

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	490 Santa Barbara Street, Los Banos, CA 93635	Order ID	8177495	Property ID	32677319
Inspection Date	05/05/2022	Date of Report	05/05/2022		
Loan Number	49819	APN	082-310-042-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Merced		

Tracking IDs					
Order Tracking ID	05.05.22 BPO	Tracking ID 1	05.05.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Thomas Entes	Condition Comments
R. E. Taxes	\$2,695	The front yard shows deferred maintenance, Side Fence shows wear and tear.
Assessed Value	\$149,684	
Zoning Classification	R-1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	No (Just locked)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$3,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$3,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Slow	Fully developed area with sidewalks/curbs/street lights. Surrounded by homes of similar layout as subject.
Sales Prices in this Neighborhood	Low: \$379,000 High: \$540,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	490 Santa Barbara Street	551 Windwood Ct	516 Datewood Ct	484 Santa Barbara St
City, State	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
Zip Code	93635	93635	93635	93635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.17 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$419,999	\$445,000	\$465,000
List Price \$	--	\$419,999	\$445,000	\$465,000
Original List Date		03/31/2022	04/29/2022	03/19/2022
DOM · Cumulative DOM	-- · --	15 · 35	6 · 6	47 · 47
Age (# of years)	22	32	31	22
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 Ranch	1 Story Ramch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,636	1,501	1,666	1,768
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.14 acres	.1406 acres	.15 acres	.1404 acres
Other	CompShingle, FP, CHVAC	TileRoof, FP, Porch,	TileRoof, FP, CHVAC, Porch	TileRoof, FP, CHVAC, Porch

* 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 Reg Sale, OO, Pending 4/15, Multiple Offers: 4, Solar Owned, This comp is smaller in square footage, and older in yr built but same in room count, lot size w/no pool tile roof. There is not other sold/listing history found for this comp in the last 12 months.

Listing 2 Reg Sale, OO, This comp is close in square footage, same in room count, older in year built, close in lot size with no pool and tile roof. There is not other sold/listing history found for this comp in the last 12 months.

Listing 3 Reg Sale, This Comp is larger in square footage, 1 more in room count, same in year built, same lot size but not pool. There is not other sold/listing history found for this comp in the last 12 months.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	490 Santa Barbara Street	286 Driftwood Ave	184 Santa Barbara St	531 Datewood Ct
City, State	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
Zip Code	93635	93635	93635	93635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.17 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$445,000	\$439,000
List Price \$	--	\$425,000	\$445,000	\$439,000
Sale Price \$	--	\$420,000	\$440,000	\$450,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/18/2022	04/28/2022	02/14/2022
DOM · Cumulative DOM	-- · --	15 · 72	44 · 90	2 · 33
Age (# of years)	22	23	23	31
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,636	1,384	1,550	1,666
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.14 acres	.16 acres	.14 acres	.24 acres
Other	CompShingle, FP, CHVAC	TileRoof, CHVAC, FP, Porch	TileRoof, CHVAC, FP, Porch	TileRoof, CHVAC, Porch, FP
Net Adjustment	--	+\$17,720	+\$12,110	+\$8,050
Adjusted Price	--	\$437,720	\$452,110	\$458,050

* 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** Reg Sale Tenant Occupied \$1350/month, Conventional, 35 Days in Escrow. This comp is similar in functional layout with same room count, but smaller in square footage slightly older in yr built, same lot size with not pool. There is no other sold/listing history found for this comp in the last 12 months.
- Sold 2** Reg Sale, VACANT, Conventional, \$0 BCC's, 29 Days in Escrow. This comp is smaller in square footage, close in yr built same in room count but no pool, equal in lot size. There is no other sold/listing history found for this comp in the last 12 months.
- Sold 3** Reg Sale, VACANT, Conventional \$0 BCC's. This comp is close in square footage, same in room count, older in year built in a large lot with not pool and tile roof. There is no other sold/listing history found for this comp in the last 12 months. Adjust made for sq footage, no pool, lot size year built.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Searched MLS/CRMLS and other Internet Real Estate Sites and did not find a current listings or sold/listing history for this subject in the last 12 months.			
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	\$455,000	\$458,000
Sales Price	\$455,000	\$458,000
30 Day Price	\$438,000	--
Comments Regarding Pricing Strategy		
Closet Comp is Sold Comp 3. Has same square footage/room count but older in year built.		

