

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 | 482 Hillcrest Avenue, Oroville, CA 95966 | Order ID | 7974400 | Property ID | 32153203 |
| Inspection Date | 02/17/2022 | Date of Report | 03/02/2022 | | |
| Loan Number | 48338 | APN | 069-340-027-000. | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Butte | | |

Tracking IDs

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

General Conditions

| | | | |
|---------------------------------------|-----------------|---|--|
| Owner | COLUMBUS CARR | Condition Comments | |
| R. E. Taxes | \$378 | <p>The subject is located on a quiet, low traffic street in an older residential neighborhood. Homes in the area reflect good maintenance and upkeep. Based on the exterior inspection, the subject appears to be in average condition with no repairs noted, therefore the AS IS and the AS REPAIRED values are the same. The subject conforms well to its neighborhood. While the subject has the feel of a more rural area, it is still in close proximity to schools and shopping. A typical home in the area is between 900 and 1300 sq ft. and lot sizes vary between .15- 1.75 ac. Due to the fact the subject is located in an older neighborhood, no two homes are the same. Therefore agent had to use the best comps available and adjust for differences.</p> | |
| Assessed Value | \$34,169 | | |
| Zoning Classification | Residential AR1 | | |
| 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 | |
| Local Economy | Stable | <p>The market for Oroville has remained somewhat steady over the past 12 months. In fact, the agent has seen a slight increase in certain aspects. The unemployment rate for example is down to 9.3% compared to the 11.2% it was one year ago. Furthermore, while REO sales are still present in the market, the number of sales which are REO are down. In the subject's area, only 1 in 10 homes are REO sales, where as that number was much higher at 3 in 10 1 year ago. Economic forecasters believe this improving trend is expected to continue.</p> | |
| Sales Prices in this Neighborhood | Low: \$350,000 High: \$515,000 | | |
| Market for this type of property | Remained Stable for the past 6 months. | | |
| Normal Marketing Days | <90 | | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 482 Hillcrest Avenue | 125 Kokanee Dr | 5364 Falco Ct | 47 Kokanee Dr |
| City, State | Oroville, CA | Oroville, CA | Oroville, CA | Oroville, CA |
| Zip Code | 95966 | 95966 | 95966 | 95966 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.56 ¹ | 0.95 ¹ | 0.40 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$435,000 | \$425,000 | \$419,000 |
| List Price \$ | -- | \$435,000 | \$425,000 | \$405,000 |
| Original List Date | | 01/09/2022 | 02/02/2022 | 01/06/2022 |
| DOM · Cumulative DOM | -- · -- | 3 · 52 | 11 · 28 | 36 · 55 |
| Age (# of years) | 43 | 24 | 33 | 14 |
| 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 Charmer | 1 Story Charmer | 2 Stories Traditional | 2 Stories Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,516 | 2,139 | 2,020 | 2,274 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 2 · 2 | 2 · 2 | 3 · 2 |
| Total Room # | 6 | 5 | 5 | 6 |
| 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 | 0.30 acres | .16 acres | .17 acres | .17 acres |
| Other | None | None | None | None |

* 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 Adjustments were made to age (-4750), GLA (+11310), bedroom count (+5000), and lot size (+700) for a net adjusted value of \$447,260. Similar in all other aspects.

Listing 2 Adjustments were made to age (-2500), GLA (+14880), bedroom count (+5000), and lot size (+650) for a net adjusted value of \$443,030. Similar in all other aspects.

Listing 3 Adjustments were made to age (-7250), GLA (+7260), bedroom count (+5000), and lot size (+650) for a net adjusted value of \$410,660. Similar in all other aspects.

