

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	6234 Chesapeake Circle, Stockton, CA 95219	Order ID	8303611	Property ID	33007521
Inspection Date	06/29/2022	Date of Report	06/30/2022		
Loan Number	50366	APN	09832011		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Joaquin		

Tracking IDs

Order Tracking ID	06.29.22 BPO	Tracking ID 1	06.29.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SANTOMIER, ELIZABETH W TRUST	Condition Comments Property in fair condition,
R. E. Taxes	\$1,543	
Assessed Value	\$124,546	
Zoning Classification	Residential R1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Leasehold	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	unknown unable to obtain	
Association Fees	\$1860 / Year (Pool,Other: Barbque Clubhouse)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments Property conforms to neighborhood
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$435,000 High: \$600,000	
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	6234 Chesapeake Circle	6387 Embarcadero Dr.	3488 Heatherbrook Dr	3115 Polk Way
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95219	95219	95219	95219
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.60 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,900	\$539,900	\$499,000
List Price \$	--	\$499,900	\$539,900	\$499,000
Original List Date		06/14/2022	05/10/2022	05/27/2022
DOM · Cumulative DOM	-- · --	5 · 16	23 · 51	32 · 34
Age (# of years)	47	41	29	53
Condition	Average	Average	Fair	Fair
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 Other	1 Story I-shape	1 Story I-shape	1 Story I-shape
# Units	1	1	1	1
Living Sq. Feet	1,865	1,676	1,633	1,828
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	3	3	3	3
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	.13 acres	.13 acres	.20 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.

Current Listings - Cont.

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

- Listing 1** Great home in Wonderful Lincoln Village West! This cute move-in ready property features the following: Freshly painted interior, new light fixtures, granite counters in the kitchen, newer HVAC system (2021), dual pane windows, newer roof (2017), master bedroom with large walk-in closet, dual pane skylights in bathrooms, wet bar, whole house fan, new redwood deck in backyard, access to marina, Lincoln Schools, etc. Don't miss your opportunity to own this beauty!
- Listing 2** Brookside Beauty! This home features 3 beds 2 baths in a very desirable circle with large streets and mature trees. Take a nice walk to the park then grab some dinner at the local restaurants. Take a dip in the pool on those hot Summer day or play some tennis. This community has it all. Lincoln School district and just a hop skip and a jump to I5 for easy freeway access. Welcome to Heatherbrook Dr.
- Listing 3** Stunning and cozy open concept home in Lincoln Village West. 24 feet of glass that opens up to a tranquil backyard with Peach, Pomegranate, Plum, Japanese Maple, and Eucalyptus trees. Full built in deck built with exotic Ipe hardwood that resists the elements and will last you many years to come. Recently remodeled kitchen with butcher block counter tops, New automatic window screens, Full house fan, New paint, carpet, bonus room, and well cared for hardwood floors. Are you ready to call this gorgeous property your home, sweet home?

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6234 Chesapeake Circle	5917 Cumberland Pl	6331 Shenandoah Pl	3419 W. Swain Rd
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95219	95219	95219	95219
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.55 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$475,000	\$539,900	\$529,999
List Price \$	--	\$475,000	\$539,900	\$529,999
Sale Price \$	--	\$501,000	\$542,000	\$530,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	03/18/2022	04/22/2022	05/10/2022
DOM · Cumulative DOM	-- · --	2 · 36	14 · 45	5 · 32
Age (# of years)	47	50	54	53
Condition	Average	Good	Good	Good
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 Other	1 Story I-shape	1 Story unknown	1 Story I-shape
# Units	1	1	1	1
Living Sq. Feet	1,865	1,660	1,689	1,636
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	3	3	3	3
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	--	Pool - Yes
Lot Size	0.18 acres	.19 acres	.17 acres	.27 acres
Other	--	--	--	--
Net Adjustment	--	-\$75,000	\$0	-\$105,000
Adjusted Price	--	\$426,000	\$542,000	\$425,000

