

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	1031 Hatchcover Place, Manteca, CA 95337	Order ID	8550381	Property ID	33735438
Inspection Date	12/15/2022	Date of Report	12/16/2022		
Loan Number	51914	APN	222-220-13		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Joaquin		

Tracking IDs					
Order Tracking ID	12.13.22 BPO	Tracking ID 1	12.13.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	John H Sr and Evangeline F Perez	The subject at the time of this report was noted to be in normal/average condition for a home of its age with nothing noted that would affect the resale value.
R. E. Taxes	\$2,968	
Assessed Value	\$274,925	
Zoning Classification	Residential	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The neighborhood home values appear to be stable in the last 12 months.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$500,000 High: \$800,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1031 Hatchcover Place	1947 Crutchfield Ln	1432 Brookdale Way	739 Amy Way
City, State	Manteca, CA	Manteca, CA	Manteca, CA	Manteca, CA
Zip Code	95337	95336	95336	95337
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.45 ¹	2.68 ¹	2.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$699,000	\$730,000	\$549,000
List Price \$	--	\$679,900	\$719,000	\$549,000
Original List Date		09/09/2022	10/12/2022	12/13/2022
DOM · Cumulative DOM	-- · --	71 · 98	63 · 65	1 · 3
Age (# of years)	36	24	35	22
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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,732	2,603	2,448	2,437
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	4 · 2 · 1	4 · 3
Total Room #	8	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 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	0.15 acres	0.14 acres	0.27 acres	0.16 acres
Other	--	MLS#222118895	MLS#222131598	MLS#222148370

* Listing 1 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** This is your chance to own a piece of paradise! This wonderful 5 bedroom/3 bathroom home comes with RV parking and a 3-car garage. You'll love the covered porch and plantation shutters. The kitchen has a lot to offer with an island and bar seating makes it great for family gatherings. The stainless steel appliances add a touch of luxury. Additional features such as new interior paint, new carpet, central vacuum, owned water softener and leased solar are real bonuses. The stone wood burning fireplace in the living room is perfect for snuggling around on those cold winter nights. Best of all, this home comes with a gazebo and shed - perfect for enjoying the outdoors and storing all your gear. Located near parks, schools, shopping and freeway access, this home has something for everyone!
- Listing 2** Stop the car! Here is an ideal custom family home that is located in a prominent, custom home, and well established neighborhood. So much potential inside of this home that has great bones! Roof is only 4 years old. Fall in love with the enormous front yard that boasts a lavishly green lawn, long walkway to the front door, and matured plants and tree. Family room has a super cozy fireplace that will be great during the upcoming winter months. Great floor plan, and with a little creativity this home could be a complete stunner! Spacious bedrooms that all have walk-in closets and ceiling fans, a 3 car garage with an additional storage nook. Head to the backyard and you'll find a peaceful oasis! Swimming pool with soothing rock waterfalls, a pool heater, (2 years old) and a low maintenance yard to enjoy your morning cup of coffee in.
- Listing 3** Make this home your pride and joy! Perfect home for large families that love to entertain. Relax on summer days with friends and family hosting the best BBQ ever. Have fun watching the kids ride down the slide and splash into the pool. There is so much room to park cars, jet skis, boat and/or RV parking. Nestled near Woodward park, walking distance to the school and close to many outdoor amenities like Costco, Chevron Gas, Safeway, Shopping, Food, and much more. Close freeway access to 99, 120 and highway 5. This home is one of the larger in square foot you will find for the area.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1031 Hatchcover Place	1457 Hunt Rd	1250 Laurel Park Cir	1167 Winters Dr
City, State	Manteca, CA	Manteca, CA	Manteca, CA	Manteca, CA
Zip Code	95337	95337	95337	95337
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.58 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$590,000	\$599,900	\$649,900
List Price \$	--	\$590,000	\$599,900	\$649,900
Sale Price \$	--	\$525,000	\$620,000	\$643,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	10/19/2022	11/21/2022	12/05/2022
DOM · Cumulative DOM	-- · --	58 · 88	6 · 32	7 · 33
Age (# of years)	36	34	19	32
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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,732	2,606	2,614	2,668
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	4 · 3	5 · 3
Total Room #	8	7	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	--	--	--	Pool - Yes
Lot Size	0.15 acres	0.15 acres	0.12 acres	0.19 acres
Other	--	MLS#222098734	MLS#222134284	MLS#222138293
Net Adjustment	--	+\$5,000	+\$5,000	-\$10,000
Adjusted Price	--	\$530,000	\$625,000	\$633,000

