

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	110 Wildflower Drive, Galt, CA 95632	Order ID	7974400	Property ID	32153196
Inspection Date	02/17/2022	Date of Report	02/21/2022		
Loan Number	47856	APN	148-0330-071-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	47815	Tracking ID 1	47815
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Jose R Gonzalez and Glafira Gonzalez	Condition Comments The subject is a one story detached SFR. Its exterior finish is stucco. It features a composition shingle roof and an attached 2 car garage. The front yard landscaping is maintained and in average condition. Per the MLS comments from the most recent sale for the subject, it states that the subject is in need of TLC. It is reflected in the lower sales price. The needed repairs are not noted on the MLS and the cost is unknown and an interior inspection is recommended.
R. E. Taxes	\$1,943	
Assessed Value	\$179,676	
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	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The neighborhood consists of detached SFR's built from 1982 to 2007 and range from 1067 to 2939 living sq ft. The neighborhood is located within a 1-10 mile proximity from schools, parks, shopping, grocery, restaurants, local/public transportation and freeway access. The market value for this neighborhood has increased within the past 6 months due to a shortage of inventory and rise in demand. The REO/Short Sale trend has remained stable/low within the past 6 months with 0 (zero) REO/Short Sales. The average market time for this neighborhood is 13 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$360,000 High: \$687,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	110 Wildflower Drive	220 Allport Dr	110 Matthew Ct	155 Emerald Oak Dr
City, State	Galt, CA	Galt, CA	Galt, CA	Galt, CA
Zip Code	95632	95632	95632	95632
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.36 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$415,000	\$469,900	\$398,500
List Price \$	--	\$415,000	\$469,900	\$398,500
Original List Date		02/11/2022	01/27/2022	12/20/2021
DOM · Cumulative DOM	-- · --	5 · 10	6 · 25	17 · 63
Age (# of years)	40	29	29	37
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	1,178	1,238	1,318	1,347
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	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	0.16 acres	0.15 acres	0.16 acres	0.17 acres
Other	none	none	none	none

* Listing 3 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 Comp Listing 1 is used for being closest to the subject in living square feet, and is similar in bedroom and bathroom count, age, style and lot size. Listing History: currently in New status. Value Adjustment: condition (-\$50,000) = Adjusted Value \$365,000

Listing 2 Comp Listing 2 is used for being similar in age, style, bed/bath count and lot size. Listing History: currently in Pending status; pending/contract date 2/2/2022. Value Adjustment: condition (-\$50,000) = Adjusted Value \$419,900

Listing 3 Comp Listing 3 is used for being most similar to the subject in condition, style, age, bed/bath count and lot size. Per the MLS, this comp is in need of TLC and is priced accordingly as it needs full restoration. Listing History: currently in Pending status; pending/contract date 1/6/2022.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	110 Wildflower Drive	125 W E St	242 Cinnamon Dr	104 Silver Spruce Ct
City, State	Galt, CA	Galt, CA	Galt, CA	Galt, CA
Zip Code	95632	95632	95632	95632
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.49 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$439,900	\$455,000	\$440,000
List Price \$	--	\$439,900	\$455,000	\$440,000
Sale Price \$	--	\$439,900	\$457,000	\$450,000
Type of Financing	--	Fha	Va	Conventional
Date of Sale	--	12/01/2021	12/10/2021	11/17/2021
DOM · Cumulative DOM	-- · --	3 · 27	5 · 36	13 · 49
Age (# of years)	40	34	29	30
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	1,178	1,019	1,067	1,255
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	5	5	5	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	0.16 acres	0.23 acres	0.15 acres	0.19 acres
Other	none	none	none	none
Net Adjustment	--	-\$59,510	-\$52,790	-\$71,470
Adjusted Price	--	\$380,390	\$404,210	\$378,530

* 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** Comp Sale 1 is used for being similar in age, and style. Per the MLS, this comp has many updates including fresh exterior paint, windows, roof, kitchen, bathrooms, flooring, furnace, insulation, water heater and appliances. Listing History: pending/contract date 11/7/2021; no sale concessions. Value Adjustment: year (+\$5,000) GLA (+\$17,490) bedroom (+\$5,000) lot (-\$7,000) updates (-\$20,000) roof (-\$10,000) condition (-\$50,000)
- Sold 2** Comp Sale 2 is used for being closest in GLA, similar in age, style, bed/bath count and lot size. Per the MLS, this comp has fresh stucco and paint. Listing History: pending/contract date 11/9/2021; no sale concessions. Value Adjustment: year (- \$10,000) GLA (+\$12,210) lot (+\$1,000) updates (-\$6,000) condition (-\$50,000)
- Sold 3** Comp Sale 3 is superior in GLA but is used for being similar in age, style, and bed/bath count. Listing History: pending/contract date 10/12/2021; no sale concessions. Value Adjustment: year (-\$10,000) GLA (-\$8,470) lot (-\$3,000) condition (-\$50,000)

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject was listed on 1/6/2022 at \$339,000; pending 1/17/2022 and sold 2/14/2022 for \$360,000. Per the MLS comments, the subject is in need of TLC.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
01/06/2022	\$339,000	01/17/2022	\$339,000	Sold	02/14/2022	\$360,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$400,000	\$400,000
Sales Price	\$400,000	\$400,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
<p>The subject conforms to its neighborhood in age and style. Per the MLS listing for the subject, it is in need of TLC. Therefore, the condition of the subject is in Fair condition, and the most recent sales price reflects the lower end of the market value for the neighborhood and comps. Most comps are superior in condition. AN INTERIOR INSPECTION OF THE SUBJECT IS RECOMMENDED. When determining the subjects market value, Sale 1 and Listing 3 are used as they are similar in age, style, and Listing 3 is similar in condition.</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



