

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	414 E Benjamin Holt Drive, Stockton, CA 95207	Order ID	8472435	Property ID	33454794
Inspection Date	10/14/2022	Date of Report	10/14/2022		
Loan Number	51545	APN	081-290-25		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Joaquin		

Tracking IDs					
Order Tracking ID	10.14.22 BPO	Tracking ID 1	10.14.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Bratcher William M	Condition Comments	
R. E. Taxes	\$2,035	The subject property is in average condition and conforms to the area. This is a planned neighborhood. No repairs were noted from the street view. Flood Zone Code X500.	
Assessed Value	\$176,138		
Zoning Classification	Single Family Resid		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood is one mile radius of the subject property.	
Sales Prices in this Neighborhood	Low: \$395,000 High: \$625,000		
Market for this type of property	Decreased 15 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	414 E Benjamin Holt Drive	708 E Longview Ave	5714 Claremont Ave	216 E Robinhood Dr
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95207	95207	95207	95207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.70 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$429,900	\$369,000
List Price \$	--	\$375,000	\$429,900	\$369,000
Original List Date		05/31/2022	09/28/2022	09/27/2022
DOM · Cumulative DOM	-- · --	136 · 136	16 · 16	16 · 17
Age (# of years)	66	64	66	64
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 L-Shape	1 Story L-Shape	1 Story L-Shape	1 Story L-Shape
# Units	1	1	1	1
Living Sq. Feet	1,835	1,607	1,679	1,721
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 3
Total Room #	7	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1722 acres	0.1423 acres	0.1488 acres	0.1566 acres
Other	--	--	--	--

* Listing 3 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

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

- Listing 1** Recently updated 3 bedroom 2 bath home with attached garage in desirable Lincoln School District. Granite counters in kitchen. Hardwood floors. Freshly painted. Clean and ready to move in. Remodel and add-on were done with permits
- Listing 2** Welcome Home! This home features 4 bedrooms and 2 baths, a newer HVAC system and sits on a corner lot. Has a new Water Heater. It is also located in a well-established neighborhood of Sherwood Manor which grants access to a community pool. HOA \$20 a month. Walking Distance to shopping near the malls of Pacific Avenue as well as the prestigious St. Marys High School.
- Listing 3** Great location: walking distance to St. Mary Hi School, Sherwood Mall and Weberstown Mall & 10 minutes to Food 4 Less. One Owner 1-story traditional home with single story homes on all sides for privacy. Good structure with original decor'. With some updating and such apparent good features as Dura-lite tile roof installed in May 1999, brand new gas water heater, cent A/H installed in July 2018 and Raised foundation and good flow layout, it would turn into a valuable lasting beauty. Two bedrooms have their own bathrooms with shower. one in front and at the back is the huge master suite with direct access to huge backyard with big covered patio. Its bath has tile floor and double wide shower. Hallway bath has tub. Fireplace fringed by built in shelves in Huge Living room with gleaming hardwood floor and picture window looking into the big covered patio on spacious yard with an assortment of fruit tree: Persimmon, Semi-dwarf peach, Chinese grapefruit & Asian Pears. Beamed ceiling Formal DR leads to kitchen & has sliding door to back patio. Tiled floored kitchen has its own formal dining area. All bedrooms have carpets & ceiling lights. Every room has its inside security bar with locks. Sold AS IS subject to buyers' inspection by professionals at buyers' cost.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	414 E Benjamin Holt Drive	705 Cambridge Dr,	5710 Tamworth Way	8112 Rannock Dr
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95207	95207	95207	95210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.82 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$449,500	\$399,000
List Price \$	--	\$415,000	\$449,500	\$399,000
Sale Price \$	--	\$415,000	\$429,000	\$435,000
Type of Financing	--	08/01/22	Conventional	Cash
Date of Sale	--	09/16/2022	05/12/2022	06/28/2022
DOM · Cumulative DOM	-- · --	12 · 46	11 · 34	6 · 19
Age (# of years)	66	45	67	51
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 L-Shape	1 Story L-Shape	1 Story L-Shape	1 Story L-Shape
# Units	1	1	1	1
Living Sq. Feet	1,835	1,943	1,683	1,703
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	4 · 2
Total Room #	7	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1722 acres	0.2135 acres	.1591 acres	0.1584 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,400	+\$7,600	+\$6,600
Adjusted Price	--	\$408,600	\$436,600	\$441,600

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** GREAT HOME IN LINCOLN SCHOOL DISTRICT!! NEAR SHOPPING AND RESTARANTS. THIS HOME HAS 3 B3DROOMS AND 2 1/2 BATHS. A LARGE KITCHEN OVER LOOKING THE FAMILY ROOM. A FORMAL DINING ROOM OFF OF THE LIVING ROOM. THE KITCHEN HAS GRANITE COUNTERS, A NEW FREE STANDING ELECT. STOVE/OVEN AND VENT HOOD OVER STOVE. THE INSIDE OF THE HOME HAS BEEN FRESHLY PAINTED. NEW FLOORING IN THE FAMILY ROOM, KITCHEN, HALL BATH AND MASTER BATHROOM. NEW CARPET IN THE BEDROOMS AND HALL. LARGE VAULTED CEILS AND LARGE WALK-IN CLOSET IN MASTER BED ROOM. 9300 SQUARE FOOT CORNER LOT. WITH POSSIBLE RV PARKING. THIS IS ONE HOME THAT YOU DON'T WANT TO MISS SEEING AND MAKING IT YOUR HOME!!
- Sold 2** Simply Charming, comfortable, and oh so sparkling. Perfectly situated close to shopping, restaurants, transportation and ready for a new family to enjoy all of the amenities. Cozy living room with fireplace & dining area. Extra-large family room overlooks the scenic yard with beautiful trek deck patio and BBQ with gas line. This home has been lovingly maintained and offers new oportunites to enjoy. Be sure to see soon!!
- Sold 3** Tucked away on a quiet court, this charming 4 bedroom, two and a half bath home features two separate living spaces, a large backyard with roses , fruit trees and RV parking.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no history of the subject property on MLS				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$425,000	\$425,000
Sales Price	\$415,000	\$415,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
The subject property should sell at this time if priced within this range.		