* Sold 3 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** LOCATION!LOCATION!LOCATION! This 4 bedroom 3 bath (with a bedroom downstairs!)is walking distance to elementary and high schools!Easy access to 120, and close to shopping! RV access and storage in the adorable and low maintenance backyard! New paint inside, and a huge bedroom upstairs!Plenty of projects to make this home your own.Come see this home today, you won't want to miss this deal!
- Sold 2** Beautiful and meticulously maintained 2-story home has a fantastic floor plan with a LOWER LEVEL bedroom and FULL bathroom! Enjoy a living room, dining room and large family room that opens to a spacious Chef's kitchen with a sizable island, gorgeous granite counters, custom backsplash, LOTS of storage (15+ cabinets plus a walk in pantry) and newer Kitchen Aid appliances (gas range, microwave & dishwasher). Beautiful plantation shutters & recessed lighting throughout. Upstairs is your own separate retreat with a sizable loft that can be used as an office, entertainment or exercise area. Large primary suite has a spa-like tub, double sinks & spacious walk in closet. Garage has epoxy flooring & custom cabinetry you can enjoy as an additional room with its finishing touches. Ideal location close to Brock Elliott Elementary & Sierra High School, local shopping and restaurants! Just houses away from Kevin O'Neill park. Easy freeway access and close to Great Wolf Lodge! This home is a MUST see!
- Sold 3** Two story Beauty! Complete with a full bedroom & bath downstairs, a formal living/dining area and a separate family room. This home also features an open kitchen concept with granite countertops, stainless steel appliances and recessed lighting. New carpet, new water resistant laminate flooring in the entry and master bathroom, bamboo flooring throughout the downstairs are just a few of the wonderful amenities this home has to offer. Relax and unwind in the gorgeous huge parklike backyard that is complete with a sparkling pool and hot tub. Possible RV access. Newer roof, newer HVAC, whole house fan and more. Close to freeway, shopping and more. Hurry this home checks too many boxes to stay on the market!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject has not been listed in the last 12 months.				
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	\$630,000	\$630,000
Sales Price	\$630,000	\$630,000
30 Day Price	\$630,000	--
Comments Regarding Pricing Strategy		
<p>The subject at the time of this report was noted to be in normal/average condition for a home of its age with nothing noted that would affect the resale value. All comparables selected in this report represent the best comparables in the MLS that represent the subject market and what comparables it will be competing with if it went on the market today.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Address Verification



