

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.

<b>Address</b>	139 W Beamer Street, Woodland, CA 95695	<b>Order ID</b>	8006114	<b>Property ID</b>	32251985
<b>Inspection Date</b>	03/01/2022	<b>Date of Report</b>	03/02/2022		
<b>Loan Number</b>	48503	<b>APN</b>	064-081-009-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Yolo		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	02.28.22 BPO	<b>Tracking ID 1</b>	02.28.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	PEGGY WELTY	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,009	Older traditional home. Stucco and board siding with a asphalt shingle roofing. The roofing and gutters are in need of repairs and obvious signs of leaks. The home is conformity with the rest of the neighborhood. The home is located on a busy street.	
<b>Assessed Value</b>	\$51,156		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$20,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$20,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The home is located in a neighborhood that is older but fairly kept part of Woodland, CA. The surrounding homes are similar in condition. The home is located on a busy street and across from the Woodland High School. It has several elementary schools and parks within walking distance. There are no signs of REOs or boarded-up properties.	
<b>Sales Prices in this Neighborhood</b>	Low: \$328100 High: \$480700		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	139 W Beamer Street	143 Bemmerly Way	249 Muir Pl	123 W Woodland Ave
City, State	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
Zip Code	95695	95695	95695	95695
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 <sup>1</sup>	0.48 <sup>1</sup>	0.25 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$449,900	\$459,888
List Price \$	--	\$425,000	\$449,000	\$459,888
Original List Date		02/09/2022	01/25/2022	01/13/2022
DOM · Cumulative DOM	-- · --	12 · 21	7 · 36	13 · 48
Age (# of years)	65	60	37	57
Condition	Fair	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,117	1,000	1,352	1,443
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 1	3 · 2
Total Room #	6	6	6	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	0.15 acres	0.15 acres	0.16 acres	0.16 acres
Other	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Listing 1 is comparable in terms of location, appeal, and amenities however, the home has been updated with a new kitchen, fresh paint, fixtures, bathroom flooring and is located on a quieter street. Listing 1 is currently pending sale.

**Listing 2** Listing 2 is located in a comparable neighborhood with similar amenities and characteristics however the home is nearly 30 years newer. Listing 2 is pending.

**Listing 3** Listing 3 is a superior home to the subject as the listing home sits on a larger parcel, has been updated, has larger square footage, and has an additional bathroom. It is located in a similar neighborhood as the subject, however, the street is a lot less busy. Listing 3 is currently pending.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	139 W Beamer Street	154 Buckeye St	12 Mariposa St	2 California St
<b>City, State</b>	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
<b>Zip Code</b>	95695	95695	95695	95695
<b>Datasource</b>	Public Records	Public Records	Public Records	Public Records
<b>Miles to Subj.</b>	--	0.08 <sup>1</sup>	0.08 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$369,000	\$405,000	\$379,000
<b>List Price \$</b>	--	\$369,000	\$405,000	\$389,000
<b>Sale Price \$</b>	--	\$375,000	\$418,000	\$389,000
<b>Type of Financing</b>	--	Conv	Conventional	Conventional
<b>Date of Sale</b>	--	11/26/2021	11/09/2021	11/11/2021
<b>DOM · Cumulative DOM</b>	-- · --	7 · 38	7 · 27	4 · 28
<b>Age (# of years)</b>	65	64	60	65
<b>Condition</b>	Fair	Fair	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Beneficial ; Residential	Beneficial ; Residential	Adverse ; Busy Road
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1.5 Stories Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,117	1,130	1,000	1,027
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 1	3 · 1	3 · 1
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.13 acres	0.13 acres	0.19 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	-\$35,000	-\$20,000
<b>Adjusted Price</b>	--	\$375,000	\$383,000	\$369,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** No adjustments. Home is comparable in appeal, amenities, and characteristics. The sale date is approx. 90 days ago with multiple offers. Comp 1 was a probate listing, however, we do not see that having an effect on the market pricing. Comp 1 is located in the same neighborhood as the subject property however, it is on a quieter road with less traffic. The subject property has 1/2 bath more than the comp.
- Sold 2** -\$25k adjustment was made to comp 2. This comp is located on a quieter street, the interior of the home has been recently updated with a newer bathroom, kitchen, and floors. Roof and exterior components look to be in a super condition compared to the subject. The subject property sits on a larger lot and has 1/2 bathroom more than the comp.
- Sold 3** -\$20k adjustment was made to comp 3. The lot size on this property is considerably larger and located on a corner parcel. The interior of the home has been updated with new paint and flooring, recessed lighting, patio slab, windows, and ceiling fans. Exterior upgrades include new stucco and patio slab. Comp 3 does not have a garage nor does it have a 1/2 bathroom like the subject property. The condition of the roof is in a similar state as the subject. The MLS report states the seller was to credit \$10k for the roof.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No history of listings noted in the MLS			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$370,000	\$405,000
<b>Sales Price</b>	\$370,000	\$405,000
<b>30 Day Price</b>	\$370,000	--
<b>Comments Regarding Pricing Strategy</b>		
This home is located on a busy street in a stable, desirable neighborhood near the Woodland High School. There is limited supply in the area and believe this home would sell very quickly for \$370,000 as-is or \$405,000 if repaired and updated.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Street



