

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>	204 Bloomquist Drive, Bakersfield, CALIFORNIA 93309	<b>Order ID</b>	8055785	<b>Property ID</b>	32384528
<b>Inspection Date</b>	03/17/2022	<b>Date of Report</b>	03/24/2022		
<b>Loan Number</b>	48849	<b>APN</b>	149-161-30-00-5		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Kern		

Tracking IDs					
<b>Order Tracking ID</b>	03.17.22 BPO	<b>Tracking ID 1</b>	03.17.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	RICHARD E DELANTY	<b>Condition Comments</b> Property is not visible through the gate. It appear to be in average condition.
<b>R. E. Taxes</b>	\$96,200	
<b>Assessed Value</b>	\$53,149	
<b>Zoning Classification</b>	Residential R-1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Not Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject neighborhood is in the de Sw area, old down town. Most properties in the area are custom made around d same times an are similar in design and style. There are easy access to major highways and shopping , schools and entertainment.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$155,000 High: \$225,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	204 Bloomquist Drive	709 Piute St	4600 Norseman St	815 Cherry Hills Dr
<b>City, State</b>	Bakersfield, CALIFORNIA	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA
<b>Zip Code</b>	93309	93309	93309	93309
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.19 <sup>1</sup>	0.37 <sup>1</sup>	0.86 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$225,000	\$244,950	\$158,000
<b>List Price \$</b>	--	\$225,000	\$244,950	\$158,000
<b>Original List Date</b>		02/16/2021	03/17/2022	02/10/2022
<b>DOM · Cumulative DOM</b>	-- · --	30 · 401	1 · 7	36 · 42
<b>Age (# of years)</b>	81	68	44	60
<b>Condition</b>	Average	Average	Excellent	Excellent
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,195	1,138	1,224	1,125
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	3 · 2	3 · 2	2 · 1
<b>Total Room #</b>	5	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 3 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>	.33 acres	.17 acres	.09 acres	.17 acres
<b>Other</b>	N, A	N, A	N, A	N, A

\* Listing 2 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** Conveniently located 3bed & 2bath. Well maintained with recent paint & carpet throughout.

**Listing 2** 3 bedrooms and 2 baths, plus an attached 2 car garage. Average confusion well maintained. flooring, countertops, window coverings, and new paint. Covered patio and fenced yard. Centrally located with walk distance to restaurants, parks, and shops.

**Listing 3** 2 bedrooms, 1 bathroom home with HOA, house club and Golf Course. well maintained with average condition. starts at the entry and runs through the Living Room. Kitchen, Dining Area, down the hallway and into the bathroom. The Kitchen and Bath cabinets with tile counter tops are not the originals and were updated at some point. The bathroom has a single sink and stall shower with glass enclosure.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	204 Bloomquist Drive	313 Oakdale Dr	1001 Chapel Dr	1 Western Dr,
<b>City, State</b>	Bakersfield, CALIFORNIA	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA
<b>Zip Code</b>	93309	93309	93304	93309
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.94 <sup>1</sup>	1.05 <sup>1</sup>	0.58 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$190,000	\$225,000	\$219,000
<b>List Price \$</b>	--	\$190,000	\$225,000	\$216,000
<b>Sale Price \$</b>	--	\$155,000	\$235,000	\$220,000
<b>Type of Financing</b>	--	Cash	Cash	Fha
<b>Date of Sale</b>	--	01/18/2022	01/11/2022	01/19/2022
<b>DOM · Cumulative DOM</b>	-- · --	30 · 48	28 · 27	16 · 381
<b>Age (# of years)</b>	81	72	72	73
<b>Condition</b>	Average	Fair	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch <sup>88</sup>
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,195	858	884	1,144
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	3 · 1
<b>Total Room #</b>	5	5	5	3
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	None	None
<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>	.33 acres	.14 acres	.16 acres	.15 acres
<b>Other</b>	N, A	--	--	--
<b>Net Adjustment</b>	--	+\$47,500	-\$20,000	+\$7,100
<b>Adjusted Price</b>	--	\$202,500	\$215,000	\$227,100

