

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>	327 E Adams Street, Long Beach, CA 90805	<b>Order ID</b>	8401763	<b>Property ID</b>	33226079
<b>Inspection Date</b>	08/26/2022	<b>Date of Report</b>	08/29/2022		
<b>Loan Number</b>	50999	<b>APN</b>	7305-019-032		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Los Angeles		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	08.26.22 BPO	<b>Tracking ID 1</b>	08.26.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	JAMES S WOODBURY	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,068	<p>The subject property is a one-story Traditional style single family detached residence located in the city of Long Beach within the county of Los Angeles. The subject appears, based on exterior visual inspection from the street, to be in average overall condition for the area and of average overall quality of construction for the area. The subject appeared adequately maintained and no significant deferred maintenance was noted during the inspection. The subject is located closer to the freeway and is deemed as being externally influenced.</p>	
<b>Assessed Value</b>	\$145,300		
<b>Zoning Classification</b>	Residential LBR1N		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	<p>The subject neighborhood was noted to be comprised mostly of single family detached residences of varying styles while being similar to subject in most major characteristics, such as overall GLA, lot size, quality of construction etc. The subject style, utility, and general characteristics are in overall accordance with the subject neighborhood and the subject is fully conforming with the area. The subject neighborhood is a built-up urban area and is fully supported by public transport, shops and other services.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$450,000 High: \$1,800,000		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	327 E Adams Street	1068 E 65th St	335 E Hullett St	291 W Taylor St
City, State	Long Beach, CA	Long Beach, CA	Long Beach, CA	Long Beach, CA
Zip Code	90805	90805	90805	90805
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 <sup>1</sup>	0.72 <sup>1</sup>	0.95 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$600,000	\$595,000	\$625,000
List Price \$	--	\$559,900	\$595,000	\$625,000
Original List Date		04/26/2022	08/18/2022	08/23/2022
DOM · Cumulative DOM	-- · --	82 · 125	6 · 11	6 · 6
Age (# of years)	81	98	81	74
Condition	Average	Fair	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	892	992	848	882
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1 · 1	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.10 acres	0.07 acres	0.13 acres
Other	External influence	None	None	Similar

\* 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.

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

**Listing 1** Condition seems fair to average with some deferred maintenance; seems inferior to the subject. Remains active with 1 reduction, remains within overall marketing times (90 days or less is deemed adequate to generate accepted offer for subject's area and price range, or price reduction probably needed).

**Listing 2** Both condition and overall quality of construction seem average for the area and comparable to the subject, but the market is sale driven, sold comps are the focus in establishing value. Remains active without reductions, remains within overall area marketing times.

**Listing 3** Condition seems average and comparable to the subject, overall quality of construction seems average and comparable to the subject. Remains active without reductions, remains within overall area marketing times.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	327 E Adams Street	271 E Cummings Ln	6550 Myrtle Ave	311 E Neece St
<b>City, State</b>	Long Beach, CA	Long Beach, CA	Long Beach, CA	Long Beach, CA
<b>Zip Code</b>	90805	90805	90805	90805
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.48 <sup>1</sup>	0.83 <sup>1</sup>	0.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$560,000	\$599,900	\$560,000
<b>List Price \$</b>	--	\$560,000	\$599,900	\$560,000
<b>Sale Price \$</b>	--	\$570,000	\$590,000	\$600,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/29/2022	08/24/2022	03/10/2022
<b>DOM · Cumulative DOM</b>	-- · --	10 · 120	9 · 37	9 · 38
<b>Age (# of years)</b>	81	83	83	74
<b>Condition</b>	Average	Average	Average	Average
<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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	892	869	777	946
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 1 Car	Attached 1 Car	Detached 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>	--	--	--	--
<b>Lot Size</b>	0.09 acres	0.12 acres	0.11 acres	0.09 acres
<b>Other</b>	External influence	None	Similar	Similar
<b>Net Adjustment</b>	--	-\$9,030	+\$840	-\$7,700
<b>Adjusted Price</b>	--	\$560,970	\$590,840	\$592,300

