

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.

<b>Address</b>	730 W Cross Street, Woodland, CA 95695	<b>Order ID</b>	8423550	<b>Property ID</b>	33283501
<b>Inspection Date</b>	09/13/2022	<b>Date of Report</b>	09/14/2022		
<b>Loan Number</b>	50792	<b>APN</b>	065-054-002-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Yolo		

**Tracking IDs**

<b>Order Tracking ID</b>	09.12.22 BPO	<b>Tracking ID 1</b>	09.12.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Means, Leslie C Errington	<b>Condition Comments</b> One story, composition roof, paint in fair condition, neutral color, poor landscaping, fenced backyard, 2 car garage, average windows. Conforms to neighborhood. Home appears vacant.
<b>R. E. Taxes</b>	\$4,600	
<b>Assessed Value</b>	\$406,506	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Doors and windows appear secure)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Schools, parks, shopping and hospital within 1 mile, no new growth or construction, no industry or commercial, high demand, shortage of active listings, REO and short sales present but declining, no hazards to note. Area attracts investors. Subject is 2 houses from a 4 way stop sign.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$420,000 High: \$659,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	730 W Cross Street	216 Porter Ct	924 Tufts Pl	617 Poplar
<b>City, State</b>	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
<b>Zip Code</b>	95695	95695	95695	95695
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.69 <sup>1</sup>	0.62 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$475,000	\$599,000	\$565,000
<b>List Price \$</b>	--	\$450,000	\$499,000	\$549,000
<b>Original List Date</b>		08/22/2022	07/05/2022	08/16/2022
<b>DOM · Cumulative DOM</b>	-- · --	23 · 23	54 · 71	22 · 29
<b>Age (# of years)</b>	50	33	36	52
<b>Condition</b>	Average	Fair	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	2 Stories traditional	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,424	1,445	1,548	1,366
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	Pool - Yes
<b>Lot Size</b>	.14 acres	.09 acres	.12 acres	.17 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Kitchen opens to large dining area w/bay window. Indoor laundry room leads to garage. Upstairs includes 3 bedrooms and two full baths. Back yard has raised perimeter beds/lots of beautiful plants etc. This could be Your dream home with a little TLC, active.
- Listing 2** kitchen with a beautiful copper Farmhouse sink & Quartz countertops, double sink bathrooms, paid solar, all new flooring throughout, painted interior & exterior, new fixtures, HVAC, Industrial tankless hot water heater, driveway, whole house vacuum system, water purifier as well as a secondary electrical panel for a possible business. Pending.
- Listing 3** Sitting at the hub of the home is the granite and stainless kitchen with plentiful storage and counter space. Enjoy meals in the large dining area looking over the living room and into the backyard. Three generous sized bedrooms and two updated bathrooms. Additional updates include dual pane windows, whole house fan, plantation shutters, flooring, paint, HVAC, and roof. Outside you will fall in love with the expansive covered patio, sparkling pool, built in bbq, and storage shed...

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	730 W Cross Street	125 Kern	269 Riverside	401 W Southwood
City, State	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
Zip Code	95695	95695	95695	95695
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 <sup>1</sup>	0.54 <sup>1</sup>	0.40 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$430,000	\$450,000	\$580,000
List Price \$	--	\$430,000	\$435,000	\$580,000
Sale Price \$	--	\$450,000	\$430,000	\$560,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	06/01/2022	07/06/2022	08/31/2022
DOM · Cumulative DOM	-- · --	7 · 50	51 · 89	12 · 42
Age (# of years)	50	54	52	50
Condition	Average	Average	Average	Good
Sales Type	--	Investor	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	1,424	1,296	1,507	1,554
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 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.15 acres	.14 acres	.19 acres
Other	--	5,000 credit	6,500 credit	--
Net Adjustment	--	+\$1,784	-\$6,500	-\$41,890
Adjusted Price	--	\$451,784	\$423,500	\$518,110

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This classic ranch-style home has ample space for entertaining with two separate living spaces and a spacious backyard. Relax by the cozy brick fireplace for a quiet evening in, or prepare a meal on the granite countertops in the large open kitchen. Multiple offers. -5,000 credit, less gla -6,784.
- Sold 2** Well cared for 3 br 2ba home in established neighborhood. Has a bonus/family room which adds to the appeal. All bedroom closets have cedar floors It has dual pane windows, indoor laundry room and a large back yard. -6,500 credit.
- Sold 3** The kitchen, remodeled in 2016, has granite countertops, dine-in island, tile flooring, stainless-steel appliances and is open to a living and dining area with a cozy fireplace. Updated bathrooms are spacious and have solar tube skylights, providing great natural light. More gla -6,890, condition -35,000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last sale 11/19/2007, \$335,000			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$460,000	\$460,000
<b>Sales Price</b>	\$460,000	\$460,000
<b>30 Day Price</b>	\$455,000	--
<b>Comments Regarding Pricing Strategy</b>		
S2, S1 given most weight based on condition and location, prices stable-decreasing, average demand, no REO or short sales in report, searched out .75 miles and 10 month history.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Front