\* Sold 2 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** Two beds 1 bath, garage home. Garage turned into extended living space. Large backyard, property condition didn't quality for financing/Cash sale
- Sold 2** 2 bed and 1bath home in average condition paint. Large kitchen with upgraded cabinets with SS hardware, granite countertop and beautiful subway tile backsplash.
- Sold 3** 3 bedrooms, 1 bath home on a corner lot. Perfect for a first time home buyer or an investor. Conveniently located close to shopping, schools and easy access to major highways.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no listings or sales records recorded withing the las 24 mths.			
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$220,000	\$220,000
<b>Sales Price</b>	\$220,000	\$220,000
<b>30 Day Price</b>	\$215,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject property value is based on current market value on similar listings and sales within the same area .		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** \*\*Dispute Resolution (3/24/2022)\*\* The BPO has been corrected/additional commentary added to address the dispute requested.

## Subject Photos



Front



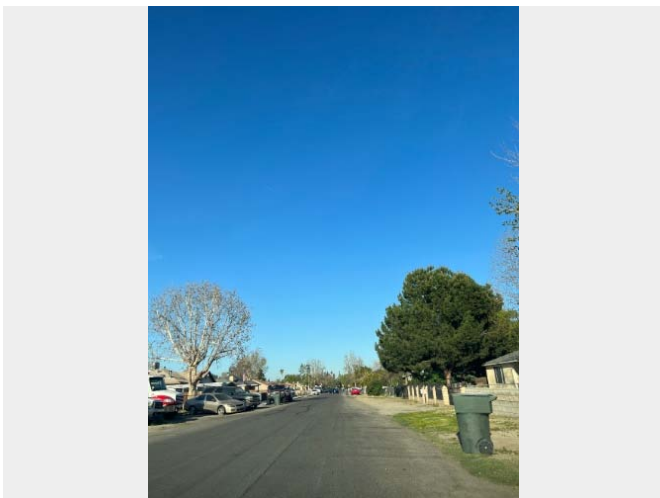
Address Verification



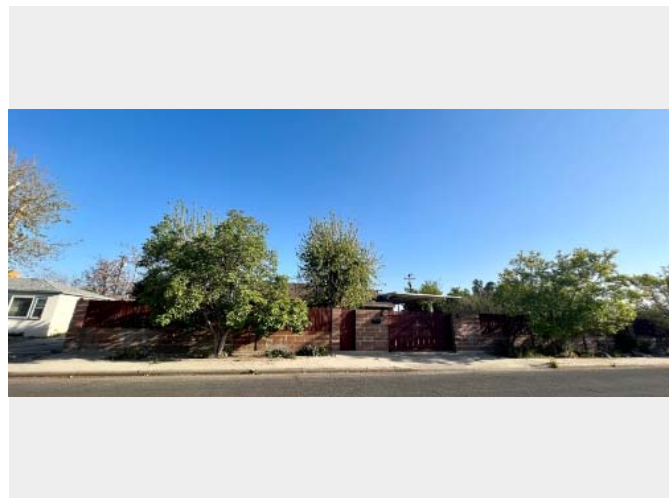
Street



Living Room



Other



Other



## Listing Photos

**L1** 709 Piute St  
Bakersfield, CA 93309



Other

**L2** 4600 Norseman St  
Bakersfield, CA 93309



Other

**L3** 815 Cherry Hills Dr  
Bakersfield, CA 93309



Other