* Sold 1 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** Is this the one you have been waiting for? Just steps from Fritz Grupe Park in Lincoln Village West. Private entry and courtyard with French Doors invites you in. Abundance of natural light and open floor plan. Functional built in bookshelves and desks. Generous sized yard with pool. Newer HVAC system. Plenty of space for your own garden and to entertain. Close to shopping, dining, I-5 and sought after Lincoln Schools. Must See! Adjustment condition upgrades \$75000 -\$10000 GLA
- Sold 2** Lincoln Village West, Great Curb Appeal and Move-in condition! Popular signal story floorplan, Formal Living, Formal Dining, Family Room with fireplace. Beautiful Updated Kitchen, New Flooring and New Roof, Spacious Backyard with nice patio area. Annual Dues HOA with Beach Club Lake Rec. Facilities/Pool/Lake, Lincoln Unified School District. Adjustment condition \$110000 - \$10000 GLA no pool
- Sold 3** Location, Location, Location. Charming single story ranch style home nestled within the established and highly desired Lincoln Village West. Functional layout offers 3 bedrooms, 2 baths with modern comforts. Spacious living room with views of backyard. Family room with built in bookcases and cozy fireplace. Upgraded kitchen features two-tone cabinetry, custom cabinet organizers, quartz countertops, extended backsplash, GE stainless steel appliances and LED lighting. Upgraded bathroom with extended bath surround, stylish cabinets, and attractive tile flooring. Features updated HVAC, whole house fan, attic fan, water heater, dual pane windows, custom window shutters, duct work, and insulation. Expansive backyard with lemon, orange, fig, plum tree and storage shed. Sparkling swimming pool with safety barrier and outdoor shower area. Long extended driveway with attached garage. Swain offers the character, privacy & space to create many happy memories. Come View Today! Adjustment Condition \$110000 -\$5000 gla

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject property was listed and recently sold on 06/28/2022 no updated tax records as of today.				
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
06/28/2022	\$449,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$435,000	\$435,000
Sales Price	\$435,000	\$435,000
30 Day Price	\$435,000	--
Comments Regarding Pricing Strategy		
This property just sold for \$435,000 per mls on 06/28/2022, the interior pictures show no signs of any upgrades to the interior of property. Property is livable only dated.		

