

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	1845 74th Avenue, Oakland, CA 94621	Order ID	8124860	Property ID	32548436
Inspection Date	04/13/2022	Date of Report	04/13/2022		
Loan Number	49122	APN	040-3324-024		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Alameda		

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	Jackson Louise	Condition Comments Nice property located in a nice neighborhood, where all properties have been well maintained by their owners. The subject property is located near schools, great shopping, recreational parks, and public transportation, and assumed to be in average condition
R. E. Taxes	\$1,939	
Assessed Value	\$45,056	
Zoning Classification	RESIDENTIAL	
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	Urban	Neighborhood Comments This is a very nice neighborhood, where all the properties in the immediate area are very well maintained and are in good condition. All properties are located near schools, shopping and transportation, etc...The housing market has been stable for the past 6 month and homes are moving at a nice clip.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$413,000 High: \$779,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1845 74th Avenue	6933 Arthur St	2436 67th Ave	7021 Fresno St
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94621	94605	94605	94605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.34 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$424,800	\$499,000	\$546,500
List Price \$	--	\$424,800	\$499,000	\$546,500
Original List Date		03/24/2022	03/25/2022	01/24/2022
DOM · Cumulative DOM	-- · --	10 · 20	10 · 19	0 · 79
Age (# of years)	93	107	96	96
Condition	Average	Average	Good	Excellent
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 CONTEMPORARY	1 Story CONTEMPORARY	1 Story CONTEMPORARY	1 Story CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	1,126	1,028	1,022	1,225
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 2
Total Room #	5	4	4	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.09 acres	.11 acres	.08 acres	.12 acres
Other	0	0	0	0

* Listing 1 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** Great opportunity within Melrose District. Listed as 2 bedroom & 1 bath, with an additional spacious (1) bedroom & closet. Enclosed porch leads to the living room area. Spacious eat-in kitchen with separate laundry room & hook-ups. Access from kitchen to backyard with detached garage. Garage & side patio room converted, w/o permit. Long driveway with tandem parking & garden area. Auto rolling gate for additional privacy at front yard. A true cosmetic fixer with wonderful potential.
- Listing 2** Two bedrooms and one bathroom in between grace this home. Add to that a front living room with cozy fireplace and a formal dining room that opens onto a spacious, updated kitchen. French doors open from the sunny kitchen onto a back balcony overlooking an amazing, spacious back yard. Gorgeous new wood flooring throughout the home, matched by fresh paint inside and out. Original architectural charm throughout, and a basement laundry room, great for extra storage! The private back yard has a new fence and lovely landscaping. The garage pad remains, where a new garage could possibly be rebuilt, or be used as a base for raised-bed gardening, a play structure or much more! The Havenscourt neighborhood lies within close proximity to both the 580 and 880 freeways, the Oakland Coliseum and BART, with neighborhood restaurants, shops and public transportation nearby.
- Listing 3** 3 bedrooms and 2 bath single family home with a huge paved back yard. Perfect for summer gatherings. Well kept and clean. Big Lot! easy access to freeways.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1845 74th Avenue	1506 80th Ave,	7407 Arthur St	7859 Arthur
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94621	94621	94605	94605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.17 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$479,000	\$569,000
List Price \$	--	\$399,000	\$479,000	\$499,900
Sale Price \$	--	\$405,000	\$413,000	\$425,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	10/29/2021	07/30/2021	01/14/2022
DOM · Cumulative DOM	-- · --	41 · 96	14 · 44	10 · 96
Age (# of years)	93	99	96	94
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 CONTEMPORARY	1 Story CONTEMPORARY	1 Story CONTEMPORARY	1 Story CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	1,126	975	1,020	1,047
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	None	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.09 acres	.11 acres	.07 acres	.07 acres
Other	0	0	0	0
Net Adjustment	--	+\$13,325	+\$7,950	+\$7,925
Adjusted Price	--	\$418,325	\$420,950	\$432,925