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



Street



Street



Other



Other

Subject Photos



Other

Listing Photos

L1 551 Windwood Ct
Los Banos, CA 93635



Front

L2 516 Datewood Ct
Los Banos, CA 93635



Front

L3 484 Santa Barbara St
Los Banos, CA 93635



Front

Sales Photos

S1 286 Driftwood Ave
Los Banos, CA 93635



Front

S2 184 Santa Barbara st
Los Banos, CA 93635



Front

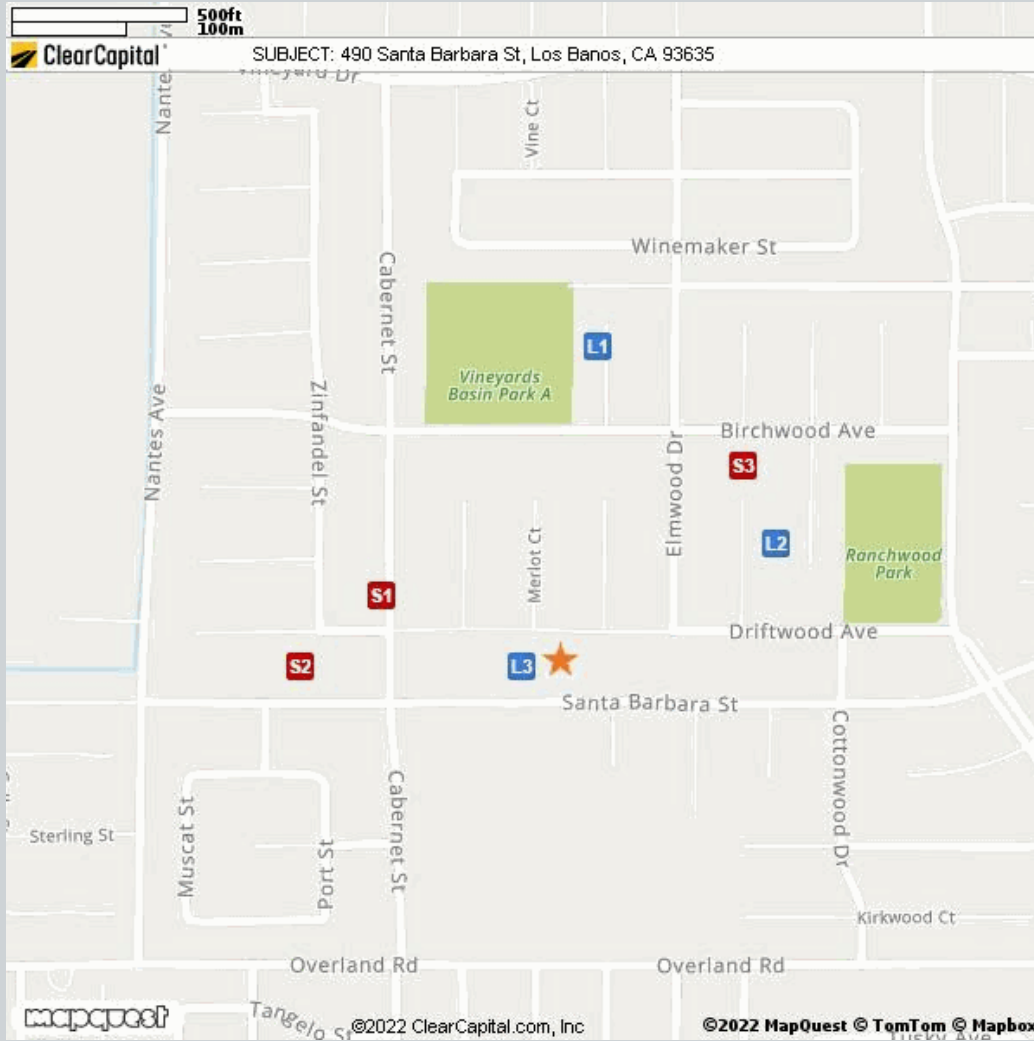
S3 531 Datewood Ct
Los Banos, CA 93635



Front

ClearMaps Addendum

Address ★ 490 Santa Barbara Street, Los Banos, CA 93635
Loan Number 49819 **Suggested List** \$455,000 **Suggested Repaired** \$458,000 **Sale** \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	490 Santa Barbara Street, Los Banos, CA 93635	--	Parcel Match
L1 Listing 1	551 Windwood Ct, Los Banos, CA 93635	0.22 Miles ¹	Parcel Match
L2 Listing 2	516 Datewood Ct, Los Banos, CA 93635	0.17 Miles ¹	Parcel Match
L3 Listing 3	484 Santa Barbara St, Los Banos, CA 93635	0.02 Miles ¹	Parcel Match
S1 Sold 1	286 Driftwood Ave, Los Banos, CA 93635	0.13 Miles ¹	Parcel Match
S2 Sold 2	184 Santa Barbara St, Los Banos, CA 93635	0.17 Miles ¹	Parcel Match
S3 Sold 3	531 Datewood Ct, Los Banos, CA 93635	0.19 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	Rosalyn Santiago	Company/Brokerage	Paradise Realty
License No	01501503	Address	1125 5th Street Suite F Los Banos CA 93635
License Expiration	11/28/2022	License State	CA
Phone	2095095032	Email	rozsantiagorealtor@gmail.com
Broker Distance to Subject	1.19 miles	Date Signed	05/05/2022

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.