

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	168 Driftwood Court, Los Banos, CA 93635	Order ID	7908052	Property ID	32004412
Inspection Date	01/21/2022	Date of Report	01/22/2022		
Loan Number	47839	APN	082-560-015-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Merced		

Tracking IDs					
Order Tracking ID	01.20.22	Tracking ID 1	01.20.22		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Linda Hill	Condition Comments	
R. E. Taxes	\$3,359	Shows to be occupied - fascia and garage trim show in need to paint - and front lawn needing trimmed - this is a visible deferred maintenance. No exterior damaged visible from inspection.	
Assessed Value	\$300,672		
Zoning Classification	R-1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,200		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,200		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	A neighborhood with sidewalks/curbs/street lights. There are only a few listings in .25 mile RADIUS with only 1 sold in the last 6 months; expanded radius to capture more comps that bracket the square footage/room count and yr built. General Market denotes that the # for Sale decreased -20% in the last 6 months; # sold decreased -27.9%. Ave Active Prices increase 4.7%, Avg Sold Price increase 8.7% in the last 6 months; The current months of inventory is 0.8% w/an absorption rate of 124.1% based on closed sales. This indicative of a seller's market where the Avg Days on Mkt is 16/...	
Sales Prices in this Neighborhood	Low: \$379,000 High: \$455,000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

A neighborhood with sidewalks/curbs/street lights. There are only a few listings in .25 mile RADIUS with only 1 sold in the last 6 months; expanded radius to capture more comps that bracket the square footage/room count and yr built. General Market denotes that the # for Sale decreased -20% in the last 6 months; # sold decreased -27.9%. Ave Active Prices increase 4.7%, Avg Sold Price increase 8.7% in the last 6 months; The current months of inventory is 0.8% w/an absorption rate of 124.1% based on closed sales. This indicative of a seller's market where the Avg Days on Mkt is 16/Avg CDOM is 17. The Median Sold Price is \$479K an increase from \$452K-\$460K the last couple of months. Sold/List Diff is 101%.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	168 Driftwood Court	286 Driftwood Ave	531 Datewood Ct	519 Merlot Ct
City, State	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
Zip Code	93635	93635	93635	93635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.33 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$439,000	\$450,000
List Price \$	--	\$425,000	\$439,000	\$445,000
Original List Date		01/05/2022	01/12/2022	10/24/2021
DOM · Cumulative DOM	-- · --	7 · 17	8 · 10	29 · 90
Age (# of years)	22	23	31	23
Condition	Average	Average	Average	Fair
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,647	1,384	1,666	1,550
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	.16 acres	.24 acres	.14 acres
Other	TileRoof, CHVAC, Porch	TileRoof, CHVAC, Porch	TileRoof, CHVAC, Porch, Patio	TileRoof, CHVAC, Porch

* 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 Reg Listing, Tenant Occupied \$1350/months,, Pending 1/12/2022. This comp is very similar in functional layout to subject although smaller in square footage. but same in room count, year built, similar lot size. There is no other sold/listing history found for this comp in the last 12months.

Listing 2 Reg Sale, OO, many upgrades throughout home with fresh coat of interior paint. This comp is very similar in functional layout close in square footage/same in room count but older in year built with larger lot size and 3 car attached. Sold History 9/3/2021 \$410K Reg Sale, no other listing/sold history.

Listing 3 Reg Sale, Pending since 12/15/21, OO, Multiple Offers: 2. This comp is similar in functional layout but slightly smaller in square footage, 1 more in room count, close in year built and same in lot size with tile roof/2 car attached. No other sold/listing history found for this comp in the last 12 months.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	168 Driftwood Court	721 Rhine Ct	635 Winepress St	223 Citrus Ave
City, State	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
Zip Code	93635	93635	93635	93635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.49 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$445,000	\$399,999
List Price \$	--	\$425,000	\$440,000	\$399,999
Sale Price \$	--	\$420,000	\$445,000	\$405,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/15/2021	10/20/2021	12/02/2021
DOM · Cumulative DOM	-- · --	20 · 48	52 · 63	5 · 64
Age (# of years)	22	22	18	31
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,647	1,636	1,603	1,329
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	3 · 2
Total Room #	6	7	6	5
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	.15 acres	.15 acres	.15 acres
Other	TileRoof, CHVAC, Porch	TileRoof, CHVAC, Porch, Patio	TileRoof, CHVAC, Porch, Patio	Tile Roof, Porch, Patio,
Net Adjustment	--	-\$2,615	-\$2,140	+\$12,430
Adjusted Price	--	\$417,385	\$442,860	\$417,430

* 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** Reg Sale, OO, Conventional, \$0 BCC's, 28 days in Escrow, Multiple Offers: 4, This Comp has 1 more in room count, but same in year built, close in square footage, same in lot size. Has tile Roof, porch, and 2 car garage. There is no other sold/listing history found for this comp in the last 12 months.
- Sold 2** Reg Sale, OO, Conventional, \$1200 BCC's, Multiple offers: 2, 11 days in Escrow. This comp is close in square footage and newer in year but same in room count w/tile roof 2 car garage, porch. same in lot size. There is no other sold/listing history found for this comp in the last 12months.
- Sold 3** Reg Sale, Tenant Occupied, Conventional, \$6000 BCC's, This comps is similar in room count but older in year built and smaller in square footage. similar in lot size wit tile roof 2 car garage and front porch. There is no other sold/listing history found for this comp in the last 12 months.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Searched MLS and CRMLS and other Internet Real Estate sites and did not find a current listing or any sold/listing history for this property in the last 12months.				
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	\$440,000	\$441,200
Sales Price	\$440,000	\$441,200
30 Day Price	\$418,000	--
Comments Regarding Pricing Strategy		
Greatest Weight given to comps with same room count; closest to subject in proximity and functional layout.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 286 Driftwood Ave
Los Banos, CA 93635