## Sales Photos

**S1** 313 Oakdale Dr  
Bakersfield, CA 93309



Other

**S2** 1001 Chapel Dr  
Bakersfield, CA 93304



Other

**S3** 1 Western Dr,  
Bakersfield, CA 93309



Other



### ClearMaps Addendum

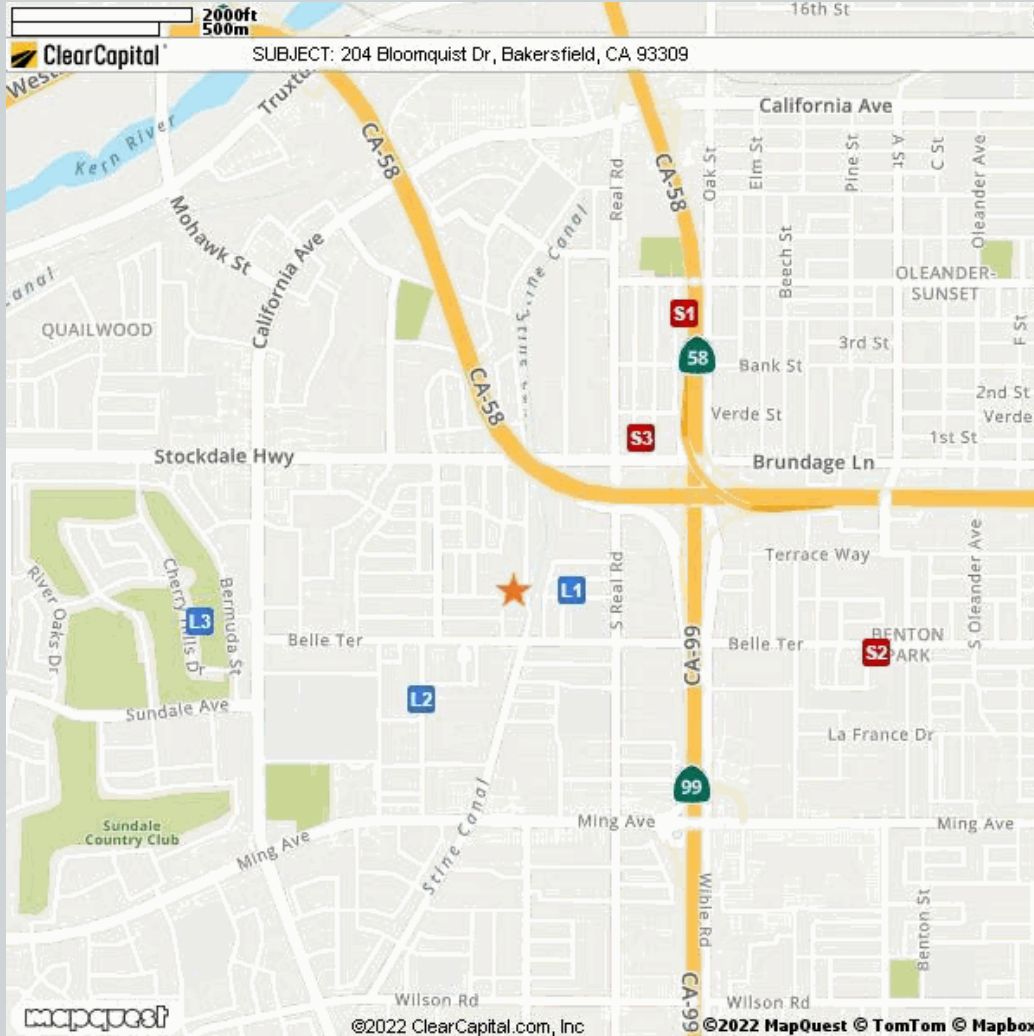
**Address** ★ 204 Bloomquist Drive, Bakersfield, CALIFORNIA 93309

**Loan Number** 48849

**Suggested List** \$220,000

**Suggested Repaired** \$220,000

**Sale** \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	204 Bloomquist Drive, Bakersfield, California 93309	--	Parcel Match
L1 Listing 1	709 Piute St, Bakersfield, CA 93309	0.19 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4600 Norseman St, Bakersfield, CA 93309	0.37 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	815 Cherry Hills Dr, Bakersfield, CA 93309	0.86 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	313 Oakdale Dr, Bakersfield, CA 93309	0.94 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1001 Chapel Dr, Bakersfield, CA 93304	1.05 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1 Western Dr., Bakersfield, CA 93309	0.58 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.
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

<b>Broker Name</b>	Maria Sandoval	<b>Company/Brokerage</b>	MY WORLD REALTY
<b>License No</b>	01310143	<b>Address</b>	5311 Mountain Plover Ave Bakerfield CA 93311
<b>License Expiration</b>	06/14/2022	<b>License State</b>	CA
<b>Phone</b>	6614280539	<b>Email</b>	msanmyrealtor@live.com
<b>Broker Distance to Subject</b>	4.62 miles	<b>Date Signed</b>	03/18/2022

*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.**