

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>	922 W Mcelhany Avenue, Santa Maria, CALIFORNIA 93458	<b>Order ID</b>	8429726	<b>Property ID</b>	33294631
<b>Inspection Date</b>	09/17/2022	<b>Date of Report</b>	09/18/2022		
<b>Loan Number</b>	51262	<b>APN</b>	119-304-009		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Santa Barbara		

### Tracking IDs

<b>Order Tracking ID</b>	09.15.22	<b>Tracking ID 1</b>	09.15.22
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	MAGANA DONACIANO JR	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,380	<p>The subject is a single story, 3 bedroom 1.5 bath, Ranch/Rambler style, detached SFR home built in 1962. The subject is located in a non gated neighborhood of SFR homes in northwest Santa Maria, just west of N Blosser Road and just south of West Donovan Road near Atkinson Park. Condition rating is estimated to be C4 condition as there is no documentation to support a higher or lower condition rating for the subject. The subjects roof life appears to be close to being over - broker recommends roof inspection, The subject needs exterior painting. Q4 quality of construction rating.</p>	
<b>Assessed Value</b>	\$350,000		
<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>	\$3,120		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$3,120		
<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>	
<b>Local Economy</b>	Stable	<p>Non gated neighborhood of detached SFR homes in northwest Santa Maria near Atkinson Park, between N Western Avenue and N Railroad Avenue just south of W Donovan Road. Fee simple land. No HOA. Close to amenities - schools, shopping and services. REO and Short Sale activity remains minimal in this area in the current market. Neighborhood is desirable and stable. The subject conforms to the surrounding homes in its neighborhood in age, quality of construction, architectural style and size. Market appears to be in a shift towards normalization and has shifted from a "hot" sellers market to a stabl...</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$422,500 High: \$1,050,000		
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Neighborhood Comments

Non gated neighborhood of detached SFR homes in northwest Santa Maria near Atkinson Park, between N Western Avenue and N Railroad Avenue just south of W Donovan Road. Fee simple land. No HOA. Close to amenities - schools, shopping and services. REO and Short Sale activity remains minimal in this area in the current market. Neighborhood is desirable and stable. The subject conforms to the surrounding homes in its neighborhood in age, quality of construction, architectural style and size. Market appears to be in a shift towards normalization and has shifted from a "hot" sellers market to a stable market. Price reductions on the increase as list price escalation is over and days on market increasing for sellers who overprice their properties. Inventory remains low, helping to sustain prices, but market appears to be on a path of normalization and is stabilizing. Days on market on the increase in most areas of Santa Maria. Market has slowed with the interest rate increases by the Federal Reserve.

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	922 W Mcelhany Avenue	509 W Bunny Avenue	1302 Dejoy Street	1013 W Hermosa Drive
<b>City, State</b>	Santa Maria, CALIFORNIA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
<b>Zip Code</b>	93458	93458	93458	93458
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.35 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$480,000	\$459,000	\$475,000
<b>List Price \$</b>	--	\$459,000	\$459,000	\$475,000
<b>Original List Date</b>		07/12/2022	07/14/2022	09/12/2022
<b>DOM · Cumulative DOM</b>	-- · --	67 · 68	35 · 66	3 · 6
<b>Age (# of years)</b>	60	72	60	49
<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	Adverse ; Adjacent to Park	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,040	1,292	1,040	1,197
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 1	3 · 1 · 1	3 · 2
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	None	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>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.15 acres	0.14 acres	0.19 acres
<b>Other</b>	--	--	Adjacent to Oakley Park	End of cul de sac lot

