DRIVE-BY BPO

45061 CROWN AVENUE

KING CITY, CA 93930

48407 Loan Number **\$470,000**• As-Is Value

by ClearCapital

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 Inspection Date Loan Number Borrower Name	45061 Crown Avenue, King City, CA 93930 05/05/2022 48407 BRECKENRIDGE PROPERTY FUND 2016 LLC	Order ID Date of Report APN County	8177495 07/06/2022 22114100500 Monterey	Property ID	32677321
Tracking IDs					
Order Tracking ID	05.05.22 BPO	Tracking ID 1	05.05.22 BPO		
Tracking ID 2		Tracking ID 3			

General Conditions					
Owner	JANET S MARTINEZ	Condition Comments			
R. E. Taxes	\$1,404	The curb side condition is average. The front yard is dried out			
Assessed Value	\$126,117	and there are overgrown weeds around the home.			
Zoning Classification	Residential				
Property Type	SFR				
Occupancy	Vacant				
Secure?	Yes				
(Front door is locked & wind	lows closed & shaded.)				
Ownership Type Fee Simple					
Property Condition	Average				
Estimated Exterior Repair Cost	İ				
Estimated Interior Repair Cost					
Total Estimated Repair					
НОА	No				
Visible From Street	Visible				
Road Type	Public				

Neighborhood & Market Da	ta	
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The neighborhood is well established. The subject conforms to
Sales Prices in this Neighborhood	Low: \$218000 High: \$868000	the neighborhood.
Market for this type of property	Increased 11 % in the past 6 months.	
Normal Marketing Days	<30	

Client(s): Wedgewood Inc

Property ID: 32677321

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	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	45061 Crown Avenue	45095 Merritt St	51091 Pine Canyon Rd	416 Canal
City, State	King City, CA	King City, CA	King City, CA	King City, CA
Zip Code	93930	93930	93930	93930
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.15 1	0.10 1	1.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,000	\$445,000	\$475,000
List Price \$		\$480,000	\$445,000	\$485,000
Original List Date		04/29/2022	03/10/2022	02/24/2022
DOM · Cumulative DOM	•	7 · 68	57 · 118	18 · 132
Age (# of years)	58	51	34	71
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	1,123	1,144	1,292	1,290
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	18 acres	0.22 acres	0.16 acres	0.21 acres
Other				

^{*} Listing 1 is the most comparable listing to the subject.

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

- Listing 1 This comp is the most comparable due to the GLA, the age and it is in the same subdivision.
- Listing 2 The comp is similar to the subject in GLA. It is in same area however, not in the subdivision.
- **Listing 3** This comp is superior to the subject due to the location. It is similar in GLA. Search was extended over 1 mile to find a similar comp.

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.

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	Cubiast	Cald 1	6-14-0	0.110*
	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	45061 Crown Avenue	45201 Crown Ave	45170 Royal Dr	45030 Merritt
City, State	King City, CA	King City, CA	King City, CA	King City, CA
Zip Code	93930	93930	93930	93930
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.19 1	0.17 1	0.15 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$		\$480,000	\$488,000	\$465,000
List Price \$		\$480,000	\$488,000	\$465,000
Sale Price \$		\$480,000	\$490,000	\$470,000
Type of Financing		Unknown	Unknown	Unknown
Date of Sale		04/11/2022	11/02/2021	03/14/2022
DOM · Cumulative DOM		52 · 52	27 · 91	45 · 131
Age (# of years)	58	43	46	62
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	1,123	1,384	1,176	1,240
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 1 · 1	3 · 1 · 1
Total Room #	7	7	7	7
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	18 acres	0.18 acres	0.23 acres	0.32 acres
Other				
Net Adjustment		\$0	\$0	\$0
Adjusted Price		\$480,000	\$490,000	\$470,000

^{*} Sold 3 is the most comparable sale to the subject.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1 This comp is superior due to the GLA. It is in the same subdivision and on the same street as the subject.
- Sold 2 This comp is equal in GLA, same room count. It is in the same subdivision.
- Sold 3 This comp is the most comparable due to age, room count as well as the GLA, and it is in the same subdivision.

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.

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Current Listing Status Not Currently Listed			Listing History Comments				
Listing Agency/Firm			This property last sold on May 5, 2022 per information found on the MLS.				
Listing Agent Name							
Listing Agent Ph	one						
# of Removed Li Months	stings in Previous 12	0					
# of Sales in Pre Months	vious 12	1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/09/2022	\$375,000			Sold	05/05/2022	\$377,000	MLS

Marketing Strategy				
	As Is Price	Repaired Price		
Suggested List Price	\$470,000	\$470,000		
Sales Price	\$470,000	\$470,000		
30 Day Price	\$460,000			
Comments Regarding Pricing Strategy				

The value conclusion is based on an exterior view. It appears to be vacant and the interior condition assumed to be average. The price conclusion is based on the sold comps which are in the same subdivision and are similar in GLA and age.

