

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>	316 Locust Avenue, Hollister, CA 95023	<b>Order ID</b>	8412941	<b>Property ID</b>	33261951
<b>Inspection Date</b>	09/02/2022	<b>Date of Report</b>	09/05/2022		
<b>Loan Number</b>	51051	<b>APN</b>	053-200-019		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	San Benito		

### Tracking IDs

<b>Order Tracking ID</b>	09.02.22_BPO	<b>Tracking ID 1</b>	09.02.22_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Edgar Campos	<b>Condition Comments</b> Sub. prop. noted to be in average condition and features a concrete slab foundation, stucco exterior, composition roof, gas heat, fenced and landscaped yard with covered porch, patio and a covered carport.
<b>R. E. Taxes</b>	\$5,147	
<b>Assessed Value</b>	\$536,555	
<b>Zoning Classification</b>	Residential	
<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>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Rural residential neighborhood made up of dwellings that are similar in their style, age, lot size and condition as compared to the sub. prop.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$445,000 High: \$600,000	
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	316 Locust Avenue	1170 Cosco Ct.	860 Suiter St.	6940 F Street
City, State	Hollister, CA	Hollister, CA	Hollister, CA	Hollister, CA
Zip Code	95023	95023	95023	95023
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 <sup>1</sup>	0.45 <sup>1</sup>	6.57 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$559,000	\$635,000	\$515,000
List Price \$	--	\$547,000	\$539,950	\$510,000
Original List Date		07/21/2022	03/26/2022	04/24/2022
DOM · Cumulative DOM	-- · --	36 · 46	163 · 163	34 · 134
Age (# of years)	97	43	62	86
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	969	1,280	1,062	1,100
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	2 · 1	2 · 1
Total Room #	5	7	5	5
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.14 acres	0.15 acres	0.27 acres
Other	porch and patio	porch and patio	porch and patio	porch and patio

\* 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** Superior in its sq. ft. and higher bedroom and bathroom count. Younger in age than the sub. prop. Equal to the sub. prop. in its construction quality and style and similar lot size. Higher garage count.

**Listing 2** Higher sq. ft. Equal to the sub. prop. in its construction quality and style and equal bedroom and bathroom count. Younger in age/year built. Similar lot size. Higher garage count.

**Listing 3** Equal in its construction quality, style and condition and equal bedroom and bathroom count. Closest and most similar comp in age/year built. Larger lot size. Higher sq. ft.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	316 Locust Avenue	930 Matador Dr.	997 San Benito St.	640 Walnut Ln.
<b>City, State</b>	Hollister, CA	Hollister, CA	Hollister, CA	Hollister, CA
<b>Zip Code</b>	95023	95023	95023	95023
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.55 <sup>1</sup>	0.68 <sup>1</sup>	0.46 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$550,000	\$530,000	\$545,000
<b>List Price \$</b>	--	\$550,000	\$530,000	\$545,000
<b>Sale Price \$</b>	--	\$550,000	\$530,000	\$525,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	08/18/2022	05/17/2022	06/08/2022
<b>DOM · Cumulative DOM</b>	-- · --	1 · 27	9 · 42	9 · 27
<b>Age (# of years)</b>	97	38	102	66
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	969	1,296	1,172	1,296
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	3 · 2	2 · 1	3 · 1
<b>Total Room #</b>	5	7	5	6
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Attached 2 Car(s)	None	Carport 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>	0.12 acres	0.14 acres	0.12 acres	0.12 acres
<b>Other</b>	porch and patio	porch and patio	porch and patio	porch and patio
<b>Net Adjustment</b>	--	-\$18,540	-\$2,060	-\$15,540
<b>Adjusted Price</b>	--	\$531,460	\$527,940	\$509,460

\* 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** Adjusted for higher sq. ft. (-\$6540.00), higher bedroom count (-\$2000.00), higher bathroom count (-\$2000.00), higher garage count (-\$3000.00) and younger in age/year built (-\$5000.00). Equal to the sub. prop. in its construction quality, style and overall condition. Similar lot size.
- Sold 2** Adjusted for higher sq. ft. (-\$4060.00) and lesser garage/carport count (\$2000.00). Equal to the sub. prop. in its construction quality, style, condition and equal bedroom and bathroom count. Similar age/year built. Equal lot size.
- Sold 3** Adjusted for higher sq. ft. (-\$6540.00), age/year built (-\$5000.00), higher bedroom count (-\$2000.00) and higher garage/carport count (-\$2000.00). Equal to the sub. prop. in its construction quality and overall condition. Equal bathroom count and equal lot size as compared to the sub. prop.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		Sold on 11/18/2005 for \$425,000.00.					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$530,000	\$530,000
<b>Sales Price</b>	\$530,000	\$530,000
<b>30 Day Price</b>	\$520,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The most heavily weighted comp is Sold Comp 2 which is the most similar comp in regard to sq. ft., style, condition, bedroom and bathroom count and age/year built. RE: Sq. Ft., Age, Bed and Bath Count and Garage Count of Comps: An exhaustive 12 month search was performed with all comps the most similar available in sq. ft., age, bed and bath count and garage count. RE: Proximity of Comps: An exhaustive search was performed and with all comps the closest and most similar available in regard to proximity. Property values have declined approx. 3% in the last 90 days and with days on market increasing in the sub. area. Inventory of homes for sale in the sub. area is increasing. REO sales do not influence market values. Closing cost credits are not typical.</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