Address Verification



Side



Side



Street



Other

Listing Photos

L1 220 Allport Dr
Galt, CA 95632



Front

L2 110 Matthew Ct
Galt, CA 95632



Front

L3 155 Emerald Oak Dr
Galt, CA 95632



Front

Sales Photos

S1 125 W E St
Galt, CA 95632



Front

S2 242 Cinnamon Dr
Galt, CA 95632



Front

S3 104 Silver Spruce Ct
Galt, CA 95632



Front

ClearMaps Addendum

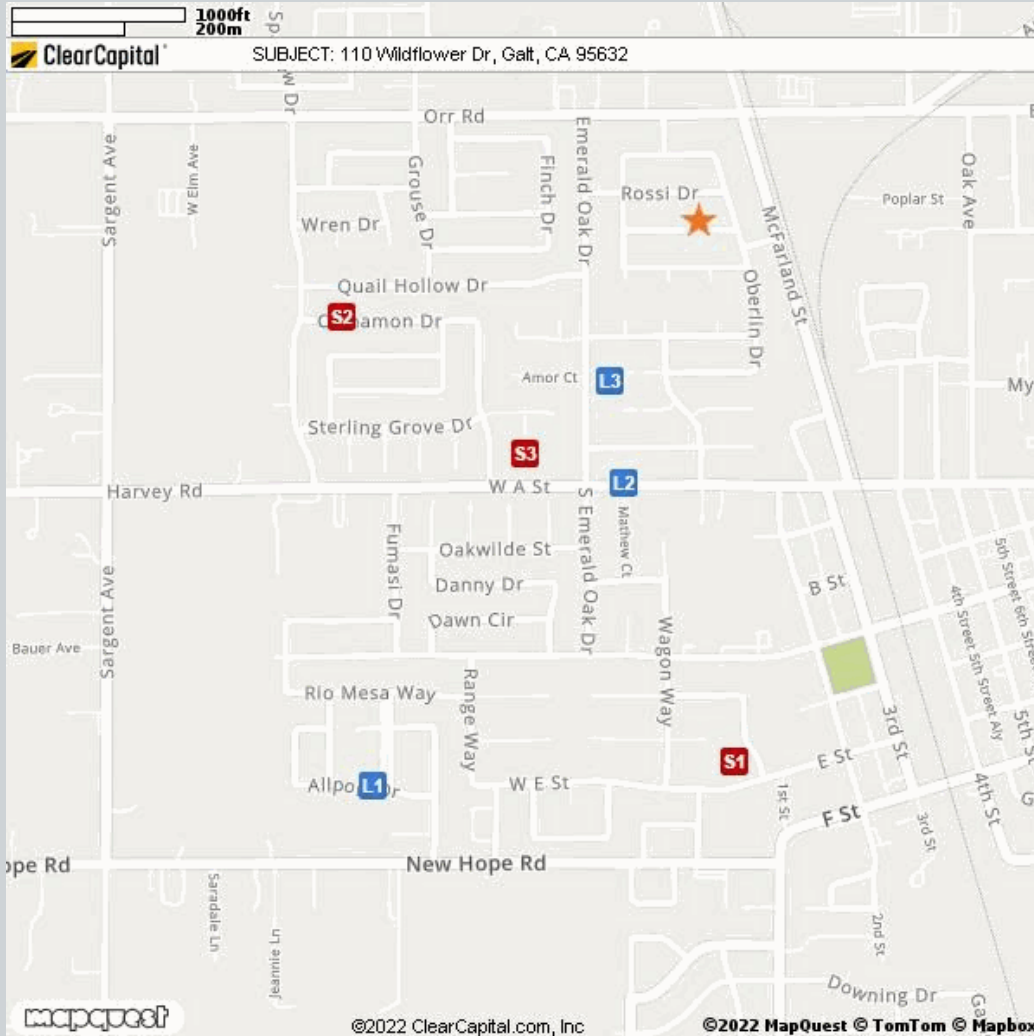
Address ★ 110 Wildflower Drive, Galt, CA 95632

Loan Number 47856

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	110 Wildflower Drive, Galt, CA 95632	--	Parcel Match
L1 Listing 1	220 Allport Dr, Galt, CA 95632	0.86 Miles ¹	Parcel Match
L2 Listing 2	110 Matthew Ct, Galt, CA 95632	0.36 Miles ¹	Parcel Match
L3 Listing 3	155 Emerald Oak Dr, Galt, CA 95632	0.23 Miles ¹	Parcel Match
S1 Sold 1	125 W E St, Galt, CA 95632	0.72 Miles ¹	Parcel Match
S2 Sold 2	242 Cinnamon Dr, Galt, CA 95632	0.49 Miles ¹	Parcel Match
S3 Sold 3	104 Silver Spruce Ct, Galt, CA 95632	0.38 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	Stacy Lahn	Company/Brokerage	Ardent Realty & Associates
License No	01482455	Address	3055 Ashton St Lodi CA 95242
License Expiration	03/04/2023	License State	CA
Phone	9255252663	Email	stacylahn@yahoo.com
Broker Distance to Subject	9.12 miles	Date Signed	02/19/2022

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.