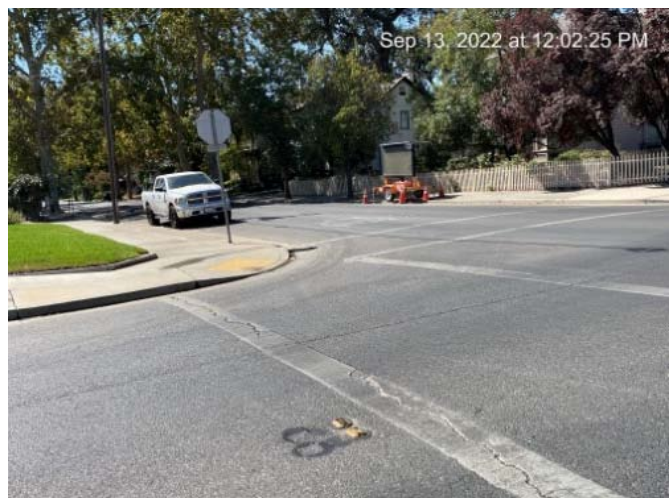
Front



Address Verification



Side



Street



## Subject Photos



Street



Street



Street



Other



## Listing Photos

**L1** 216 Porter Ct  
Woodland, CA 95695



Front

**L2** 924 Tufts Pl  
Woodland, CA 95695



Front

**L3** 617 Poplar  
Woodland, CA 95695



Front

## Sales Photos

**S1** 125 Kern  
Woodland, CA 95695



Front

**S2** 269 Riverside  
Woodland, CA 95695



Front

**S3** 401 W Southwood  
Woodland, CA 95695



Front

### ClearMaps Addendum

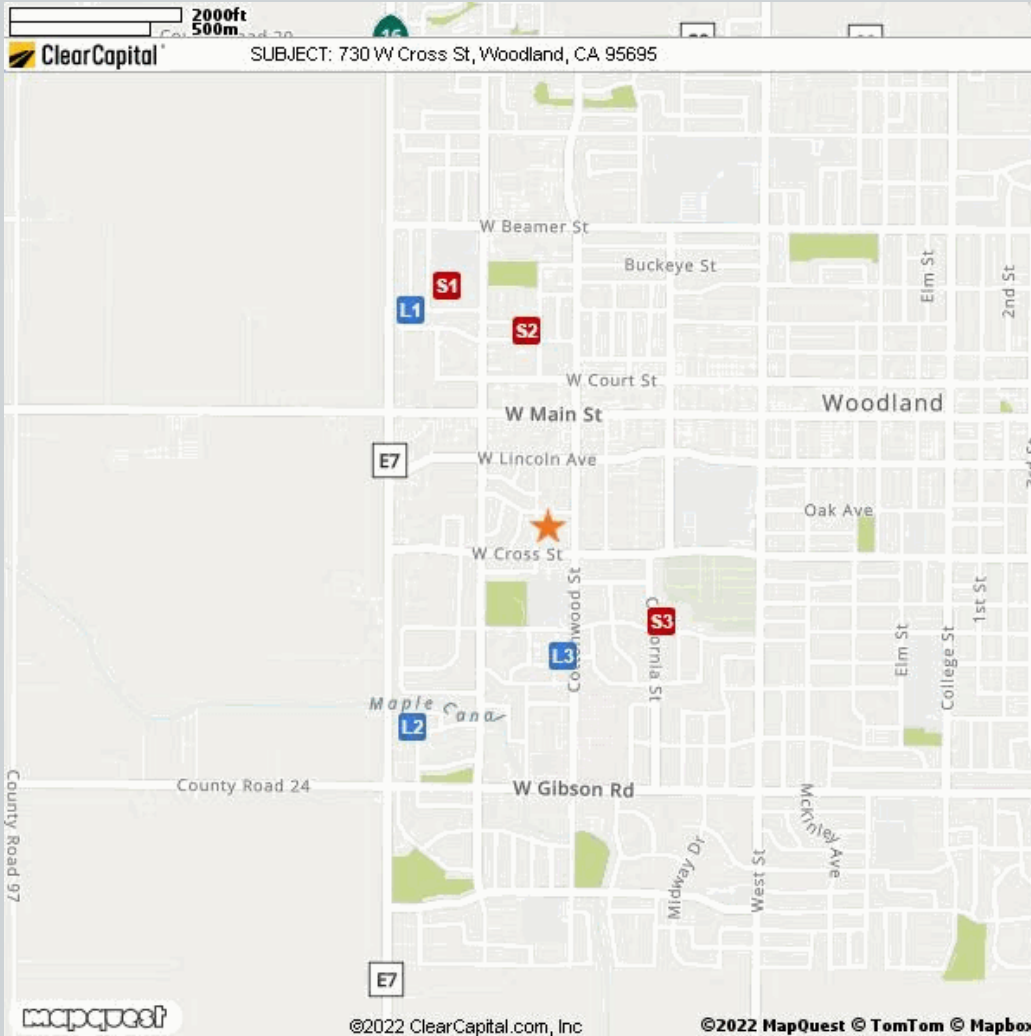
**Address** ★ 730 W Cross Street, Woodland, CA 95695

**Loan Number** 50792

**Suggested List** \$460,000

**Suggested Repaired** \$460,000

**Sale** \$460,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	730 W Cross Street, Woodland, CA 95695	--	Parcel Match
L1 Listing 1	216 Porter Ct, Woodland, CA 95695	0.69 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	924 Tufts Pl, Woodland, CA 95695	0.62 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	617 Poplar, Woodland, CA 95695	0.34 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	125 Kern, Woodland, CA 95695	0.71 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	269 Riverside, Woodland, CA 95695	0.54 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	401 W Southwood, Woodland, CA 95695	0.40 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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.

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.
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.

## Report Instructions - cont.

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

<b>Broker Name</b>	Kelly Nusbaum	<b>Company/Brokerage</b>	Coldwell Banker Kappel Gateway Realty
<b>License No</b>	01223015	<b>Address</b>	1190 1st Street Fairfield CA 94533
<b>License Expiration</b>	06/16/2025	<b>License State</b>	CA
<b>Phone</b>	7073016009	<b>Email</b>	nusbaumkelly@gmail.com
<b>Broker Distance to Subject</b>	31.91 miles	<b>Date Signed</b>	09/14/2022

*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.**