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to use **Notes** more approximate comps to support a higher price and that area showing + 34.2% increase in the last 12 months.

Client(s): Wedgewood Inc

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Subject Photos

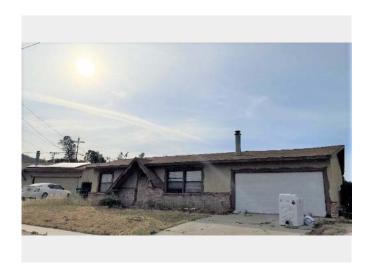
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Front



Address Verification



Side



Street



Street

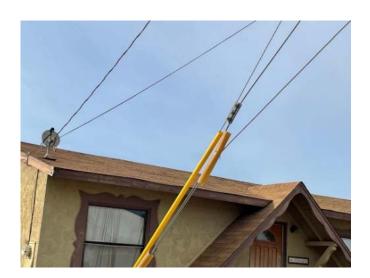


Other

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Subject Photos

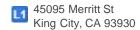




Other Other

Listing Photos

by ClearCapital





Front

51091 Pine Canyon Rd King City, CA 93930



Front

416 Canal King City, CA 93930

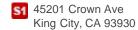


Front

KING CITY, CA 93930

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Sales Photos





Front

45170 Royal Dr King City, CA 93930



Front

45030 Merritt King City, CA 93930

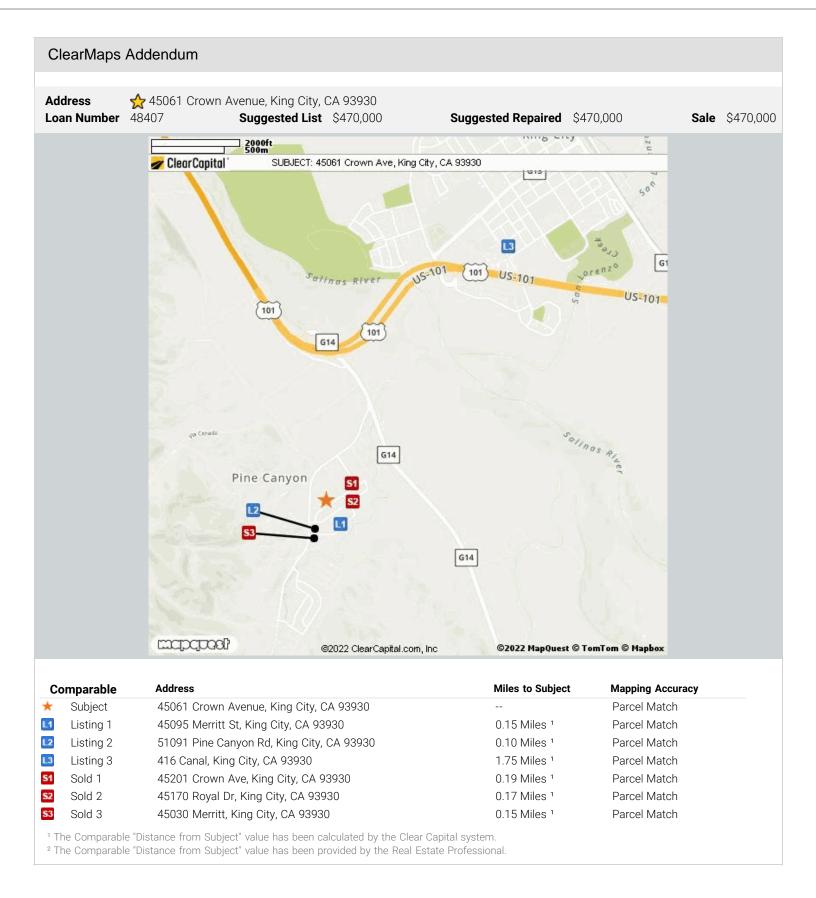


Front

\$470,000 As-Is Value

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48407 KING CITY, CA 93930 Loan Number



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\$470,000As-Is Value

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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:

by ClearCapital

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.

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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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

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Report Instructions - cont.

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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.

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.

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Broker Information

Broker Name Patricia Mallobox Company/Brokerage Patricia Mallobox, Broker

License No 01177259 Address 1140 Hevrin Circle Soledad CA

93960

License Expiration11/13/2025License StateCA

Phone 8315949555 Email mallobox@sbcglobal.net

Broker Distance to Subject 19.20 miles **Date Signed** 05/06/2022

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.

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