\* 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** Overall quality of construction seems average for the area, condition seems average and comparable to the subject. Sold conventional financing without reductions, sold over listing price (not uncommon, driven by lack of inventory and relatively low interest rates; however, appreciation is now slowing due to interest rate increases, inflationary pressures and severe lack of inventory and affordability for average end-user buyers). +1150 GLA. +5000 carport only. -5180 lot size. -10000 external influence.
- Sold 2** Seems average in overall condition and quality of construction, seems comparable to the subject. Sold conventional financing without reductions, sold within overall area marketing times. +5750 GLA. -4910 lot size.
- Sold 3** Quality of construction seems average and comparable to the subject, as does the overall condition. Sold conventional financing without reductions, sold over listing price (same reasoning as CS1). -2700 GLA. -5000 2-car garage.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				According to tax records the subject last sold: 04/21/1986 \$79,000			
<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>

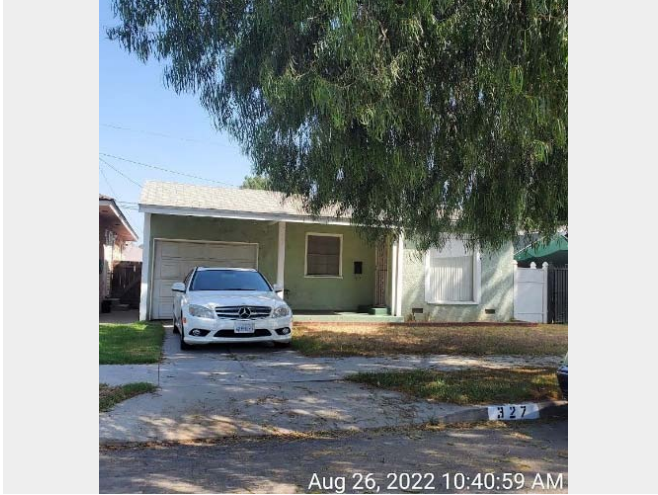
## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$599,900	\$599,900
<b>Sales Price</b>	\$590,000	\$590,000
<b>30 Day Price</b>	\$560,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Available inventory remains limited and interest rates remain relatively low despite recent increase; these factors are driving and sustaining demand. The market is sale driven, and the sold comps are used to establish the subject value; sold comps were considered up to 1 year back due to proximity concerns (the market has not been rapidly changing but gradually appreciating in the last year; however, appreciation is now slowing due to interest rate increases, inflationary pressures and severe lack of inventory and affordability for average end-user buyers). The subject seems similar to all the sold comps in the report in combined characteristics. Therefore, the subject's final projected value is bracketed based on the overall adjusted sold data. Note 1; quick sale is interpreted to mean all cash sale, it is not known what incentive would be required for a cash sale; for the subject's price bracket 5 % approx is suggested, but is an estimate only, financed offers might be generated within 30 days without any incentive, based on overall market activity.</p>		