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 1170 Cosco Ct.  
Hollister, CA 95023



Front

**L2** 860 Suiter St.  
Hollister, CA 95023



Front

**L3** 6940 F Street  
Hollister, CA 95023



Front



## Sales Photos

**S1** 930 Matador Dr.  
Hollister, CA 95023



Front

**S2** 997 San Benito St.  
Hollister, CA 95023



Front

**S3** 640 Walnut Ln.  
Hollister, CA 95023



Front

### ClearMaps Addendum

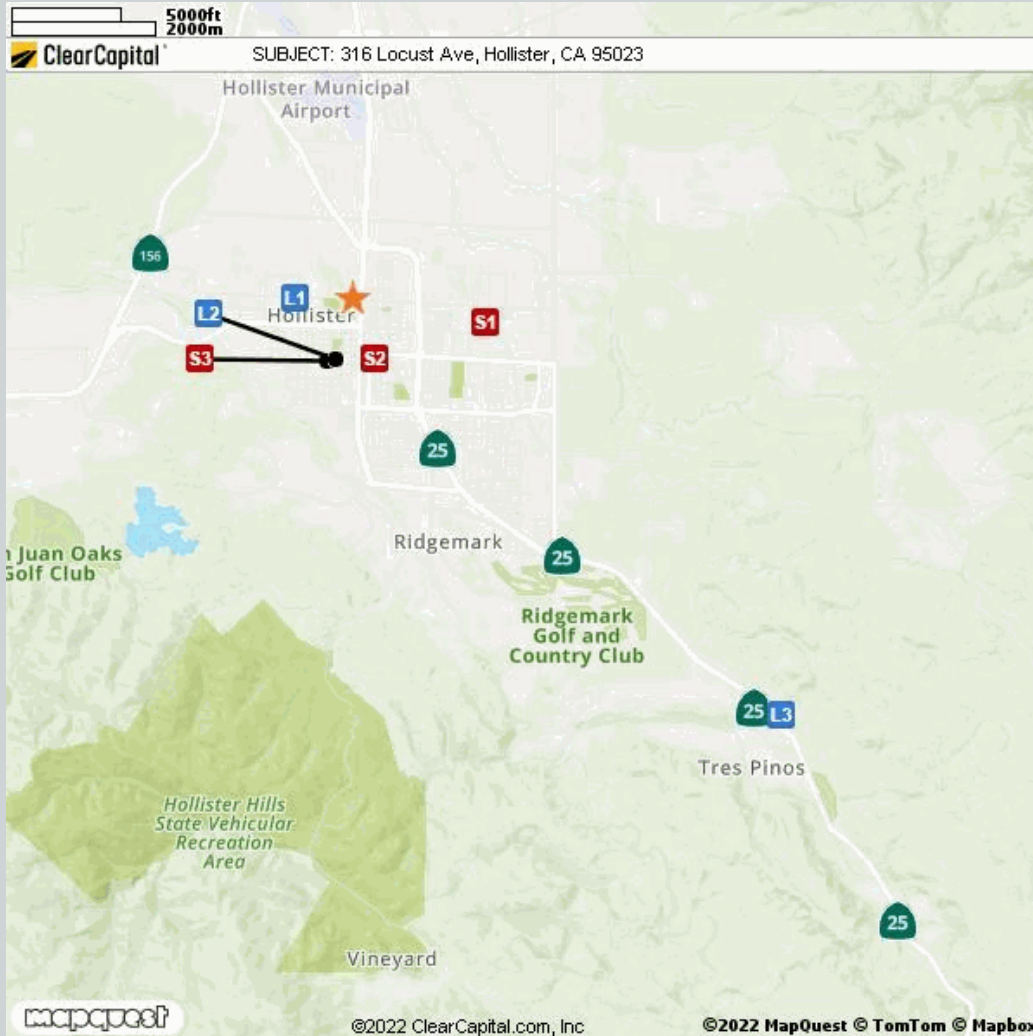
**Address** ★ 316 Locust Avenue, Hollister, CA 95023

**Loan Number** 51051

**Suggested List** \$530,000

**Suggested Repaired** \$530,000

**Sale** \$530,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	316 Locust Avenue, Hollister, CA 95023	--	Parcel Match
L1 Listing 1	1170 Cosco Ct., Hollister, CA 95023	0.55 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	860 Suiter St., Hollister, CA 95023	0.45 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6940 F Street, Hollister, CA 95023	6.57 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	930 Matador Dr., Hollister, CA 95023	1.55 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	997 San Benito St., Hollister, CA 95023	0.68 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	640 Walnut Ln., Hollister, CA 95023	0.46 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>	Cassandra Cook	<b>Company/Brokerage</b>	C21 Showcase REALTORS
<b>License No</b>	01051257	<b>Address</b>	1471 Black Forest Dr. Hollister CA 95023
<b>License Expiration</b>	08/25/2026	<b>License State</b>	CA
<b>Phone</b>	8318019100	<b>Email</b>	cassandracoockrealestate@gmail.com
<b>Broker Distance to Subject</b>	1.42 miles	<b>Date Signed</b>	09/05/2022

*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:**

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