Front

L2 531 Datewood Ct
Los Banos, CA 93635



Front

L3 519 Merlot Ct
Los Banos, CA 93635



Front

Sales Photos

S1 721 Rhine Ct
Los Banos, CA 93635



Front

S2 635 Winepress St
Los Banos, CA 93635



Front

S3 223 Citrus Ave
Los Banos, CA 93635



Front

ClearMaps Addendum

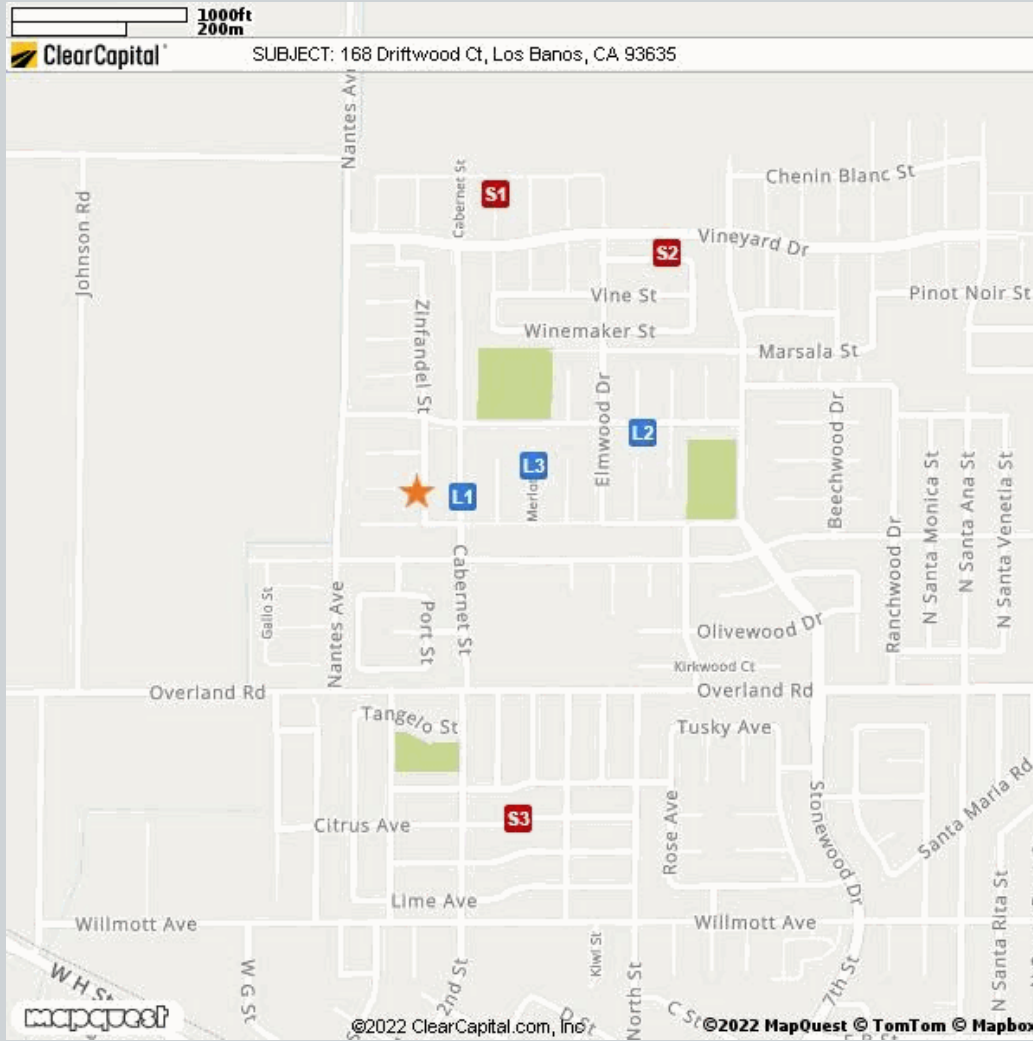
Address ★ 168 Driftwood Court, Los Banos, CA 93635

Loan Number 47839

Suggested List \$440,000

Suggested Repaired \$441,200

Sale \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	168 Driftwood Court, Los Banos, CA 93635	--	Parcel Match
L1 Listing 1	286 Driftwood Ave, Los Banos, CA 93635	0.07 Miles ¹	Parcel Match
L2 Listing 2	531 Datewood Ct, Los Banos, CA 93635	0.33 Miles ¹	Parcel Match
L3 Listing 3	519 Merlot Ct, Los Banos, CA 93635	0.18 Miles ¹	Parcel Match
S1 Sold 1	721 Rhine Ct, Los Banos, CA 93635	0.43 Miles ¹	Parcel Match
S2 Sold 2	635 Winepress St, Los Banos, CA 93635	0.49 Miles ¹	Parcel Match
S3 Sold 3	223 Citrus Ave, Los Banos, CA 93635	0.46 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	Rosalyn Santiago	Company/Brokerage	Paradise Realty
License No	01501503	Address	1125 5th Street Suite F Los Banos CA 93635
License Expiration	11/28/2022	License State	CA
Phone	2095095032	Email	rozsantiagorealtor@gmail.com
Broker Distance to Subject	1.23 miles	Date Signed	01/21/2022

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.