

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	2233 Laguna Way, Los Banos, CA 93635	Order ID	8553955	Property ID	33744158
Inspection Date	12/15/2022	Date of Report	12/20/2022		
Loan Number	51932	APN	428-192-013-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Merced		

Tracking IDs					
Order Tracking ID	12.15.22 BPO	Tracking ID 1	12.15.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	David Aguilera	Condition Comments	
R. E. Taxes	\$2,827	There are no visible damages to subject and or deferred maintenance. The Trash cans show that they are being moved so it is a confirmation that it is occupied.	
Assessed Value	\$234,269		
Zoning Classification	R-1		
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	Has homes like subject with sidewalks/curbs street lights. Walking distance to public park retail and public schools. There are no active comps and or recent sold comps in the neighborhood.	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$624,487		
Market for this type of property	Decreased 19 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2233 Laguna Way	1305 Dove St	287 Overland Ave	1158 Santa Lea St
City, State	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
Zip Code	93635	93635	93635	93635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.79 ¹	1.98 ¹	1.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$375,000	\$389,900	\$369,999
List Price \$	--	\$350,000	\$369,900	\$369,999
Original List Date		10/11/2022	08/27/2022	11/18/2022
DOM · Cumulative DOM	-- · --	67 · 70	112 · 115	29 · 32
Age (# of years)	27	58	42	59
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	1,100	1,358	1,080	1,258
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.16 acres	.14 acres	.17 acres
Other	CompShingle, Porch, FP	CompShingle, Porch, FP	CompShingle, Porch, FP	CompShingle, Porch, FP, Solar Panels

* Listing 2 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** Reg, Vacant, 1 price reduction, Due to the Limited # of comps w/in the criteria, relaxed the year built and RADIUS to capture comps similar in square footage/room count. This comp is larger in square footage/room count, older in year built. has 2 car garage comp shingle with FP. There is no other sold/listing history found for this comp in the last 12 months.
- Listing 2** Reg, Vacant, 1 price reduction, Due to the Limited # of comps w/in the criteria, relaxed the year built and RADIUS to capture comps similar in square footage/room count. This comp is close in square footage, similar room count, older in year built, has 1 only car garage comp shingle with FP. There is no other sold/listing history found for this comp in the last 12 months.
- Listing 3** Reg, Vacant, 1 price reduction, Due to the Limited # of comps w/in the criteria, relaxed the year built and RADIUS to capture comps similar in square footage/room count. This comp is closed in room count but larger in Square footage, older in year built, 2 car garage, it has solar panel for buyer to assume a lease (\$83/month). There is no other sold/listing history found for this comp in the last 12 months.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2233 Laguna Way	127 Willmott Ave	818 Del Rio Dr	530 Lexington Ave
City, State	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
Zip Code	93635	93635	93635	93635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.82 ¹	1.91 ¹	1.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$395,000	\$399,900
List Price \$	--	\$375,000	\$395,000	\$399,900
Sale Price \$	--	\$375,000	\$385,000	\$410,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	11/03/2022	10/13/2022	10/18/2022
DOM · Cumulative DOM	-- · --	10 · 36	8 · 31	4 · 39
Age (# of years)	27	30	28	17
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	1,100	1,141	1,070	1,242
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	.14 acres	.1648 acres	.1408 acres	.14 acres
Other	CompShingle, Porch, FP	TileRoof, Porch, FP	CompShingle, Porch, FP	TileRoof, Porch, FP
Net Adjustment	--	-\$11,006	+\$1,150	-\$15,970
Adjusted Price	--	\$363,994	\$386,150	\$394,030

* 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** Reg Sale, VACANT, FHA, Multiple Offers: 3, \$9350 BCC's, 26 days in Escrow. Due to the limited # of sold in close proximity, relaxed the radius to capture comps with similar room count and similar SF. This comp is same in room count, same sf, close in year built and lot size, with 2 garage but Tile roof. There is no other sold/listing history found for this comp in the last 12 months.
- Sold 2** Reg Sale, VACANT, FHA, Due to the limited # of sold in close proximity, relaxed the radius to capture comps with similar room count and similar SF. This comp is close in SF, room count, and year built. with 2 car garage/porch and same lot size. There is no other sold/listing history found for this comp in the last 12 months.
- Sold 3** Reg Sale, VACANT, FHA, 42 days in Escrow. Due to the limited # of sold in close proximity, relaxed the radius to capture comps with similar room count and similar SF. This comp is same in room count, with 2 car garage, in same lot size. It is newer in year built, with tile roof, larger in SF. There is no other sold/listing history found for this comp in the last 12 months.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Searched MLS and other internet real estate sites and did not find a current listing and/or sold/listing history in the last 12 months for the subject.			
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	\$386,150	\$386,150
Sales Price	\$386,150	\$386,150
30 Day Price	\$372,000	--
Comments Regarding Pricing Strategy		
Very little comps available in close proximity, relaxed year built for active comps and relaxed RADIUS for all comps.		