\* 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** List #1 is a fair market sale. List #1 is located in the same general area of Santa Maria in a like kind neighborhood of SFR homes, approximately 0.34 miles away from the subject. List #1 has older age of construction. List #1 is a (12) year older home than the subject. List #1 is a single story home with similar Ranch/Rambler architectural style. Estimated similar Q4 quality of construction rating. List #1 has superior (7) room count over the subject. List #1 has the same (3) bedroom count. List #1 has inferior (1) bathroom count to the subject. The subject has superior 1.5 baths. List #1 has a superior sized floor plan and superior GLA values over the subject. GLA values are in range. Estimated similar C4 (average) condition rating like the subject. List #1 a slightly superior sized 0.15 acre lot, and estimated slightly superior lot and land value over the subject. List #1 has landscaped and fenced yards like the subject. List #1 has no carport or garage. The subject has a superior attached (1) car garage. List #1 has similar neighborhood lot location value at interior of a neighborhood with no adverse influences. View amenities are similar - both List #1 and the subject have neighborhood views only. With adjustments, List #1 has estimated similar fair market resale value to the subject as profiles are similar. Resale values are estimated to be close and in range.
- Listing 2** List #2 is a standard sale. List #2 is located in the same general area of Santa Maria in a non gated subdivision of SFR homes like the subject, approximately 0.35 miles away from the subject. List #2 has the same age of construction as the subject. Both List #2 and the subject were built in 1960. List #2 is a (1) story, Ranch/Rambler style SFR home like the subject. Similar Q4 quality of construction rating. List #2 has the same (6) room count. List 2 has the same (3) bedroom count as the subject. List #2 has inferior (1) bathroom count to the subjects superior 1.5 baths. List #2 has the exact same sized floor plan and the same GLA values to the subject. List #2 has estimated similar C4 condition (average) rating like subject per MLS information and photos. List #2 has the same sized 0.14 acre lot, and similar lot and land value to the subject. List #2 has landscaped and fenced yards like the subject. List #2 has no carport or garage. The subject has a superior attached (1) car garage. List #2 has inferior neighborhood lot location value with an adverse influence. List #3 is adjacent to Oakley Park and has inferior neighborhood lot location value. With adjustments, List #2 has estimated similar fair market resale value to the subject with estimated edge to the subject due to its superior neighborhood lot location value with no adverse influences. List #2 is estimated to have similar fair market resale value to the subject. Resale values are estimated to be close and in range. List #2 is the most heavily weighted comp as it a model match sized floor plan, built in the same year as the subject on the same sized lot and is less than (1) mile away from the subject in like kind, older neighborhood of SFR homes. Best LIST comp.
- Listing 3** List #3 is a fair market sale. List #3 is located in the same general area of Santa Maria, approximately 0.24 miles away from the subject, in like kind, older non gated neighborhood of SFR homes. List #3 has slightly newer age of construction. List #3 is an (11) year newer home than the subject built in 1973. List #3 is a (1) story home with similar Ranch style architecture. List #3 has similar Q4 quality of construction rating like the subject. List #3 has the same (3) bedroom count. List #3 has superior (2) full bathroom count over the subject. List #3 has the same (5) room count over the subject. List #3 has a similar sized floor plan and similar GLA values like the subject. List #3 has a superior sized 0.19 acre lot and superior lot and land value over the subject. List #3 has a superior end of cul de sac lot. List #3 has no adverse influences that negatively effect its market value like the subject. List #3 has estimated similar C4 condition rating (average) like the subject per its MLS photos and profile information. List #3 has landscaped yards like the subject. List #3 has fenced yards like the subject List #3 has a superior attached (2) car garage. The subject has a inferior attached (1) car garage. List #3 has similar neighborhood lot location value like subject in older neighborhood of SFR homes in same area of Santa Maria. With adjustments, List #3 has estimated superior resale value over the subject due to List #3 superior bathroom count, superior end of cul de sac lot, superior GLA value, superior (2) car garage and superior lot and land value. List #3 is estimated to have superior fair market resale value over the subject with adjustments. Edge to List #3.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	922 W Mcelhany Avenue	1112 N Benwiley Avenue	927 W Cox Lane	902 W Williams Street
<b>City, State</b>	Santa Maria, CALIFORNIA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
<b>Zip Code</b>	93458	93458	93458	93458
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.49 <sup>1</sup>	0.56 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$458,500	\$485,000	\$485,000
<b>List Price \$</b>	--	\$458,500	\$499,000	\$485,000
<b>Sale Price \$</b>	--	\$458,500	\$465,000	\$485,000
<b>Type of Financing</b>	--	Conventional	Cash	Cash
<b>Date of Sale</b>	--	04/28/2022	06/24/2022	05/04/2022
<b>DOM · Cumulative DOM</b>	-- · --	39 · 80	21 · 21	1 · 29
<b>Age (# of years)</b>	60	60	63	63
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Investor	Investor	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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,040	1,009	1,043	1,053
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 1	3 · 1	3 · 2
<b>Total Room #</b>	6	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	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>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.14 acres	0.14 acres	0.16 acres
<b>Other</b>	--	--	Cul de sac lot	Corner lot
<b>Net Adjustment</b>	--	+\$9,825	-\$1,225	-\$14,975
<b>Adjusted Price</b>	--	\$468,325	\$463,775	\$470,025