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



Street



Street



Other

Listing Photos

L1 708 E Longview Ave
Stockton, CA 95207



Front

L2 5714 Claremont Ave
Stockton, CA 95207



Front

L3 216 E Robinhood Dr
Stockton, CA 95207



Front

Sales Photos

S1 705 Cambridge Dr,
Stockton, CA 95207



Front

S2 5710 Tamworth Way
Stockton, CA 95207



Front

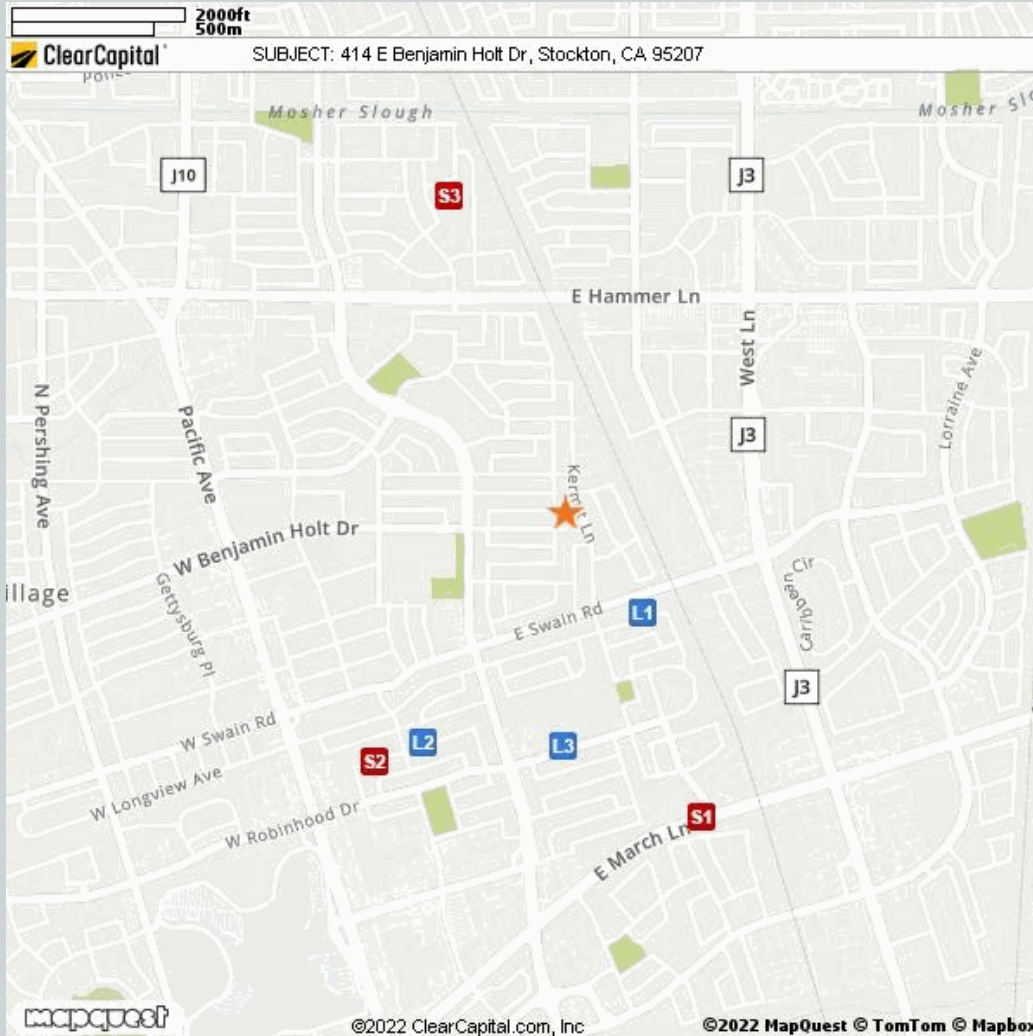
S3 8112 Rannock Dr
Stockton, CA 95210



Front

ClearMaps Addendum

Address ★ 414 E Benjamin Holt Drive, Stockton, CA 95207
Loan Number 51545 **Suggested List** \$425,000 **Suggested Repaired** \$425,000 **Sale** \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	414 E Benjamin Holt Drive, Stockton, Ca 95207	--	Parcel Match
L1 Listing 1	708 E Longview Ave, Stockton, CA 95207	0.34 Miles ¹	Parcel Match
L2 Listing 2	5714 Claremont Ave, Stockton, CA 95207	0.70 Miles ¹	Parcel Match
L3 Listing 3	216 E Robinhood Dr, Stockton, CA 95207	0.61 Miles ¹	Parcel Match
S1 Sold 1	705 Cambridge Dr., Stockton, CA 95207	0.89 Miles ¹	Parcel Match
S2 Sold 2	5710 Tamworth Way, Stockton, CA 95207	0.82 Miles ¹	Parcel Match
S3 Sold 3	8112 Rannock Dr, Stockton, CA 95207	0.93 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.
² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

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

Broker Name	Ruth Tivald	Company/Brokerage	Allison James Estates and Homes
License No	01404021	Address	400 N Dietrich Rd Linden CA 95236
License Expiration	12/01/2023	License State	CA
Phone	2094700580	Email	jrtivald@gmail.com
Broker Distance to Subject	13.70 miles	Date Signed	10/14/2022

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.