

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	3102 Shadow Springs Place, San Jose, CA 95121	Order ID	8124860	Property ID	32547782
Inspection Date	04/13/2022	Date of Report	04/15/2022		
Loan Number	48911	APN	67039014		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Santa Clara		

Tracking IDs					
Order Tracking ID	04.13.22 BPO	Tracking ID 1	04.13.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	GREGORY MCDONALD	Condition Comments	
R. E. Taxes	\$5,489	There are no deferred maintenance. This is an exterior inspection. ESTIMATES: New kitchen, bath, painting and new flooring. This includes SS new appliances and laundry appliances (\$45K). Exterior is maintained by HOA.	
Assessed Value	\$368,134		
Zoning Classification	Residential R1		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Shadow Pine 408-465-4655		
Association Fees	\$390 / Month (Pool,Landscaping,Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Shadow Pine development is a gated community with 2 story condo situated in Evergreen off I-101.	
Sales Prices in this Neighborhood	Low: \$436,500 High: \$728,000		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3102 Shadow Springs Place	2664 Senter Rd 223	2703 Lone Bluff Way	653 Balfour Dr
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95121	95111	95111	95111
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.25 ¹	1.18 ¹	1.25 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$585,000	\$559,000	\$549,888
List Price \$	--	\$585,000	\$559,000	\$549,888
Original List Date		03/29/2022	03/31/2022	03/08/2022
DOM · Cumulative DOM	-- · --	15 · 17	9 · 15	8 · 38
Age (# of years)	36	33	39	39
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	2	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories condo	2 Stories condo	2 Stories condo	2 Stories condo
# Units	1	1	1	1
Living Sq. Feet	866	1,026	867	867
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 1 · 1	2 · 1 · 1
Total Room #	4	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	Pool - Yes	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	--	--	--	--

* 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.

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

Listing 1 2 bedroom 2 bathroom unit has a welcoming open floor plan. Large balcony with extra storage closet on outside balcony. Washer and dryer is inside the unit.

Listing 2 Different complex with interior all updated. No garage only parking spaces. Closest and best comp.

Listing 3 Rollingwood Community updated condo. Balcony. Attache garage. No pool,

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3102 Shadow Springs Place	1592 Ivycreek	3304 Shadow Park Pl	3355 Shadow Park Pl
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95121	95121	95121	95121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.12 ¹	0.18 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$599,888	\$568,000	\$549,995
List Price \$	--	\$599,888	\$568,000	\$549,995
Sale Price \$	--	\$665,000	\$655,000	\$565,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/11/2022	03/22/2022	02/11/2022
DOM · Cumulative DOM	-- · --	10 · 41	6 · 25	8 · 39
Age (# of years)	36	50	34	34
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories condo	2 Stories condo	2 Stories condo	2 Stories condo
# Units	1	1	1	1
Living Sq. Feet	866	1,008	1,156	911
Bdrm · Bths · ½ Bths	2 · 1	2 · 1 · 1	2 · 1	2 · 1
Total Room #	4	5	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	--	--	--	--
Net Adjustment	--	-\$69,000	-\$60,000	\$0
Adjusted Price	--	\$596,000	\$595,000	\$565,000

* 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** Evergreen area of San Jose. This smart home features 2 bedrooms, 1.5 baths, and recently updated kitchen. Kitchen and dining area combo beams with lots of natural sun light. Pool. \$420 due. Adj: garage: -5K, condition: -45K, gla: -14K. Bath: -5K Net: -69K
- Sold 2** Updated 2BR/2BA end unit located on the upper level in a quiet Evergreen gated community. Adjustment: gla: -15K, condition: -45K
- Sold 3** 2 bedrooms and 1 bath 1st floor end unit, mostly original condition. Pool, ground cover, insurance. Best sold comp,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			06/29/2003 sold \$436,500 HOA Covers: Common Area Electricity, Exterior Painting, Garbage, Insurance - Common Area, Landscaping/Gardening, Maintenance - Exterior, Pools, Spa, or Tennis, Roof				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/12/2022	\$436,500	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$581,900	\$581,900
Sales Price	\$565,000	\$565,000
30 Day Price	\$545,000	--
Comments Regarding Pricing Strategy		
Sell as is. This is a drive by order with no inspection conducted inside. It is however assumed to be of average condition. Those in good condition has adjustment according to the upgrades. It is priced to those of average condition comp and is indeed reasonable.		