\* Sold 1 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** Sold #1 was a tenant occupied, investor sale per MLS profile information. Sold #1 is located in the same immediate area of Santa Maria as the subject, approximately 0.17 miles away from the subject. Sold #1 has the same age of construction as the subject. Both homes were built in 1960 (\$0) Sold #1 is a (1) story home like the subject with like kind Ranch/Rambler architectural style. Similar Q4 quality of construction rating (\$0) Sold #1 has the same (3) bedroom count as the subject. Sold #1 has inferior (1) bathroom count to the subjects superior 1.5 baths (+\$2,500) Sold #1 has inferior (5) room count to the subject (+\$5,000) Sold #1 has a slightly smaller sized floor plan and slightly inferior GLA values to the subject (+\$2,325) Condition rating of Sold #1 is estimated similar C4 condition rating like the subject (\$0) Location value of Sold #1 is similar to the subject - both homes have no adverse influences (\$0) Sold #1 has an attached (1) car garage like the subject (\$0) Sold #1 has the same sized 0.14 acre lot and estimated similar lot and land value to the subject (\$0) Both homes have fenced and landscaped yards (\$0) View amenity at Sold #1 is similar to the subject. Sold #1 and the subject both have neighborhood views only (\$0) With adjustments, Sold #1 has an estimated \$9,825 net downward adjustment to the subject. Subjects adjusted value: \$468,325. Sold #1 had conventional loan financing type with no reported credits or concessions per MLS information. Sold #1 is almost a (5) month old comp and is not reflective of current market values. Sales prices increased since Sold #1 closed escrow. Sales prices currently are stabilizing in the subjects neighborhood, but appear to be heading towards zero appreciation. Sold #1 closed escrow in late April of this year when the market was more active and stronger than the current market. The subjects current resale value is estimated to be in range of its adjusted price to Sold #1, or slightly less due to stabilization that has occurred in the marketplace in the last (60-90) days. Sold #1 is the most heavily weighted SOLD comp. Sold #1 is the most proximate SOLD comp. Best SOLD comp.
- Sold 2** Sold #2 was an investor sale per MLS profile information. Sold #2 is located in the same general area of Santa Maria, approximately 0.49 miles away from the subject. Sold #2 has similar age of construction. Sold #2 is a (3) year older home than the subject, built in 1959 (+\$1,500) Sold #2 is a single story home like the subject, with similar Ranch/Rambler style architecture. Sold #2 has similar Q4 quality of construction rating (\$0) Sold #2 has the same (3) bedroom count as the subject. Sold #2 has inferior (1) bathroom count to the subjects superior (1.5) bathroom count (+\$2,500) Sold #2 has inferior (5) room count to the subjects (6) room count (+\$5,000) Sold #2 has a similar sized floor plan and similar GLA values to the subject, with slight edge to Sold #2 (-\$225) Condition rating of Sold #2 is estimated similar C4 condition rating (average) like the subject per its MLS information and MLS photos (\$0) Bathrooms have some lighting fixtures and hardware updates but have original build tub/showers, vanity cabinets and counters. Neighborhood lot location value of Sold #2 is similar to the subject. Sold #2 and the subject both are located in residential neighborhoods of SFR homes with no adverse influences (\$0) Sold #2 has a superior attached (2) car garage. The subject has a inferior single car garage (-\$5,000) Sold #2 has a the same sized 0.14 acre lot as the subject and similar lot value (\$0) Sold #2 is located on a superior cul de sac lot (-\$5,000) Both homes have fenced yards (\$0) Both homes have landscaped yards (\$0) View amenity at Sold #2 is similar to the subject. Both Sold #2 and the subject both have neighborhood views only. (\$0) With adjustments, Sold #2 has a estimated \$1,225 upward adjustment over the subject. Subjects adjusted value: \$463,775. Sold #2 had Cash financing type per MLS information, with no reported credits or concessions. Sold #2 is a current comp that has closed escrow in the last (90) days. Sales prices are stable currently in the subjects neighborhood, but appear to be heading towards zero appreciation as the market shifts towards normalization. Sold #2 closed escrow in late June of this year when the market was a little more active and stronger than the current market. Sold #2 is estimated to have similar fair market resale value to the subject. Resale values are estimated to be close and in range.
