

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	807 Monterey Street, Bakersfield, CA 93305	Order ID	8166383	Property ID	32658318
Inspection Date	05/02/2022	Date of Report	05/09/2022		
Loan Number	49303	APN	014-120-03-00-5		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kern		

Tracking IDs					
Order Tracking ID	05.02.22 BPO	Tracking ID 1	05.02.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BETHANY MINISTRIES	Condition Comments	
R. E. Taxes	\$1,277	Comp roof appears in average condition. Wood siding, paint, doors, and windows in poor condition.	
Assessed Value	\$60,157		
Zoning Classification	Residential R-2		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Boarded up. Chains and padlocks on doors.)			
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$30,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$30,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Mixed ages, wide range of values due to investor flip activity, most homes in average condition.	
Sales Prices in this Neighborhood	Low: \$75,000 High: \$228,000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	807 Monterey Street	2311 N King St	1425 Grace St	1818 Kentucky St
City, State	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA
Zip Code	93305	93305	93305	93305
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.83 ¹	0.94 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$149,000	\$169,900	\$97,900
List Price \$	--	\$149,000	\$169,900	\$97,900
Original List Date		04/07/2022	02/11/2022	04/03/2022
DOM · Cumulative DOM	-- · --	25 · 32	80 · 87	6 · 36
Age (# of years)	118	84	67	84
Condition	Fair	Fair	Average	Fair
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Busy Road	Neutral ; Residential	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story conv	1 Story conv	1 Story conv	1 Story conv
# Units	1	1	1	1
Living Sq. Feet	1,056	897	1,288	826
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	.15 acres	.17 acres	.17 acres
Other	--	--	--	--

* 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.

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

Listing 1 FMV, inferior, 159 sqft smaller, similar condition, location, and amenities.

Listing 2 FMV, superior, 232 sqft bigger, one more bedroom, better condition.

Listing 3 FMV, inferior, 230 sqft smaller, similar location and condition.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	807 Monterey Street	615 Pacific St	1020 Gage St	804 E 19th St
City, State	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA	Bakersfield, CA
Zip Code	93305	93305	93305	93305
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.24 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$130,000	\$129,990	\$186,000
List Price \$	--	\$130,000	\$129,990	\$186,000
Sale Price \$	--	\$100,000	\$120,000	\$186,000
Type of Financing	--	Cash	Cash	Va
Date of Sale	--	01/05/2022	02/18/2022	03/18/2022
DOM · Cumulative DOM	-- · --	20 · 43	2 · 24	10 · 123
Age (# of years)	118	113	126	104
Condition	Fair	Fair	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story conv	1 Story conv	1 Story conv	1 Story conv
# Units	1	1	1	1
Living Sq. Feet	1,056	979	1,128	1,237
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	3 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	.12 acres	.11 acres	.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,310	-\$3,660	-\$26,930
Adjusted Price	--	\$102,310	\$116,340	\$159,070

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 FMV, inferior, 77 sqft smaller, most similar condition, location and amenities. +\$2310 GLA

Sold 2 FMV, superior, 72 sqft bigger and has one more bedroom. Similar condition and location. -\$2160 GLA -\$1500 room

Sold 3 FMV, superior, 181 sqft bigger, one more bedroom, better condition. -\$5430 GLA -\$1500 room -\$20000 condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No MLS history. Public Record Sold 02/05/97 \$40,000.				
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	\$120,000	\$160,000
Sales Price	\$120,000	\$160,000
30 Day Price	\$115,000	--
Comments Regarding Pricing Strategy		
90-120 day FMV with emphasis on comps from within .50 mile radius and in fair condition.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	**Dispute Resolution (5/9/2022)** The BPO has been corrected/additional commentary added to address the dispute requested.
-------------------------	--