Street



Street



Other

### Subject Photos



Other



Other

## Listing Photos

**L1** 143 Bemmerly Way  
Woodland, CA 95695



Front

**L2** 249 Muir Pl  
Woodland, CA 95695



Front

**L3** 123 W Woodland Ave  
Woodland, CA 95695



Front



## Sales Photos

**S1** 154 Buckeye St  
Woodland, CA 95695



Front

**S2** 12 Mariposa St  
Woodland, CA 95695



Front

**S3** 2 California St  
Woodland, CA 95695



Front

### ClearMaps Addendum

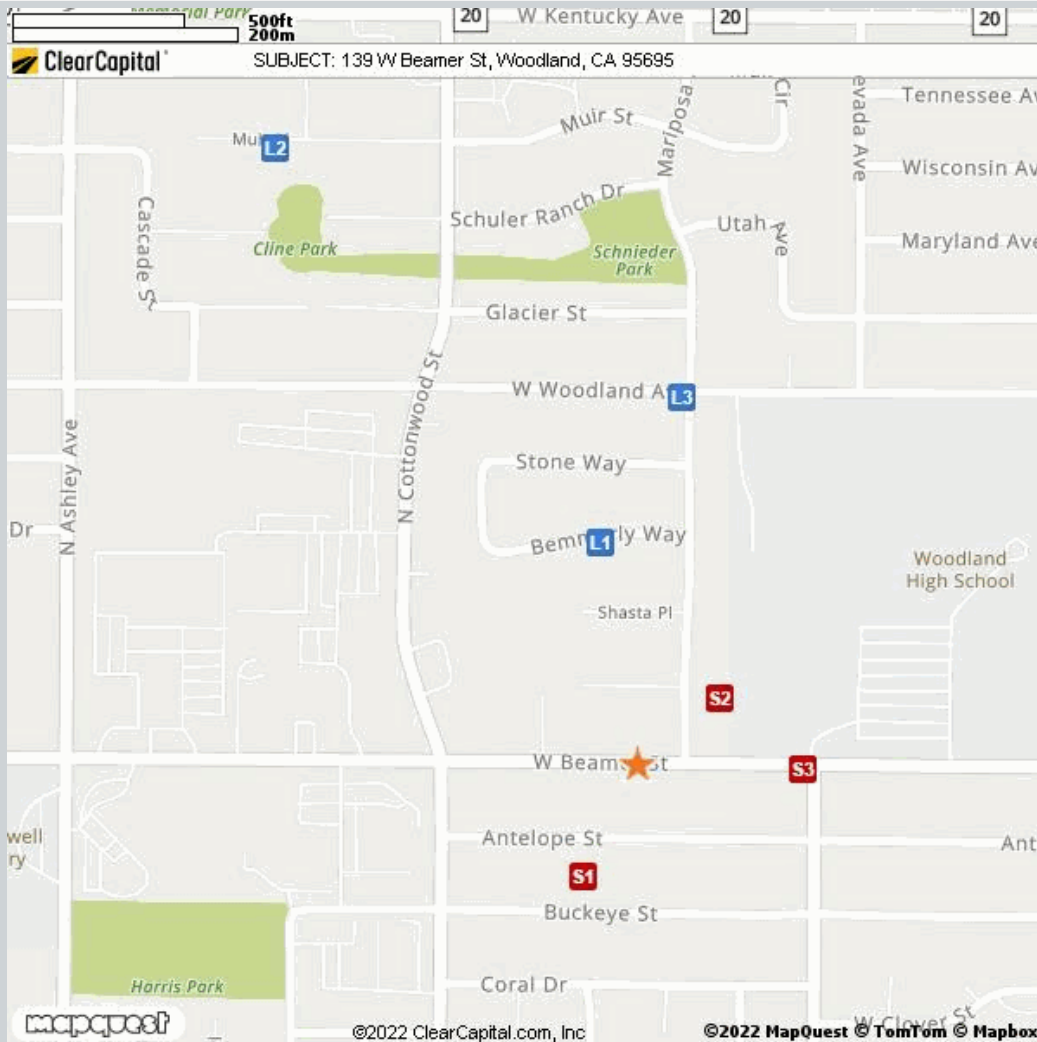
**Address** ★ 139 W Beamer Street, Woodland, CA 95695

**Loan Number** 48503

**Suggested List** \$370,000

**Suggested Repaired** \$405,000

**Sale** \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	139 W Beamer Street, Woodland, CA 95695	--	Parcel Match
L1 Listing 1	143 Bemmerly Way, Woodland, CA 95695	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	249 Muir Pl, Woodland, CA 95695	0.48 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	123 W Woodland Ave, Woodland, CA 95695	0.25 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	154 Buckeye St, Woodland, CA 95695	0.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	12 Mariposa St, Woodland, CA 95695	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2 California St, Woodland, CA 95695	0.12 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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.

## Report Instructions - cont.

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.

## Broker Information

<b>Broker Name</b>	ROSHAN PATEL	<b>Company/Brokerage</b>	GOLDEN STATE PROPERTIES
<b>License No</b>	01935788	<b>Address</b>	99 W Main Street Woodland CA 95695
<b>License Expiration</b>	10/19/2025	<b>License State</b>	CA
<b>Phone</b>	5309085845	<b>Email</b>	rpatel@goldenstateprop.com
<b>Broker Distance to Subject</b>	0.54 miles	<b>Date Signed</b>	03/01/2022

*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:**

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