* 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** Back on the market! This charming 2BD/1BA HOME is a ready for the next owners vision. The home is situated on a spacious 5000 Sq Ft lot that features a long driveway for multiple vehicles and ample room in the back for gardening or to host family gatherings. The 1920s vintage home offers a good-sized living room with a fireplace, big kitchen, master bedroom, full bath, another bedroom, and a washer/dryer room. The in-wall cabinets and wood beam frame in the living room add a lot of character to this home. It's centrally located, close to nature trails, Oakland Coliseum, Oakland Zoo, BART station, and easy access to I880 & I580. Excellent Oakland opportunity! \$ 2,000 GARAGE \$ 11,325 SQ FT
- Sold 2** Cozy 3 bedroom 1 bathroom home in Oakland's Eastmont neighborhood. This nearly 1100 square foot house has tons of potential. Carpeted throughout, the livingroom has a fireplace and original moldings with an archway leading to a formal dining room. The kitchen is equipped with granite counter tops lots of cabinets and an immense amount of natural light. The bedrooms are the perfect amount of space away from each other to offer each family member their privacy. The backyard has direct sunlight all hours of the day, ideal for entertaining. Make Arthur exactly the way you envision your home. This is a must see! \$ 7,950SQ FT
- Sold 3** Well Maintained 2 bedroom 1 bath in an established neighborhood near shopping and schools and freeway access. \$ 2,000 GARAGE \$ 5,925 SQ FT

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Adorable home that needs some TLC. Use your imagination to make it your own. 2 bedrooms, 1 bathroom, fireplace in living room, and built-in cabinetry in dining room. Washer and dryer included in the sale. 1 car garage with long drive that accommodates 3-4 cars. Close to HWY 580, 880, 185, BART, bus line, near restaurants and shopping.			
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
03/12/2022	\$499,000	--	--	Sold	04/11/2022	\$415,000	MLS

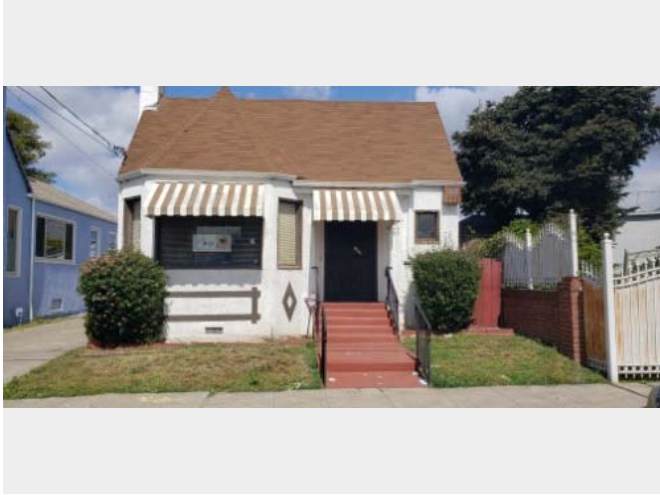
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$420,100	\$420,100
Sales Price	\$420,000	\$420,000
30 Day Price	\$394,800	--
Comments Regarding Pricing Strategy		
The values that were used to determined the subject properties overall value were based on the homes in the immediate area of the subject that sold within .32 miles of the subject property.		

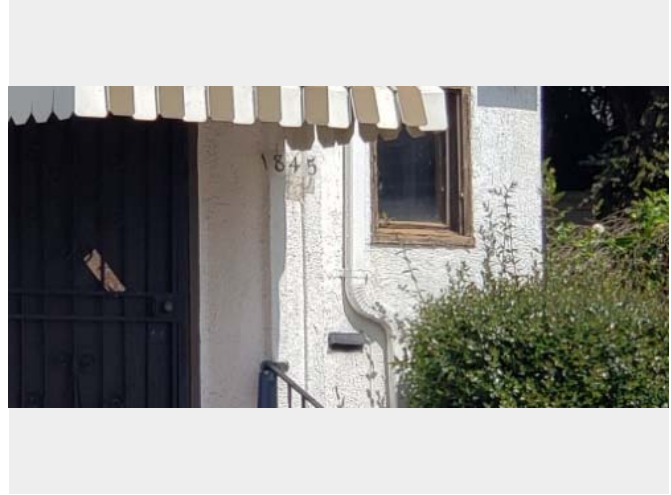
Clear Capital Quality Assurance Comments Addendum

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.

