

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	727 Shamrock Court, Fairfield, CA 94533	Order ID	8579982	Property ID	33813825
Inspection Date	01/13/2023	Date of Report	01/19/2023		
Loan Number	52229	APN	0168-111-090		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Solano		

Tracking IDs

Order Tracking ID	01.12.23 BPO	Tracking ID 1	01.12.23 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Eric D Williams	Condition Comments 2 story, stucco and wood siding, composition roof, corner lot, original windows, part of back fencing is down, poor landscaping, 2 car garage, occupancy unknown. Fair to average curb appeal, no upgrades to note. Fence repair 2,500.
R. E. Taxes	\$4,734	
Assessed Value	\$421,051	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$2,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Schools, parks, shopping, hospitals and freeway within 1 mile, established neighborhood, no new growth or construction, no commercial or industry, no REO or short sales, high demand, shortage of listings, prices stable past 60 days, no hazards to note.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$395,000 High: \$679,000	
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	727 Shamrock Court	892 New Bedford	1150 Tanglewood	2925 Camrose
City, State	Fairfield, CA	Fairfield, CA	Fairfield, CA	Fairfield, CA
Zip Code	94533	94533	94533	94533
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.84 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$619,000	\$650,000	\$399,999
List Price \$	--	\$619,000	\$650,000	\$399,999
Original List Date		01/05/2023	12/23/2022	01/13/2023
DOM · Cumulative DOM	-- · --	10 · 14	23 · 27	2 · 6
Age (# of years)	45	34	34	47
Condition	Average	Average	Good	Fair
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 ; Power Lines	Neutral ; Residential
Style/Design	2 Stories tract	2 Stories tract	2 Stories tract	2 Stories tract
# Units	1	1	1	1
Living Sq. Feet	2,048	2,294	2,209	1,894
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	10	10	10
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	.19 acres	.13 acres	.14 acres	.15 acres
Other	--	--	--	--

* 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** The kitchen/living room combo with dining area is perfect for entertaining. A laundry closet and a half bath are conveniently located on the first floor. Active
- Listing 2** REMODELED throughout! From the moment you drive up and see the gorgeous drought resistant front yard to the moment you walk through the front door you will notice the home has been renovated throughout! New Interior and Exterior paint, luxury vinyl plank flooring throughout on the main floor, GORGEOUS kitchen with new sink, appliances, quartz countertops, farm style sink, etc. Active.
- Listing 3** This cosmetic fixer needs paint, carpet, landscaping etc but has a lovely floor plan and is clean and ready to go! Amazing value for all you will get. Kitchen in wonderful condition, 2 car garage, good size backyard! Run, don't walk to this home! Active.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	727 Shamrock Court	3000 Chestnut	3116 Clydesdale	401 Arlington
City, State	Fairfield, CA	Fairfield, CA	Fairfield, CA	Fairfield, CA
Zip Code	94533	94533	94533	94533
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.38 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$535,000	\$699,000	\$609,000
List Price \$	--	\$535,000	\$650,000	\$609,000
Sale Price \$	--	\$540,000	\$635,000	\$609,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	08/12/2022	10/19/2022	10/24/2022
DOM · Cumulative DOM	-- · --	30 · 51	99 · 131	31 · 40
Age (# of years)	45	43	34	47
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 tract	1 Story ranch	2 Stories tract	2 Stories tract
# Units	1	1	1	1
Living Sq. Feet	2,048	1,877	2,253	1,894
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	9	8	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	--	--	--	Pool - Yes
Lot Size	.19 acres	.18 acres	.19 acres	.14 acres
Other	--	--	--	Credit 14,905
Net Adjustment	--	+\$14,063	-\$18,115	-\$21,743
Adjusted Price	--	\$554,063	\$616,885	\$587,257

* Sold 1 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** 4bdrm & 2 bths on a 7840 sq.ft lot, large living rm/din. rm combination, fam. rm w/brick fireplace, nice size kit w/breakfast nook, french doors to the 4th bdrm. Multiple offers. less baths 5,000, gla 9,063.
- Sold 2** Stainless/black free standing electric stove/oven, microwave & dishwasher. Plantation shutters frame the two Sliding glass doors leading to the large backyard & deck. Garage -10,000, gla -10,865, age 2,750.
- Sold 3** Beautifully manicured front yard and an inviting house featuring four bedrooms and two & a half bathrooms that will quickly become your home. Jump in the solar heated pool. Gla 8,162, in ground pool -15,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sale in 2016, \$349,000 Home is flagged for pre foreclosure as per tax records.			
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	\$560,000	\$565,000
Sales Price	\$560,000	\$565,000
30 Day Price	\$555,000	--
Comments Regarding Pricing Strategy		
S1 given most weight based on location and condition, standard sales given most weight, no REO or short sales in report, stable prices past 60 days, high demand, searched out 1 mile due to shortage of listings.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	**Dispute Resolution (1/19/2023)** The BPO has been corrected/additional commentary added to address the dispute requested.
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Subject Photos



Front



Address Verification



Side



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 892 New Bedford
Fairfield, CA 94533