Side



Side



Back



Street

Subject Photos



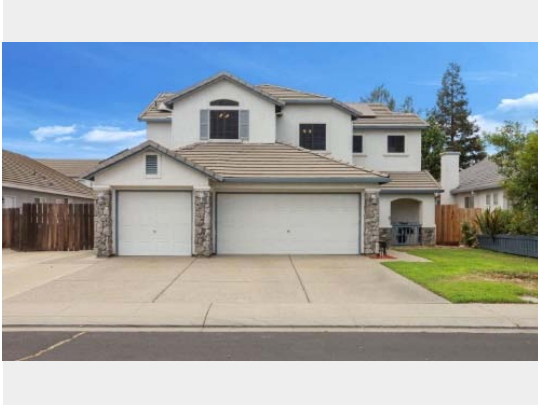
Street



Other

Listing Photos

L1 1947 Crutchfield Ln
Manteca, CA 95336



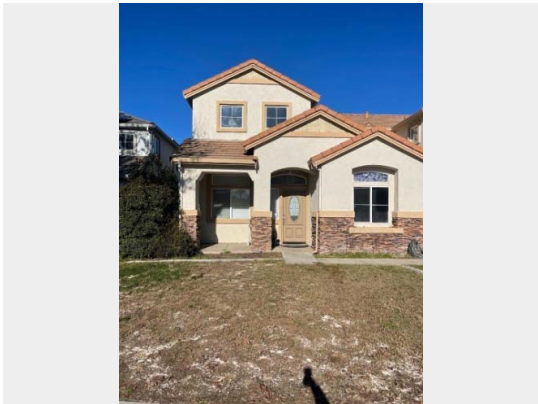
Front

L2 1432 Brookdale Way
Manteca, CA 95336



Front

L3 739 Amy Way
Manteca, CA 95337



Front

Sales Photos

S1 1457 Hunt Rd
Manteca, CA 95337



Front

S2 1250 Laurel Park Cir
Manteca, CA 95337



Front

S3 1167 Winters Dr
Manteca, CA 95337



Front

ClearMaps Addendum

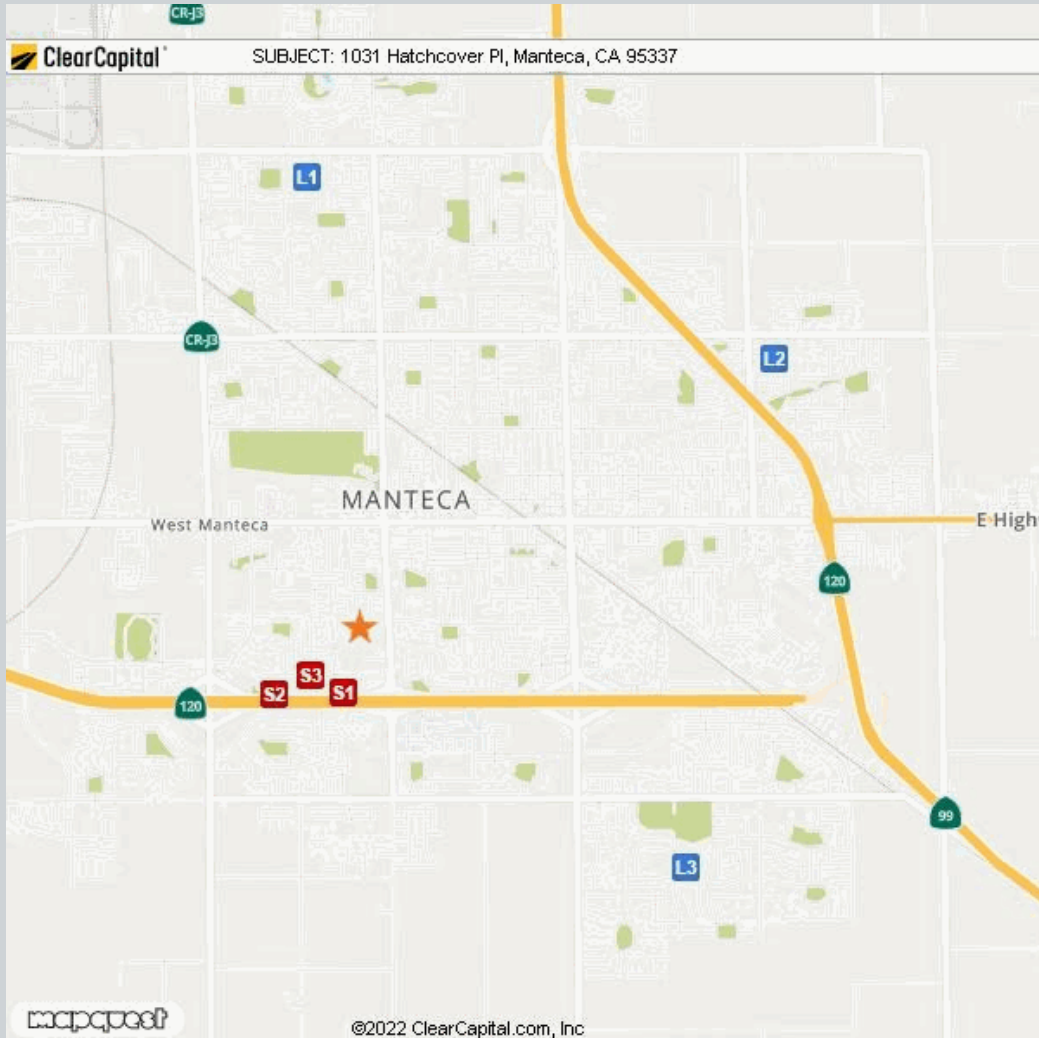
Address ★ 1031 Hatchcover Place, Manteca, CA 95337

Loan Number 51914

Suggested List \$630,000

Suggested Repaired \$630,000

Sale \$630,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1031 Hatchcover Place, Manteca, CA 95337	--	Parcel Match
L1 Listing 1	1947 Crutchfield Ln, Manteca, CA 95336	2.45 Miles ¹	Parcel Match
L2 Listing 2	1432 Brookdale Way, Manteca, CA 95336	2.68 Miles ¹	Parcel Match
L3 Listing 3	739 Amy Way, Manteca, CA 95337	2.20 Miles ¹	Parcel Match
S1 Sold 1	1457 Hunt Rd, Manteca, CA 95337	0.36 Miles ¹	Parcel Match
S2 Sold 2	1250 Laurel Park Cir, Manteca, CA 95337	0.58 Miles ¹	Parcel Match
S3 Sold 3	1167 Winters Dr, Manteca, CA 95337	0.37 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	John Parisek	Company/Brokerage	Golden Lion Real Estate, Inc
License No	01296854	Address	4600 S Tracy Blvd Tracy CA 95377
License Expiration	09/05/2024	License State	CA
Phone	2098360200	Email	john@goldenlionhomes.com
Broker Distance to Subject	12.39 miles	Date Signed	12/15/2022

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.