## 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



Aug 26, 2022 10:40:59 AM

Front



Aug 26, 2022 10:40:49 AM

Address Verification



Aug 26, 2022 10:40:05 AM

Street

## Listing Photos

**L1** 1068 E 65th St  
Long Beach, CA 90805



Front

**L2** 335 E Hullett St  
Long Beach, CA 90805



Front

**L3** 291 W Taylor St  
Long Beach, CA 90805



Front



## Sales Photos

**S1** 271 E Cummings Ln  
Long Beach, CA 90805



Front

**S2** 6550 Myrtle Ave  
Long Beach, CA 90805



Front

**S3** 311 E Neece St  
Long Beach, CA 90805



Front

### ClearMaps Addendum

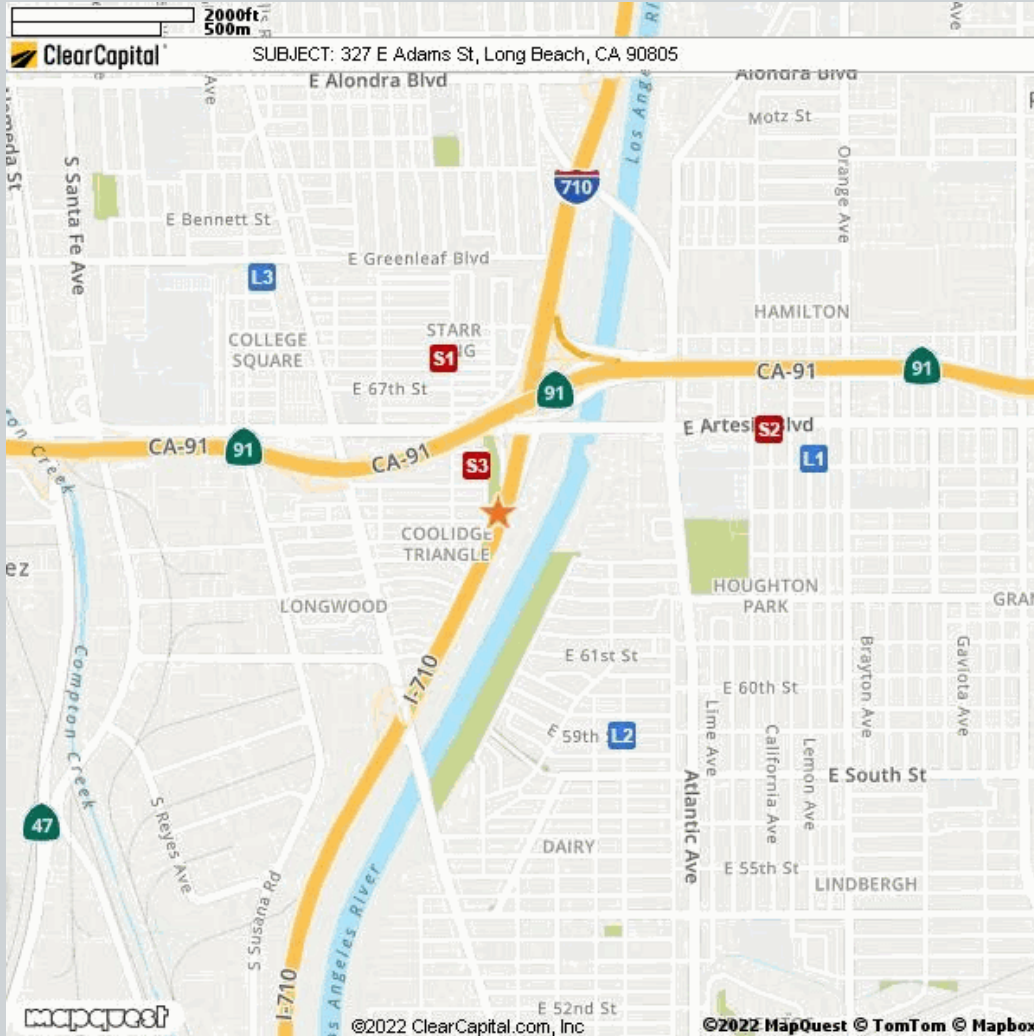
**Address** ★ 327 E Adams Street, Long Beach, CA 90805

**Loan Number** 50999

**Suggested List** \$599,900

**Suggested Repaired** \$599,900

**Sale** \$590,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	327 E Adams Street, Long Beach, CA 90805	--	Parcel Match
L1 Listing 1	1068 E 65th St, Long Beach, CA 90805	0.94 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	335 E Hullett St, Long Beach, CA 90805	0.72 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	291 W Taylor St, Long Beach, CA 90805	0.95 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	271 E Cummings Ln, Long Beach, CA 90805	0.48 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6550 Myrtle Ave, Long Beach, CA 90805	0.83 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	311 E Neece St, Long Beach, CA 90805	0.16 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>	Sean Freeman	<b>Company/Brokerage</b>	Coldwell Banker
<b>License No</b>	01366376	<b>Address</b>	740 182nd St Gardena CA 90248
<b>License Expiration</b>	02/27/2023	<b>License State</b>	CA
<b>Phone</b>	3107209067	<b>Email</b>	seanfreemanrealestate@gmail.com
<b>Broker Distance to Subject</b>	5.23 miles	<b>Date Signed</b>	08/29/2022

*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.**