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 482 Hillcrest Avenue | 638 Riverview Ct | 42 Executive Ave | 27 Oman Dr |
| City, State | Oroville, CA | Oroville, CA | Oroville, CA | Oroville, CA |
| Zip Code | 95966 | 95966 | 95966 | 95966 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.15 ¹ | 0.25 ¹ | 0.73 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$449,000 | \$475,000 | \$499,000 |
| List Price \$ | -- | \$449,000 | \$475,000 | \$499,000 |
| Sale Price \$ | -- | \$430,000 | \$470,000 | \$499,000 |
| Type of Financing | -- | Va | Conventional | Conventional |
| Date of Sale | -- | 12/07/2021 | 11/23/2021 | 11/23/2021 |
| DOM · Cumulative DOM | -- · -- | 50 · 77 | 94 · 153 | 4 · 109 |
| Age (# of years) | 43 | 31 | 29 | 16 |
| 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 Charmer | 2 Stories Traditional | 3 Stories Traditional | 2 Stories Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,516 | 2,157 | 2,357 | 2,520 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 4 · 4 | 4 · 3 | 3 · 2 |
| Total Room # | 6 | 9 | 8 | 6 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Detached 3 Car(s) | Attached 2 Car(s) | Attached 3 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.30 acres | .75 acres | .23 acres | .25 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | -\$7,480 | -\$7,730 | -\$9,750 |
| Adjusted Price | -- | \$422,520 | \$462,270 | \$489,250 |

* Sold 3 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** Adjustments were made to age (-3000), GLA (+10770), bedroom/bathroom count (-10000), garage stall count (-3000), and lot size (-2250). Similar in all other aspects.
- Sold 2** Adjustments were made to age (-3500), GLA (+4770), and bedroom/bathroom count (-7500). Similar in all other aspects. Seller credited \$1500 towards BCCs.
- Sold 3** Adjustments were made to age (-6750), and garage stall count (-3000). Similar in all other aspects.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Property last sold on 12/29/2008 when the current owner purchased. | | | |
| 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 | \$489,000 | \$489,000 |
| Sales Price | \$479,000 | \$479,000 |
| 30 Day Price | \$465,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>In arriving at value, agent took into consideration both recent list comps and sold comps, however weighed in more heavily on recent sold comps as they provide a better indicator of current fair market value. The subject is in good condition with no repairs needed, therefore the AS IS and the AS REPAIRED values are the same. Current DOM in the area is approximately 30 days, therefore there is no difference between the suggested list and the 30 day price.</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