- Sold 3** NSBCRMLS #22000708. Sold #3 was a fair market sale. Sold #3 is located in the same general area of Santa Maria as the subject in a like kind, non gated neighborhood of SFR homes, approximately 0.56 miles away from the subject. Sold #3 is a (3) year older home than the subject built in 1959 (+\$1,500) Sold #3 has similar Q4 quality of construction rating (\$0) Sold #3 has the same (3) bedroom count as the subject. Sold #3 has superior (2) full bathroom count over the subject (-\$2,500) Sold #3 has inferior (5) room count to the subject (+\$5,000) Sold #3 has a slightly larger sized floor plan and slightly superior GLA values over the subject (-\$975) GLA values are close and in range. Condition rating of Sold #3 is estimated to be similar C4 condition rating (average) like the subject (\$0) Sold #3 has a superior attached (2) car garage. The subject has a inferior single car garage (-\$5,000) Sold #3 has a superior sized 0.16 acre lot and superior lot and land value over the subject (-\$8,000) Sold #3 is located on a superior corner lot (-\$5,000) Both homes have fenced and landscaped yards (\$0) View amenity at Sold #3 is similar to the subject - both homes have neighborhood views only (\$0) Sold #3 has interior of neighborhood lot location like the subject with no adverse influences (\$0) With adjustments, Sold #3 has an estimated \$14,975 upward adjustment to the subject due to its larger lot, superior (2) car garage and superior corner lot. Subjects adjusted value: \$470,025. Sold #3 financing type was Cash with no reported seller credits or concessions. Sold #3 closed escrow a little over (4) months ago and is not reflective of current market values. Sales prices have stabilized slightly in the subjects neighborhood since Sold #3 was on the market and during its escrow period. The subjects adjusted value is estimated to potentially be less than its adjusted price to Sold #3 due to stabilization that has recently occurred in the marketplace since Sold #3 closed escrow in early May of 2022. Sold #3 is a estimated to have similar fair market resale value to the subject, with estimated edge to Sold #3. Sold #3 is estimated to have slightly superior resale value over the subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No MLS history found. Sales History (Source: Tax Records) Date Sold: Jun 2, 1999 Source: Public Records Sales Price: \$46,000 ---			
<b>Listing Agent Name</b>				-----			
<b>Listing Agent Phone</b>				September 1978, Sold for \$41,000 Date Sold: Sep 7, 1978			
<b># of Removed Listings in Previous 12 Months</b>	0			Source: Public Records Sales Price: \$41,000			
<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>	\$469,000	\$475,000
<b>Sales Price</b>	\$465,000	\$471,000
<b>30 Day Price</b>	\$460,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The sale and listing search... I initially went back (3) months in my search for comps, out in distance up to (1) mile, and LIST &amp; SOLD comps that match the subjects profile and estimated value range are scarce in Santa Maria in the current market. LIST comps are extremely scarce in Santa Maria in the current market that match the subjects profile. Sold comps that have closed in the past (3) months are not readily available due to scarce comp factors for comps that match the subjects age and general profile. List comp are scarce overall and list comps that match the subjects profile are extremely scarce. With relaxing the date sold variance up to (12) months and the +/- 20% GLA value variance tolerance threshold of the search criteria beyond the customers desired tolerances, I was able to locate comps which I could use to complete the report. Within (1) mile and backing up the sales dates to (12) months, I found sufficient listing &amp; sold comps of which I could use to complete the report. Comps used in report are the best available within (5) miles, and are estimated to bracket the range of the subjects current fair market resale value. L1 comp exceeds the +/- 20% GLA value variance threshold tolerance. L2 comp with an adverse influence was used in report due to extreme scarce LIST comp selection in the current market. The subject is a single story, Ranch/Rambler style home in northwest Santa Maria near Atkinson Park. Average quality of construction and build. No adverse influences or functional obsolescence noted. A roof inspection by a licensed roofing contractor is recommended. Home appears to be occupied. Demand has slowed in the last (60) days as market has stabilized. Inventory of available homes for sale is still low, but market has slowed with the Fed's interest rate hikes. Marketing time is on the rise. Price reductions now becoming more common as market has shifted from a sellers market to a stable market. Market trend is normalization with possible decline in home prices on the horizon. The subjects estimated "AS-IS" range of value in the current market is \$465,000 to \$469,000. ESTIMATED TAX VALUE per Realist.com tax websites Corelogic software algorithm - RealAVM™ Value: \$496,400 Confidence Score: 70 RealAVM™ Value Range: \$444,900 - \$548,000 Forecast Standard Deviation: 10 Value as of 09/06/2022 (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