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



Street



Street



Other

Listing Photos

L1 1305 Dove St
Los Banos, CA 93635



Front

L2 287 Overland Ave
Los Banos, CA 93635



Front

L3 1158 Santa Lea St
Los Banos, CA 93635



Front

Sales Photos

S1 127 Willmott Ave
Los Banos, CA 93635



Front

S2 818 Del Rio Dr
Los Banos, CA 93635



Front

S3 530 Lexington Ave
Los Banos, CA 93635



Front

ClearMaps Addendum

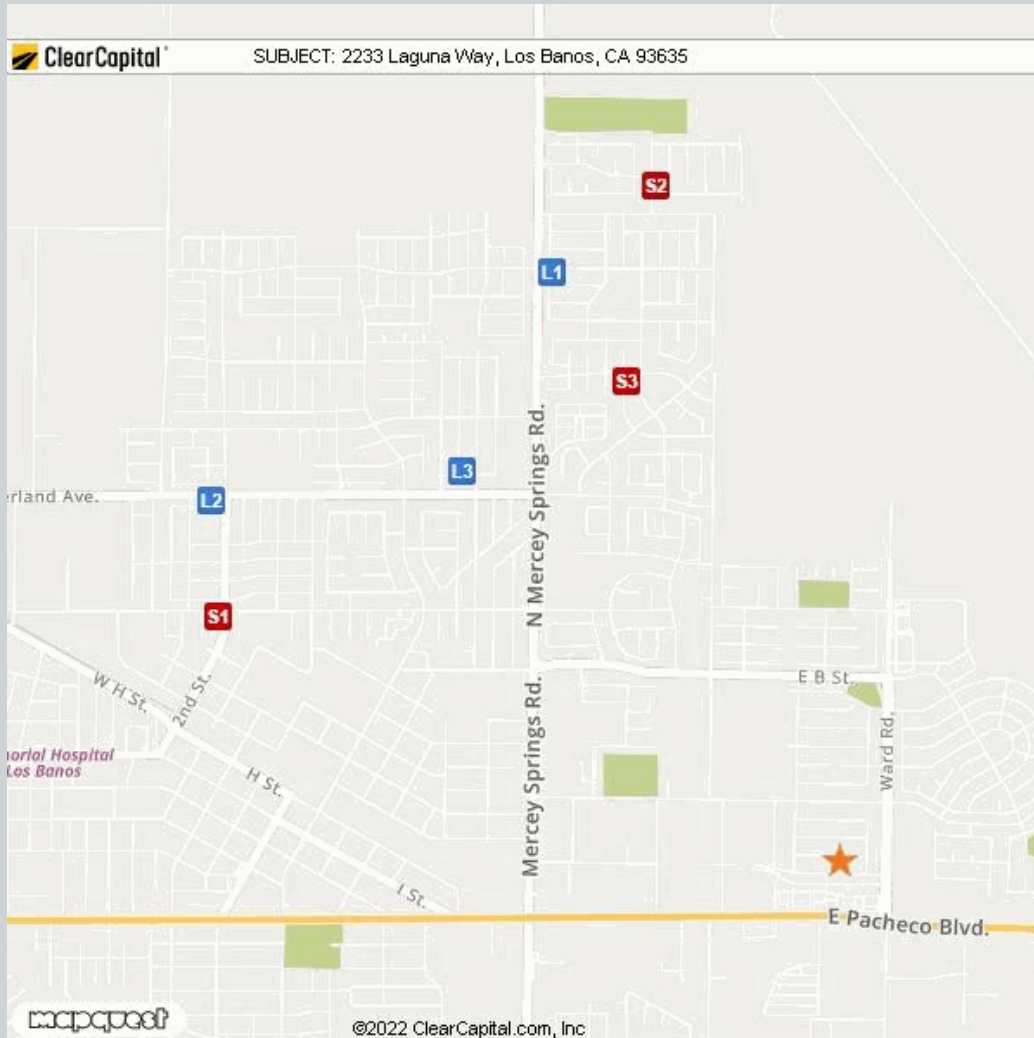
Address ★ 2233 Laguna Way, Los Banos, CA 93635

Loan Number 51932

Suggested List \$386,150

Suggested Repaired \$386,150

Sale \$386,150



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2233 Laguna Way, Los Banos, CA 93635	--	Parcel Match
L1 Listing 1	1305 Dove St, Los Banos, CA 93635	1.79 Miles ¹	Parcel Match
L2 Listing 2	287 Overland Ave, Los Banos, CA 93635	1.98 Miles ¹	Parcel Match
L3 Listing 3	1158 Santa Lea St, Los Banos, CA 93635	1.48 Miles ¹	Parcel Match
S1 Sold 1	127 Willmott Ave, Los Banos, CA 93635	1.82 Miles ¹	Parcel Match
S2 Sold 2	818 Del Rio Dr, Los Banos, CA 93635	1.91 Miles ¹	Parcel Match
S3 Sold 3	530 Lexington Ave, Los Banos, CA 93635	1.43 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	Rosalyn Santiago	Company/Brokerage	Paradise Realty
License No	01501503	Address	1125 5th Street Suite F Los Banos CA 93635
License Expiration	11/28/2026	License State	CA
Phone	2095095032	Email	rozsantiagorealtor@gmail.com
Broker Distance to Subject	1.72 miles	Date Signed	12/17/2022

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.