

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	1579 Valeria Street, Dos Palos, CALIFORNIA 93620	Order ID	7997501	Property ID	32234261
Inspection Date	02/24/2022	Date of Report	02/24/2022		
Loan Number	48474	APN	014-191-018-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Merced		

Tracking IDs					
Order Tracking ID	47494	Tracking ID 1	47494		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Mary L Miller	Condition Comments A vehicle in front denotes home is occupied - simple maintenance such as yard mowing is not being performed. Nothing damaged is visible from exterior inspection.
R. E. Taxes	\$528	
Assessed Value	\$56,791	
Zoning Classification	R-1-6	
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 Established area with sidewalks/curbs. Walking distance to Elementary School. No Active listings in the area. Applying the client search criteria, there are no active comps in close proximity to subject or close in year built. Relaxed year built criteria and RADIUS distance and used active comps that bracket the subject square footage/room count. General Market Trend denotes that # of Act increased 80% the last 6 months; but # Sold decreased -40%. Avg Active Prices increased 77% & Active Sold Prices increased 18.9% in the last 6 months. There is 3 months of inventory wit...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$325,000	
Market for this type of property	Increased 18 % in the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Established area with sidewalks/curbs. Walking distance to Elementary School. No Active listings in the area. Applying the client search criteria, there are no active comps in close proximity to subject or close in year built. Relaxed year built criteria and RADIUS distance and used active comps that bracket the subject square footage/room count. General Market Trend denotes that # of Act increased 80% the last 6 months; but # Sold decreased -40%. Avg Active Prices increased 77% & Active Sold Prices increased 18.9% in the last 6 months. There is 3 months of inventory with 66.7% absorption rate based on closed sales. This is indicative of a seller's market with 15 days AVG CDOM/15DOM's. Median Sold Prices is \$332K an increased from \$284K the last months but no change from the prior month. Sold/List Diff is 100%.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1579 Valeria Street	9204 Santa Fe Grade St	1102 Dos Palos Ave	348 Orange Ave
City, State	Dos Palos, CALIFORNIA	South Dos Palos, CA	Dos Palos, CA	Los Banos, CA
Zip Code	93620	93665	93620	93635
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.24 ¹	0.65 ¹	13.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$220,000	\$275,000	\$325,000
List Price \$	--	\$220,000	\$275,000	\$325,000
Original List Date		09/13/2021	01/25/2022	01/26/2022
DOM · Cumulative DOM	-- · --	160 · 164	30 · 30	15 · 29
Age (# of years)	50	69	61	58
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	1,151	1,326	936	1,299
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 1	3 · 2
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	Carport 1 Car	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	.17 acres	.17 acres	.16 acres
Other	CompShingle, FrontPorch	CompShingle, Front Porch	CompShingle	CompShinlgeRoof

* 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 Sale, PENDING since 2/20/2022, Notes in MLS denotes that possible 3rd bedroom; has a 2nd unit unknown of permits. New roof installed for sale. This comp is close in room count and functional layout. It is larger in square footage and older in year built; has no garage but carport instead with front porch and comp shingle roof. There is no other sold/listing history found for this comp in the last 12 months.
- Listing 2** Reg Sale, OO. This comp is smaller in square footage w/1 less bathroom than subject. Similar bedroom count with no garage but a carport/covering in a larger lot size with comp shingle roof. There is no other sold/listing history found for this comp in the last 12 months.
- Listing 3** Due to the minimal # of active comps in close proximity, expanded RADIUS and relaxed year built to get a comp that bracket the square footage/room count of subject. Reg Sale, VACANT, Pending Since 2/11/2022 (7 Offers). It is probate sale. It is same in room count, with 2 car garage and comp shingle roof but slightly larger in square footage and older in year built in slightly larger lot size. There is no other sold/listing history for this comp in the last 12 months.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1579 Valeria Street	1567 Valeria St	1533 Valeria St	1502 Ida St
City, State	Dos Palos, CALIFORNIA	Dos Palos, CA	Dos Palos, CA	Dos Palos, CA
Zip Code	93620	93620	93620	93620
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.04 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$255,000	\$199,900	\$260,000
List Price \$	--	\$255,000	\$199,900	\$260,000
Sale Price \$	--	\$200,000	\$205,000	\$251,000
Type of Financing	--	Cash	Private	Fha
Date of Sale	--	02/15/2022	02/02/2022	12/10/2021
DOM · Cumulative DOM	-- · --	35 · 160	3 · 26	47 · 71
Age (# of years)	50	50	50	66
Condition	Average	Average	Fair	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	1,151	1,159	1,159	1,152
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.1550 acres	.1550 acres	.2123 acres
Other	CompShingle, FrontPorch	CompShinlgeRoof, FrontPorch	CompShingle, Front Porch	CompShingle, FrontPorch
Net Adjustment	--	-\$390	-\$480	-\$4,465
Adjusted Price	--	\$199,610	\$204,520	\$246,535

* 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, CASH, \$0 BCC's, 90 days in Escrow. This comp is close in proximity, similar in room count, year built, functional layout. There is no other sold/listing history found for this comp in the last 12 months.
- Sold 2** Reg Sale, FIXER Upper, Private Money, \$0 BCC's, Multiple offers: 2, 23 days in Escrow. This comp is close in proximity, same in room count and year built with front porch 2 car garage. There is no other sold/listing history found for this comp in the last 12 months.
- Sold 3** Reg Sale, Tenant Occupied, FHA, \$0 BCC's, Multiple offers: 4, 24 days in Escrow. This comp is same in square footage but 1 less in room count with no garage, older in year built but sits in a larger lot size. 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				Search MLS/CRMLS and other Real Estate Internet Sites and did not find any current listing or sold/listing history for this subject in the last 12 months.			
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	\$218,000	\$218,000
Sales Price	\$205,000	\$205,000
30 Day Price	\$199,800	--
Comments Regarding Pricing Strategy		
Greatest Weight given to Sold Comp 2 as it is closes in proximity & room count & square footage. Listing 2 shows the increase in Avg Active prices for this market - should sell as-is.		