### Subject Photos



Front



Front



Address Verification



Side



Side



Street

### Subject Photos



Street



Street



Other



Other



Other

## Listing Photos

**L1** 509 W Bunny Avenue  
Santa Maria, CA 93458



Front

**L2** 1302 Dejoy Street  
Santa Maria, CA 93458



Front

**L3** 1013 W Hermosa Drive  
Santa Maria, CA 93458



Front

## Sales Photos

**S1** 1112 N Benwiley Avenue  
Santa Maria, CA 93458



Front

**S2** 927 W Cox Lane  
Santa Maria, CA 93458



Front

**S3** 902 W Williams Street  
Santa Maria, CA 93458



Front

### ClearMaps Addendum

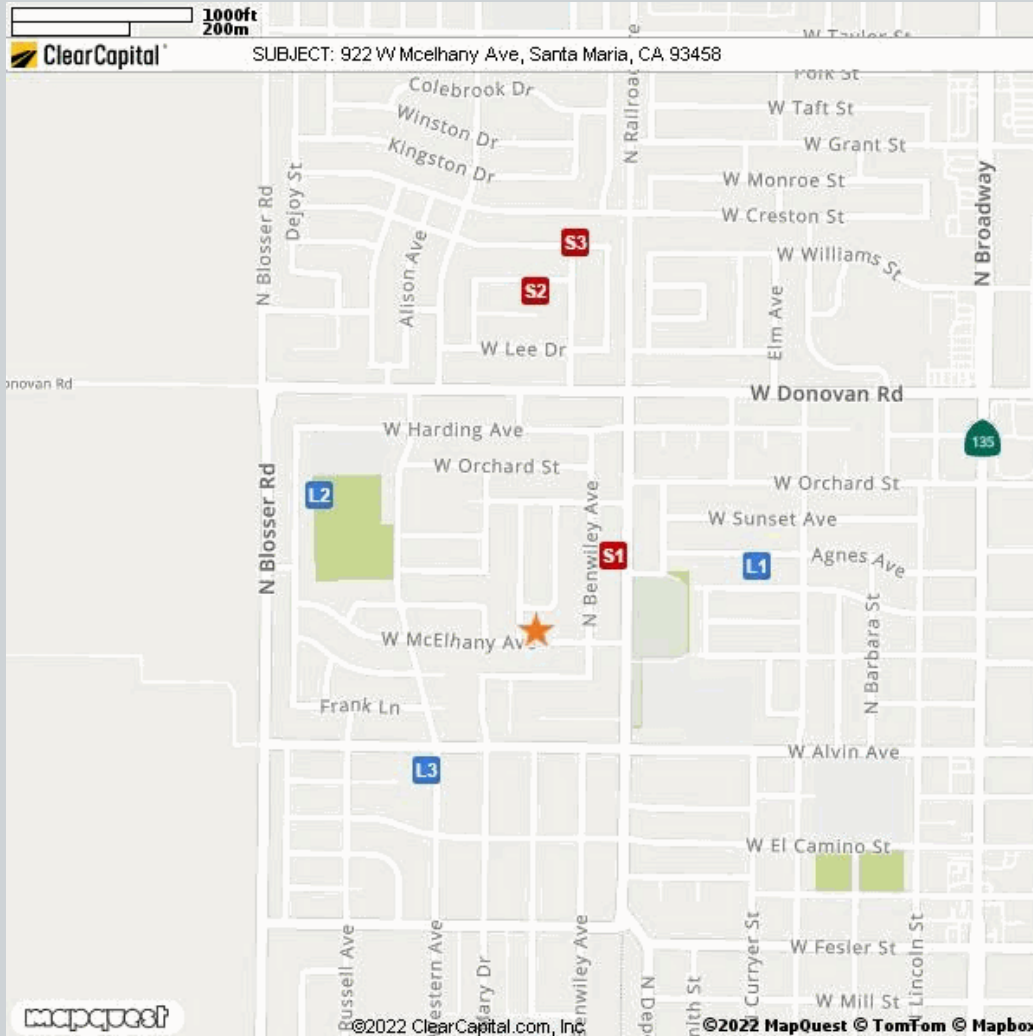
**Address** ★ 922 W Mcelhany Avenue, Santa Maria, CALIFORNIA 93458

**Loan Number** 51262

**Suggested List** \$469,000

**Suggested Repaired** \$475,000

**Sale** \$465,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	922 W Mcelhany Avenue, Santa Maria, California 93458	--	Parcel Match
L1	509 W Bunny Avenue, Santa Maria, CA 93458	0.34 Miles <sup>1</sup>	Parcel Match
L2	1302 Dejoy Street, Santa Maria, CA 93458	0.35 Miles <sup>1</sup>	Parcel Match
L3	1013 W Hermosa Drive, Santa Maria, CA 93458	0.24 Miles <sup>1</sup>	Parcel Match
S1	1112 N Benwiley Avenue, Santa Maria, CA 93458	0.17 Miles <sup>1</sup>	Parcel Match
S2	927 W Cox Lane, Santa Maria, CA 93458	0.49 Miles <sup>1</sup>	Parcel Match
S3	902 W Williams Street, Santa Maria, CA 93458	0.56 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>	Christian Stuart Workmon	<b>Company/Brokerage</b>	Century 21 Hometown Realty - Pismo Beach,CA
<b>License No</b>	01317218	<b>Address</b>	727 South Halcyon Road #11 Arroyo Grande CA 93420
<b>License Expiration</b>	08/15/2025	<b>License State</b>	CA
<b>Phone</b>	7604048735	<b>Email</b>	chrisworkmon@gmail.com
<b>Broker Distance to Subject</b>	12.85 miles	<b>Date Signed</b>	09/17/2022

*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.**