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



Front



Front



Address Verification



Street



Street

Subject Photos



Street

Listing Photos

L1 6387 Embarcadero Dr.
Stockton, CA 95219



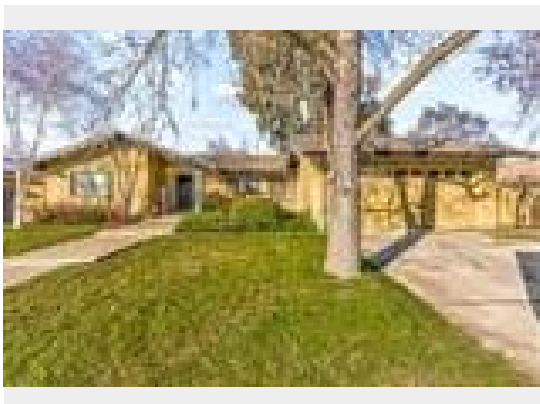
Front

L2 3488 Heatherbrook Dr
Stockton, CA 95219



Front

L3 3115 Polk Way
Stockton, CA 95219



Front

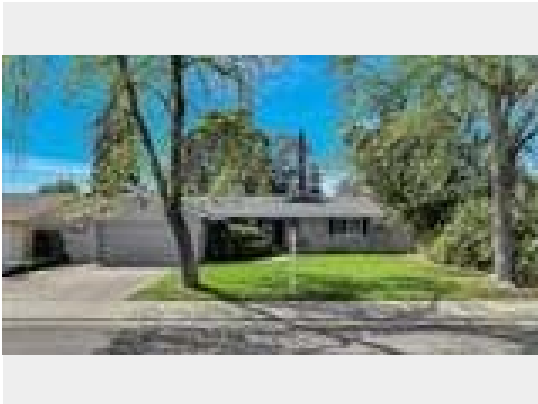
Sales Photos

S1 5917 Cumberland Pl
Stockton, CA 95219



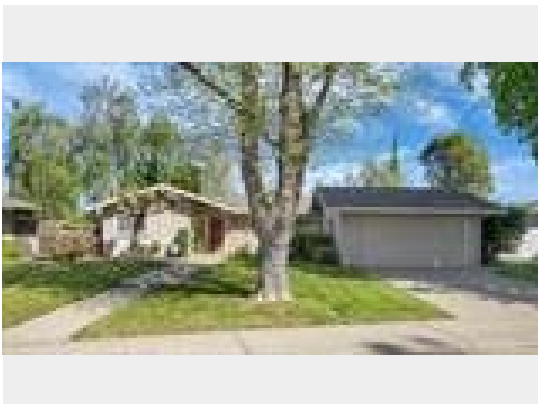
Front

S2 6331 Shenandoah Pl
Stockton, CA 95219



Front

S3 3419 W. Swain Rd
Stockton, CA 95219



Front

ClearMaps Addendum

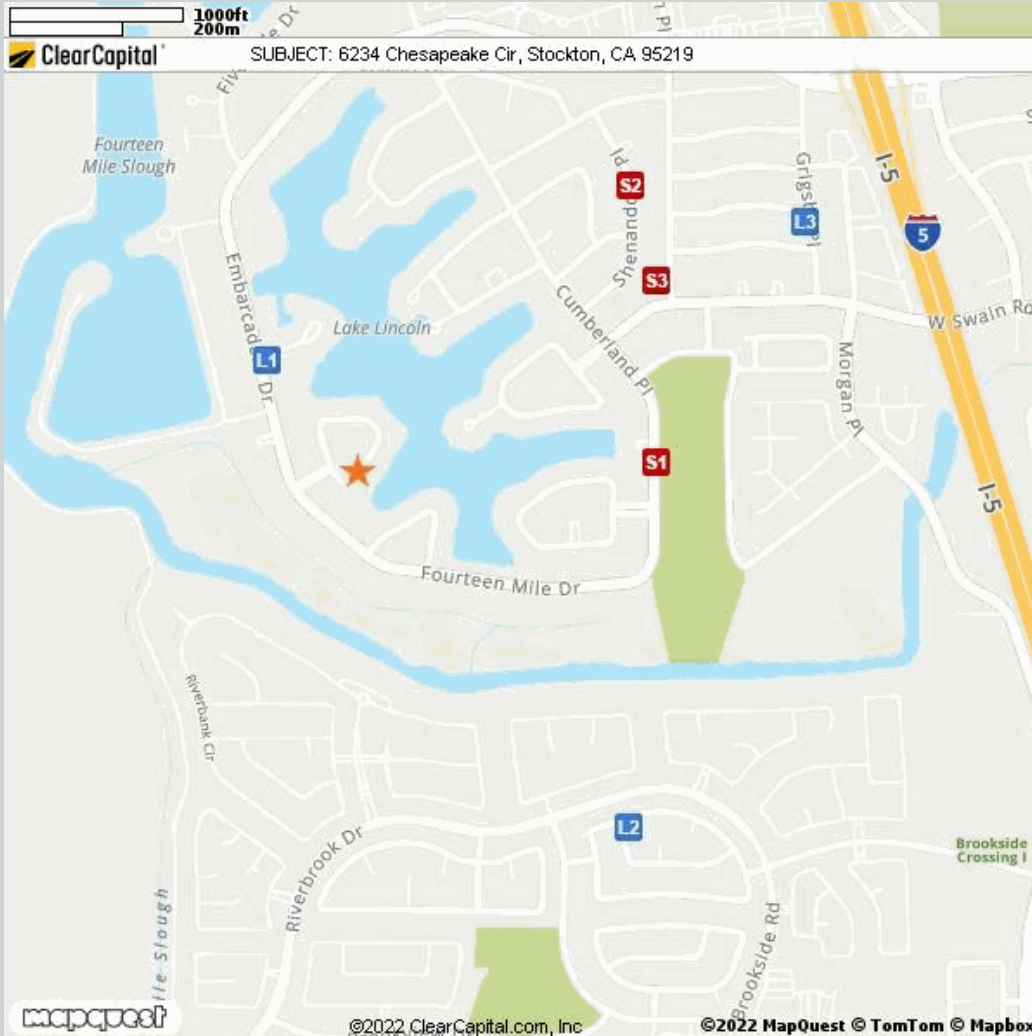
Address ★ 6234 Chesapeake Circle, Stockton, CA 95219

Loan Number 50366

Suggested List \$435,000

Suggested Repaired \$435,000

Sale \$435,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6234 Chesapeake Circle, Stockton, CA 95219	--	Parcel Match
L1 Listing 1	6387 Embarcadero Dr., Stockton, CA 95219	0.19 Miles ¹	Parcel Match
L2 Listing 2	3488 Heatherbrook Dr, Stockton, CA 95219	0.60 Miles ¹	Parcel Match
L3 Listing 3	3115 Polk Way, Stockton, CA 95219	0.70 Miles ¹	Parcel Match
S1 Sold 1	5917 Cumberland Pl, Stockton, CA 95219	0.41 Miles ¹	Parcel Match
S2 Sold 2	6331 Shenandoah Pl, Stockton, CA 95219	0.55 Miles ¹	Parcel Match
S3 Sold 3	3419 W. Swain Rd, Stockton, CA 95219	0.49 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	Mireya Bojorquez	Company/Brokerage	Realty One Group Zoom
License No	01751003	Address	3461 Brookside Rd Stockton CA 95219
License Expiration	05/14/2026	License State	CA
Phone	2094063293	Email	mireya.bojorquez@gmail.com
Broker Distance to Subject	0.93 miles	Date Signed	06/30/2022

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.