Front

L2 1150 Tanglewood
Fairfield, CA 94533



Front

L3 2925 Camrose
Fairfield, CA 94533



Front

Sales Photos

S1 3000 Chestnut
Fairfield, CA 94533



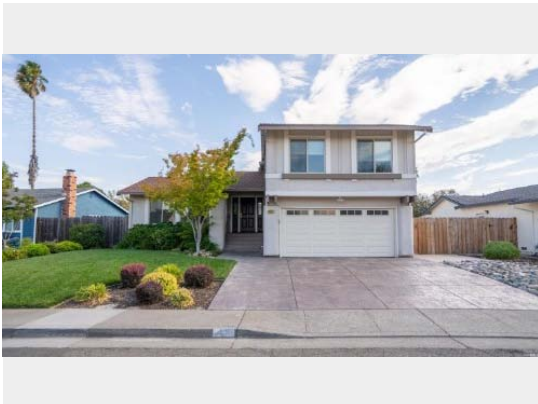
Front

S2 3116 Clydesdale
Fairfield, CA 94533



Front

S3 401 Arlington
Fairfield, CA 94533



Front

ClearMaps Addendum

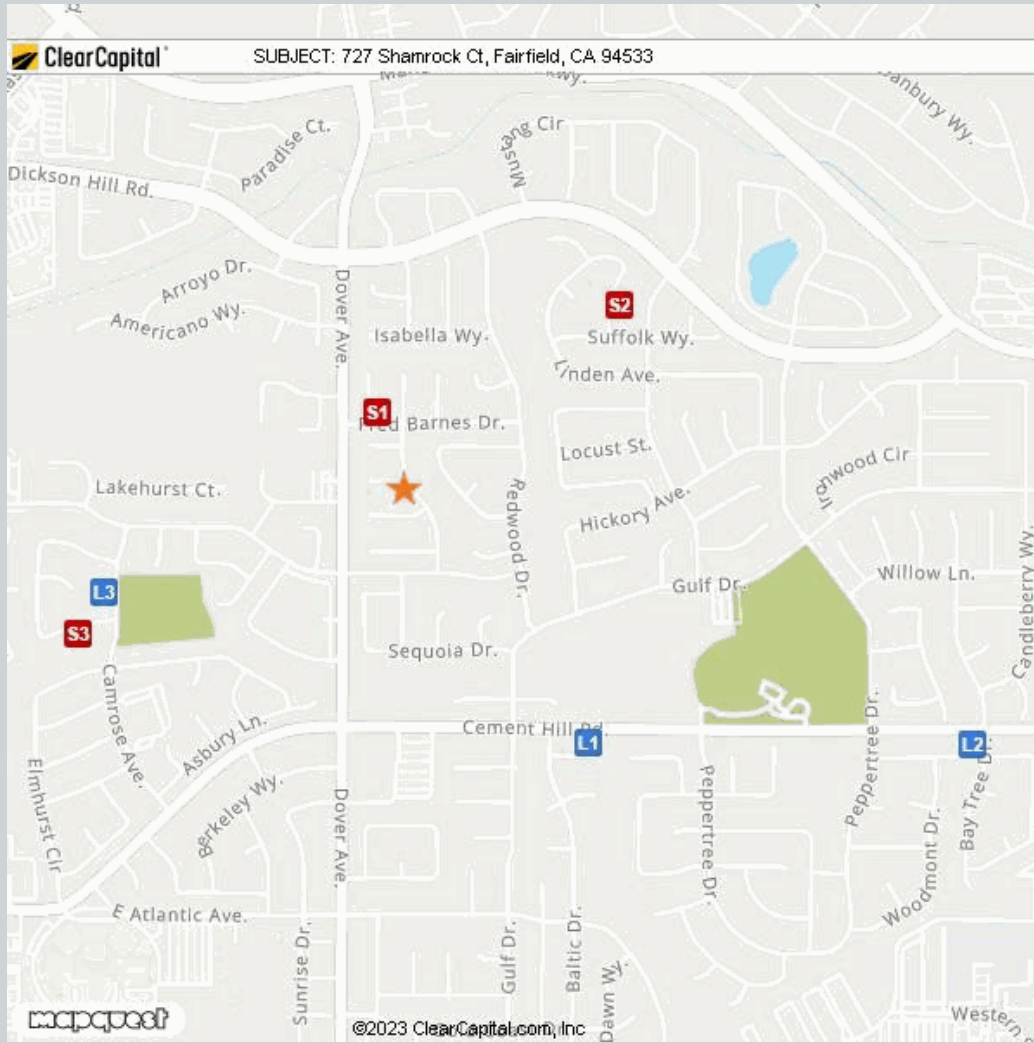
Address ★ 727 Shamrock Court, Fairfield, CA 94533

Loan Number 52229

Suggested List \$560,000

Suggested Repaired \$565,000

Sale \$560,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	727 Shamrock Court, Fairfield, CA 94533	--	Parcel Match
L1 Listing 1	892 New Bedford, Fairfield, CA 94533	0.42 Miles ¹	Parcel Match
L2 Listing 2	1150 Tanglewood, Fairfield, CA 94533	0.84 Miles ¹	Parcel Match
L3 Listing 3	2925 Camrose, Fairfield, CA 94533	0.43 Miles ¹	Parcel Match
S1 Sold 1	3000 Chestnut, Fairfield, CA 94533	0.11 Miles ¹	Parcel Match
S2 Sold 2	3116 Clydesdale, Fairfield, CA 94533	0.38 Miles ¹	Parcel Match
S3 Sold 3	401 Arlington, Fairfield, CA 94533	0.48 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	Kelly Nusbaum	Company/Brokerage	Coldwell Banker Kappel Gateway Realty
License No	01223015	Address	1190 1st Street Fairfield CA 94533
License Expiration	06/16/2025	License State	CA
Phone	7073016009	Email	nusbaumkelly@gmail.com
Broker Distance to Subject	2.47 miles	Date Signed	01/15/2023

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.