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



Other

Listing Photos

L1 2664 Senter RD 223
San Jose, CA 95111



Front

L2 2703 Lone Bluff WAY
San Jose, CA 95111



Front

L3 653 Balfour DR
San Jose, CA 95111



Front

Sales Photos

S1 1592 Ivycreek
San Jose, CA 95121



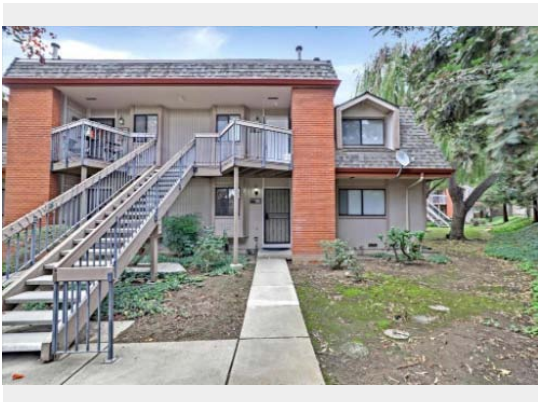
Front

S2 3304 Shadow Park PL
San Jose, CA 95121



Front

S3 3355 Shadow Park PL
San Jose, CA 95121



Front

ClearMaps Addendum

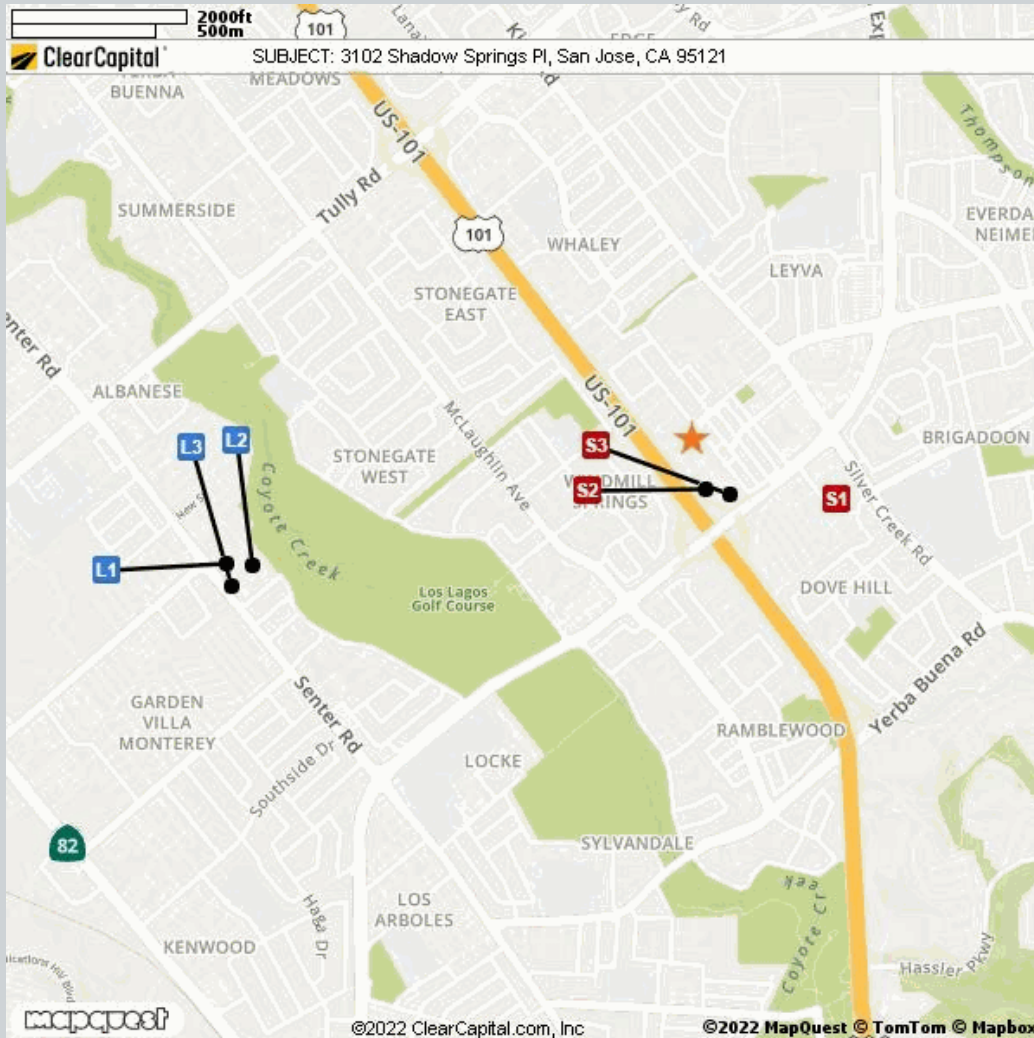
Address ★ 3102 Shadow Springs Place, San Jose, CA 95121

Loan Number 48911

Suggested List \$581,900

Suggested Repaired \$581,900

Sale \$565,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3102 Shadow Springs Place, San Jose, CA 95121	--	Parcel Match
L1 Listing 1	2664 Senter Rd 223, San Jose, CA 95111	1.25 Miles ¹	Parcel Match
L2 Listing 2	2703 Lone Bluff Way, San Jose, CA 95121	1.18 Miles ¹	Parcel Match
L3 Listing 3	653 Balfour Dr, San Jose, CA 95111	1.25 Miles ¹	Parcel Match
S1 Sold 1	1592 Ivycreek, San Jose, CA 95121	0.44 Miles ¹	Parcel Match
S2 Sold 2	3304 Shadow Park Pl, San Jose, CA 95121	0.12 Miles ¹	Parcel Match
S3 Sold 3	3355 Shadow Park Pl, San Jose, CA 95121	0.18 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.

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

Broker Name	Sam Shueh	Company/Brokerage	ROG
License No	01519182	Address	19450 Stevens Creek Blvd, #200 Cupertino CA 95014
License Expiration	12/19/2025	License State	CA
Phone	4084251601	Email	sshueh@gmail.com
Broker Distance to Subject	10.82 miles	Date Signed	04/14/2022

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.