Subject Photos



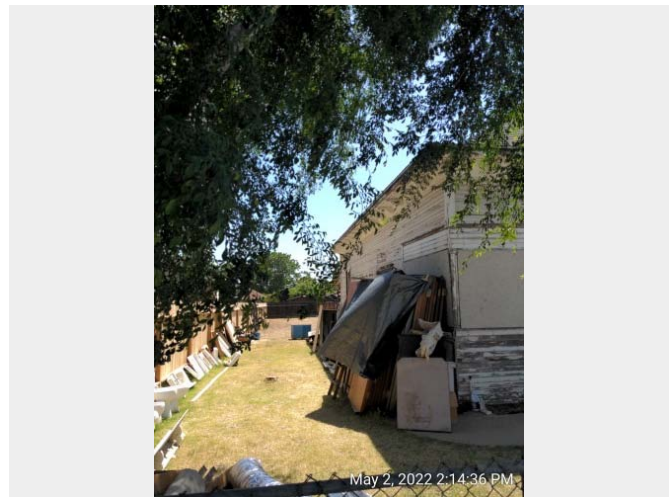
Front



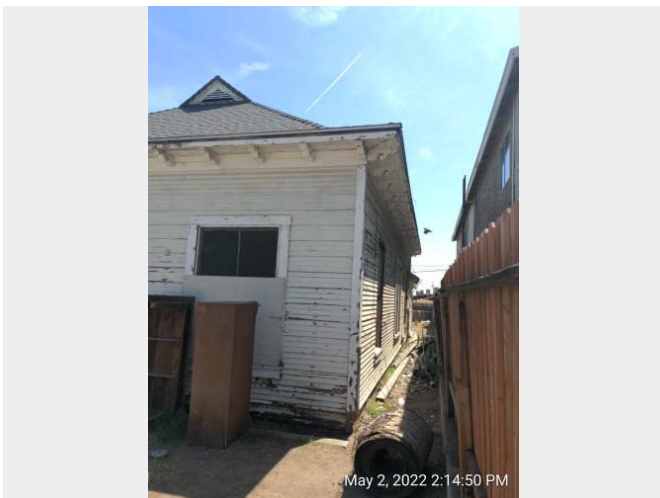
Front



Address Verification



Side



Side



Street

Subject Photos



Street



Street



Street

Listing Photos

L1 2311 N King St
Bakersfield, CA 93305



Front

L2 1425 Grace St
Bakersfield, CA 93305



Front

L3 1818 Kentucky St
Bakersfield, CA 93305



Front

Sales Photos

S1 615 Pacific St
Bakersfield, CA 93305



Front

S2 1020 Gage St
Bakersfield, CA 93305



Front

S3 804 E 19th St
Bakersfield, CA 93305



Front

ClearMaps Addendum

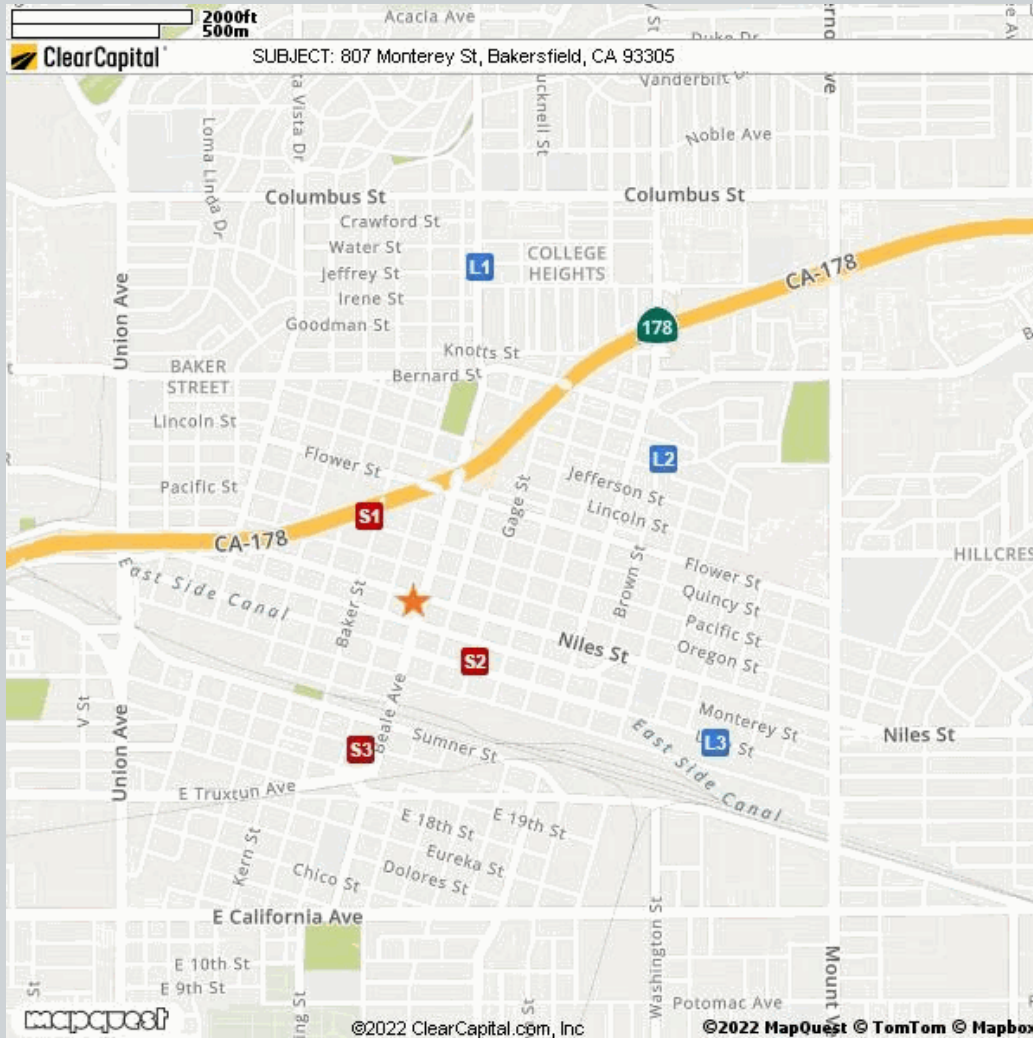
Address ★ 807 Monterey Street, Bakersfield, CA 93305

Loan Number 49303

Suggested List \$120,000

Suggested Repaired \$160,000

Sale \$120,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	807 Monterey Street, Bakersfield, CA 93305	--	Parcel Match
L1 Listing 1	2311 N King St, Bakersfield, CA 93305	0.98 Miles ¹	Parcel Match
L2 Listing 2	1425 Grace St, Bakersfield, CA 93305	0.83 Miles ¹	Parcel Match
L3 Listing 3	1818 Kentucky St, Bakersfield, CA 93305	0.94 Miles ¹	Parcel Match
S1 Sold 1	615 Pacific St, Bakersfield, CA 93305	0.28 Miles ¹	Parcel Match
S2 Sold 2	1020 Gage St, Bakersfield, CA 93305	0.24 Miles ¹	Parcel Match
S3 Sold 3	804 E 19th St, Bakersfield, CA 93305	0.41 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	Shane Goslin	Company/Brokerage	Bakersfield Property Solutions
License No	01446087	Address	8211 Mossrock Dr Bakersfield CA 93312
License Expiration	08/09/2024	License State	CA
Phone	6614285109	Email	shanegoslin@yahoo.com
Broker Distance to Subject	6.25 miles	Date Signed	05/09/2022

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.