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



Street



Street



Other

Listing Photos

L1 9204 Santa Fe Grade St
South Dos Palos, CA 93665



Front

L2 1102 Dos Palos Ave
Dos Palos, CA 93620



Front

L3 348 Orange Ave
Los Banos, CA 93635



Front

Sales Photos

S1 1567 Valeria St
Dos Palos, CA 93620



Front

S2 1533 Valeria St
Dos Palos, CA 93620



Front

S3 1502 Ida St
Dos Palos, CA 93620



Front

ClearMaps Addendum

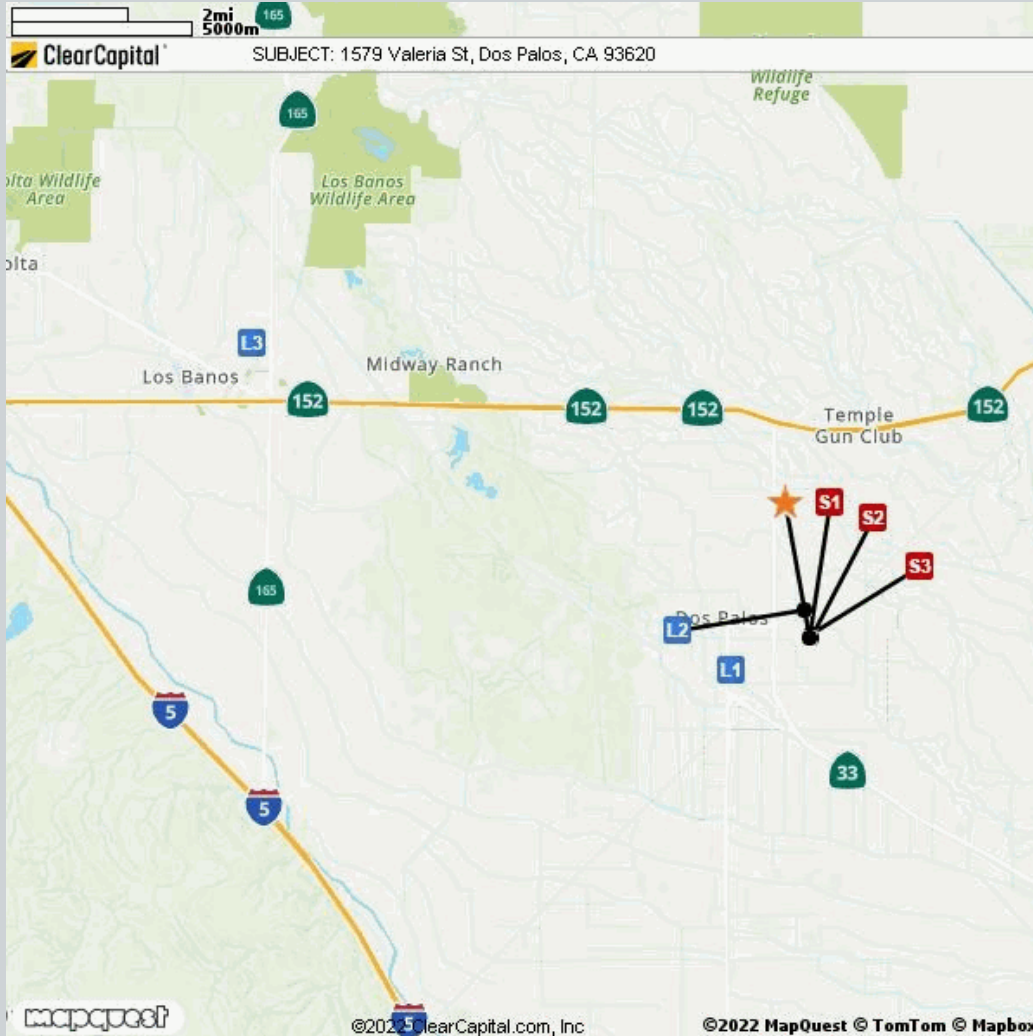
Address ★ 1579 Valeria Street, Dos Palos, CALIFORNIA 93620

Loan Number 48474

Suggested List \$218,000

Suggested Repaired \$218,000

Sale \$205,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1579 Valeria Street, Dos Palos, California 93620	--	Parcel Match
L1 Listing 1	9204 Santa Fe Grade St, South Dos Palos, CA 93665	2.24 Miles ¹	Parcel Match
L2 Listing 2	1102 Dos Palos Ave, Dos Palos, CA 93620	0.65 Miles ¹	Parcel Match
L3 Listing 3	348 Orange Ave, Los Banos, CA 93635	13.96 Miles ¹	Parcel Match
S1 Sold 1	1567 Valeria St, Dos Palos, CA 93620	0.01 Miles ¹	Parcel Match
S2 Sold 2	1533 Valeria St, Dos Palos, CA 93620	0.04 Miles ¹	Parcel Match
S3 Sold 3	1502 Ida St, Dos Palos, CA 93620	0.11 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.

*** 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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.

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	13.77 miles	Date Signed	02/24/2022

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.