 95695	0.12 Miles ¹	Parcel Match
S2 Sold 2	115 Buckeye St, Woodland, CA 95695	0.04 Miles ¹	Street Centerline Match
S3 Sold 3	2 California St, Woodland, CA 95695	0.09 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	Jeannette Rotz	Company/Brokerage	VISION REAL ESTATE
License No	01393764	Address	2771 Garrett Place Woodland CA 95776
License Expiration	12/20/2025	License State	CA
Phone	5303060766	Email	RotzSellsHomes@gmail.com
Broker Distance to Subject	3.86 miles	Date Signed	01/18/2022

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.