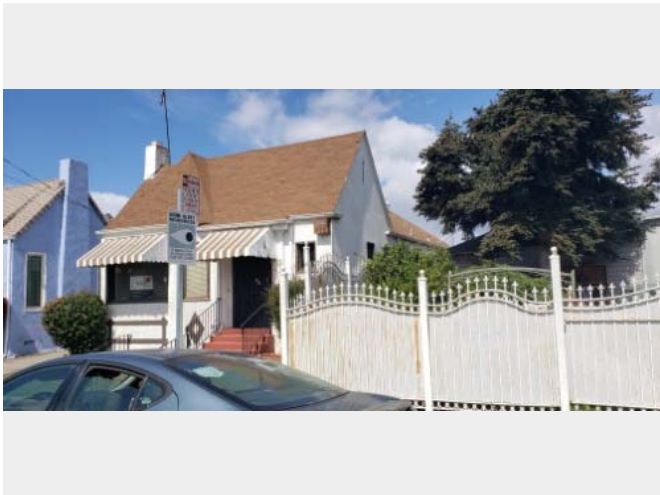
Subject Photos



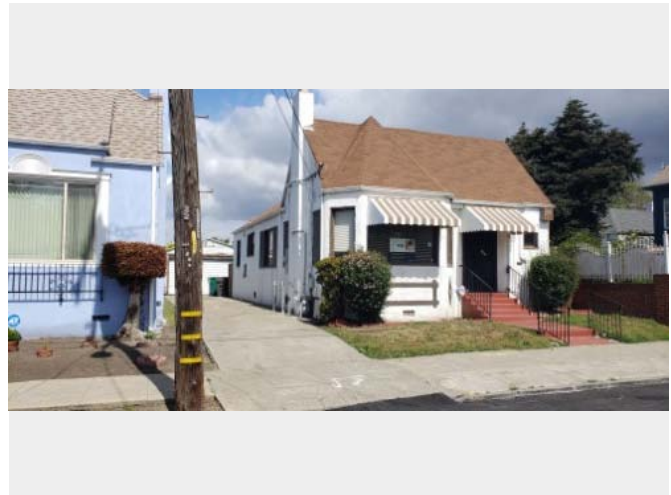
Front



Address Verification



Side



Side

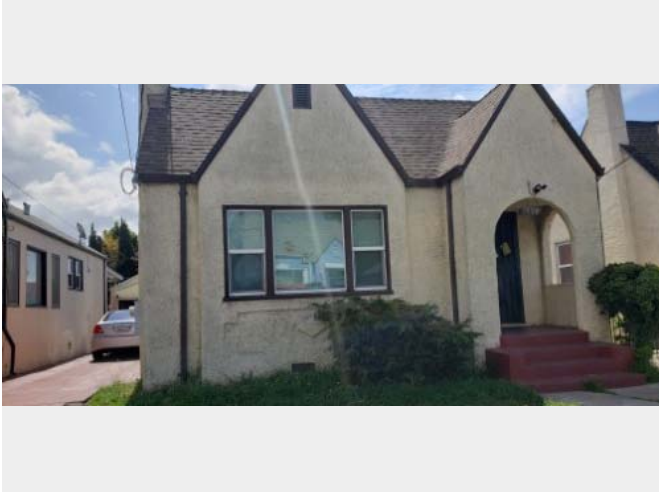


Street



Street

Subject Photos



Other

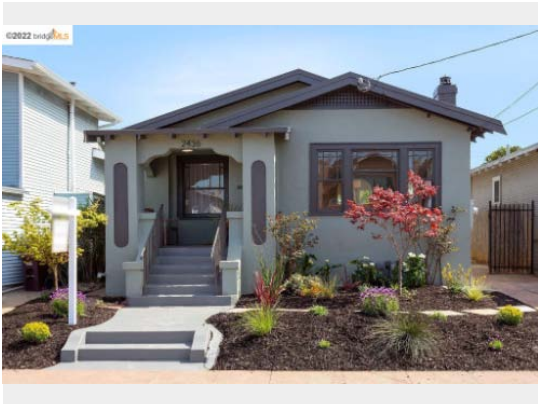
Listing Photos

L1 6933 Arthur St
Oakland, CA 94605



Front

L2 2436 67th Ave
Oakland, CA 94605



Front

L3 7021 Fresno St
Oakland, CA 94605



Front

Sales Photos

S1 1506 80th Ave,
Oakland, CA 94621



Front

S2 7407 Arthur St
Oakland, CA 94605



Front

S3 7859 ARTHUR
Oakland, CA 94605



Front

ClearMaps Addendum

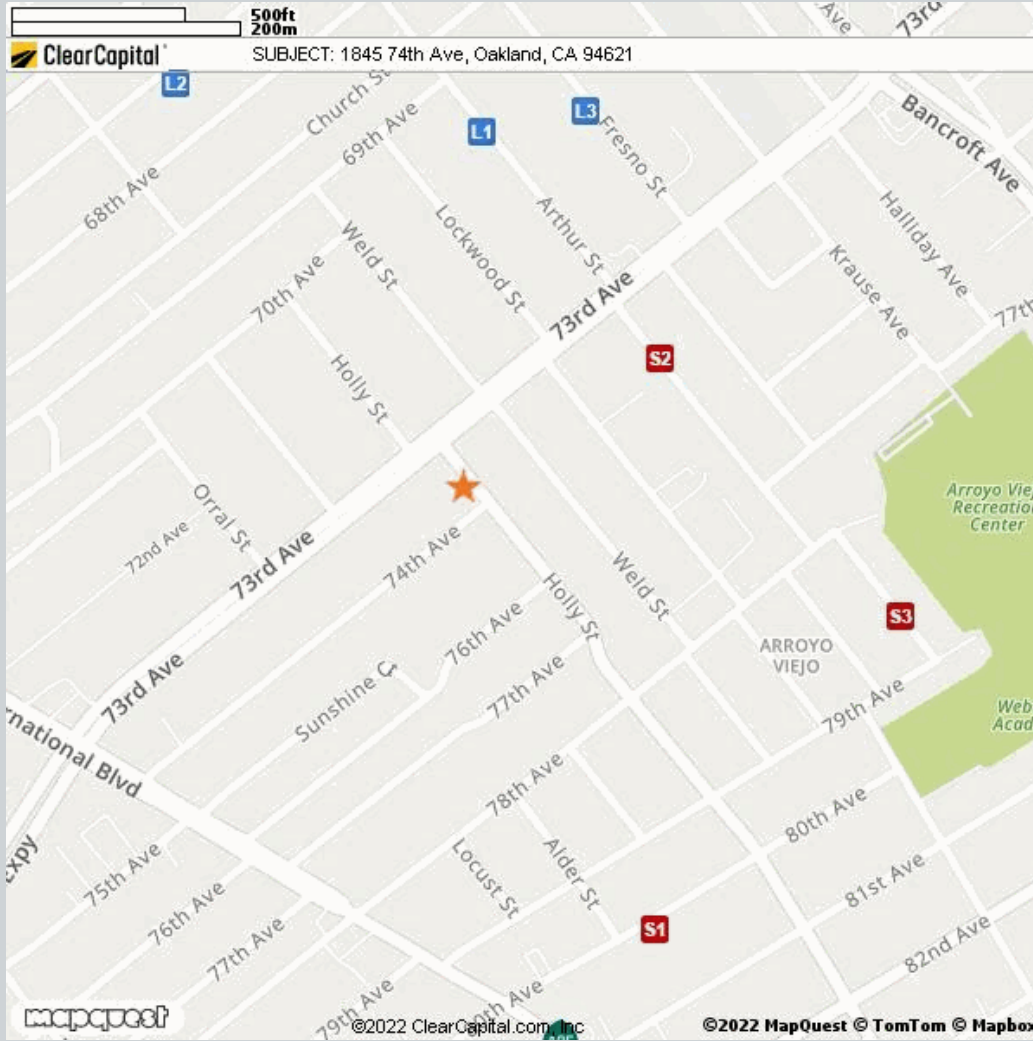
Address ★ 1845 74th Avenue, Oakland, CA 94621

Loan Number 49122

Suggested List \$420,100

Suggested Repaired \$420,100

Sale \$420,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	1845 74th Avenue, Oakland, CA 94621	--	Parcel Match
L1	Listing 1	6933 Arthur St, Oakland, CA 94605	0.25 Miles ¹	Parcel Match
L2	Listing 2	2436 67th Ave, Oakland, CA 94605	0.34 Miles ¹	Parcel Match
L3	Listing 3	7021 Fresno St, Oakland, CA 94605	0.27 Miles ¹	Parcel Match
S1	Sold 1	1506 80th Ave., Oakland, CA 94621	0.32 Miles ¹	Parcel Match
S2	Sold 2	7407 Arthur St, Oakland, CA 94605	0.17 Miles ¹	Parcel Match
S3	Sold 3	7859 Arthur, Oakland, CA 94605	0.31 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	Beate Bell	Company/Brokerage	Tier4
License No	02004917	Address	604 34th ST RICHMOND CA 94805
License Expiration	04/27/2024	License State	CA
Phone	4088026624	Email	Tier4real@gmail.com
Broker Distance to Subject	14.82 miles	Date Signed	04/13/2022

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.