Address Verification



Address Verification



Side

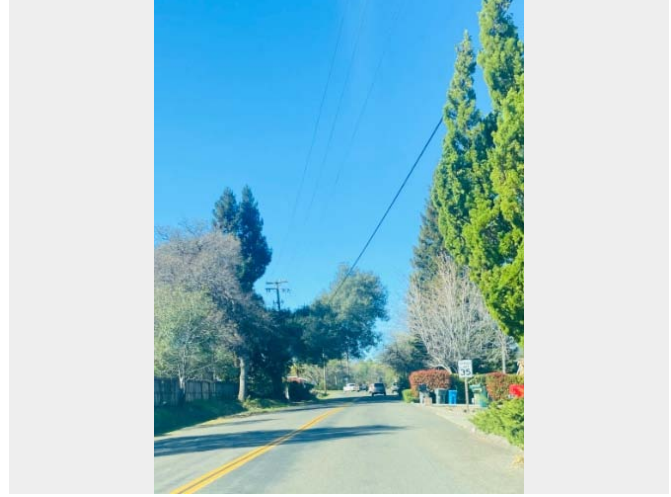


Side

Subject Photos



Side



Street

Listing Photos

L1 125 Kokanee Dr
Oroville, CA 95966



Front

L2 5364 Falco Ct
Oroville, CA 95966



Front

L3 47 Kokanee Dr
Oroville, CA 95966



Front

Sales Photos

S1 638 Riverview Ct
Oroville, CA 95966



Front

S2 42 Executive Ave
Oroville, CA 95966



Front

S3 27 Oman Dr
Oroville, CA 95966



Front

ClearMaps Addendum

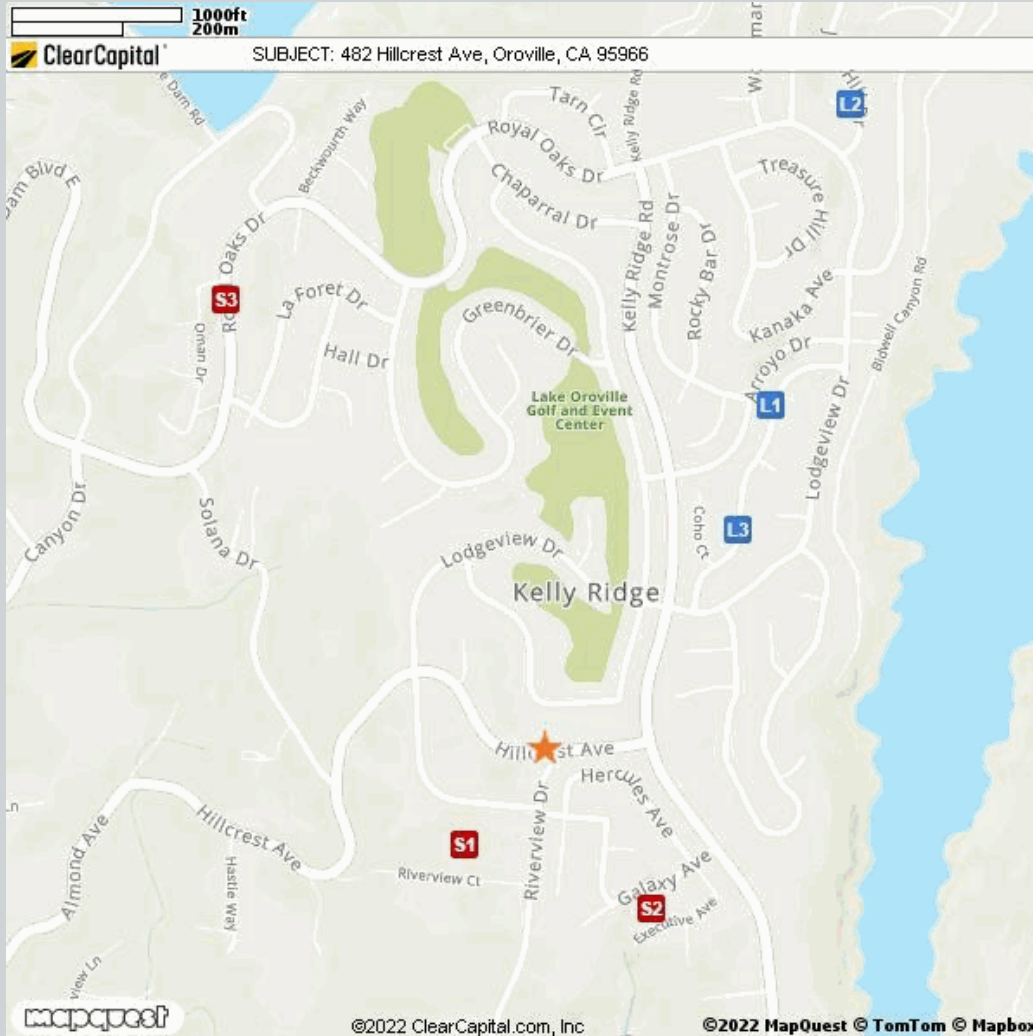
Address ★ 482 Hillcrest Avenue, Oroville, CA 95966

Loan Number 48338

Suggested List \$489,000

Suggested Repaired \$489,000

Sale \$479,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 482 Hillcrest Avenue, Oroville, CA 95966 | -- | Parcel Match |
| L1 Listing 1 | 125 Kokanee Dr, Oroville, CA 95966 | 0.56 Miles ¹ | Parcel Match |
| L2 Listing 2 | 5364 Falco Ct, Oroville, CA 95966 | 0.95 Miles ¹ | Parcel Match |
| L3 Listing 3 | 47 Kokanee Dr, Oroville, CA 95966 | 0.40 Miles ¹ | Parcel Match |
| S1 Sold 1 | 638 Riverview Ct, Oroville, CA 95966 | 0.15 Miles ¹ | Parcel Match |
| S2 Sold 2 | 42 Executive Ave, Oroville, CA 95966 | 0.25 Miles ¹ | Parcel Match |
| S3 Sold 3 | 27 Oman Dr, Oroville, CA 95966 | 0.73 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 | Betty Pendergraft | Company/Brokerage | BETTY PENDERGRAFT |
| License No | 01736858 | Address | 5240 HONEY ROCK CT OROVILLE CA 95966 |
| License Expiration | 01/21/2025 | License State | CA |
| Phone | 5309900812 | Email | PENDERGRAFT_BETTY@HOTMAIL.COM |
| Broker Distance to Subject | 1.25 miles | Date Signed | 02/18/2022 |

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.