

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	415 13th Street, Marysville, CA 95901	Order ID	8581537	Property ID	33816487
Inspection Date	01/13/2023	Date of Report	01/20/2023		
Loan Number	52259	APN	009-135-022-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Yuba		

Tracking IDs					
Order Tracking ID	01.13.22 BPO	Tracking ID 1	01.13.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments Appears in avg condition with no negatives noted. Window trim on side may need paint but i couldnt see it good enough to determine in the current weather so no adjustment noted.market has changed so dramatically in last months going back in time for nearby comps isnt realistic.
R. E. Taxes	\$1,895	
Assessed Value	\$160,587	
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		
Location Type	Suburban	Neighborhood Comments Mix of older smaller homes with a small lake at one end of the street and commercial properties a block away to the west. Values in our market are currently declining however not enough data in this slower winter market to accurately predict the trend yet.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$136,000 High: \$295,000	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	415 13th Street	849 Orange St	1348 Kean Ave	1973 Sunrise Ave
City, State	Marysville, CA	Yuba City, CA	Yuba City, CA	Marysville, CA
Zip Code	95901	95991	95993	95901
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.82 ¹	2.87 ¹	2.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$228,500	\$499,900	\$199,800
List Price \$	--	\$225,000	\$220,000	\$179,800
Original List Date		12/01/2022	09/05/2022	09/30/2022
DOM · Cumulative DOM	-- · --	46 · 50	43 · 137	32 · 112
Age (# of years)	103	95	77	76
Condition	Average	Average	Fair	Fair
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Residential	Adverse ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	733	754	800	873
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.16 acres	0.23 acres	0.16 acres
Other	none	--	--	--

* 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.

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

Listing 1 Some prior major improvements and better location in higher valued Yuba City makes this one appear superior.

Listing 2 Located in higher valued Yuba City with more gla and 25yr newer, but is a fixer per mls. Location and lot could make it superior

Listing 3 Another fixer in lesser demanded location than subj, needs tlc per listing. Newer and larger but no garage, location and condition make it appear inferior.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	415 13th Street	902 H St	1516 Blue St	1966 Sunrise Ave
City, State	Marysville, CA	Marysville, CA	Marysville, CA	Marysville, CA
Zip Code	95901	95901	95901	95901
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.50 ¹	2.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$200,000	\$198,000
List Price \$	--	\$230,000	\$200,000	\$198,000
Sale Price \$	--	\$220,000	\$185,000	\$165,200
Type of Financing	--	Conventional	Cash	Private
Date of Sale	--	11/29/2022	09/30/2022	08/26/2022
DOM · Cumulative DOM	-- · --	33 · 56	5 · 29	12 · 58
Age (# of years)	103	98	81	76
Condition	Average	Good	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Adverse ; Other
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	733	670	846	860
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	4	4	4	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.08 acres	0.0879 acres	0.1 acres
Other	none	--	--	--
Net Adjustment	--	-\$16,500	-\$160	+\$11,660
Adjusted Price	--	\$203,500	\$184,840	\$176,860

* 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** Same neighborhood, this one move in ready with new int/ext paint, laminate, kitchen cabs and granite and dual pane windows, newer hvac type unit. condition makes it superior. Age(-1500), Garage(5000), Concessions(-5000), Condition(-15000),
- Sold 2** Larger newer home with central ac and garage with newer roof and disconnected solar, but a fixer going for cash. Size and age could make it at least equal. GLA(-13560), Age(-6600), Condition(20000),
- Sold 3** Larger and newer but next to a school with associated traffic and needing TLC per listing makes this one appear somewhat inferior. GLA(-15240), Age(-8100), Garage(5000), Location(10000), Condition(20000),

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history.			
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	\$199,000	\$199,000
Sales Price	\$185,000	\$185,000
30 Day Price	\$180,000	--
Comments Regarding Pricing Strategy		
<p>Subj appears maintained except for possible window trim issue noted above, located on a corner of a 13th st and an alley across from and near commercial entities, and is a rental. Unknown if it has central ac as tax card state wall heater and vor cooling it only says "yes". Not many/enough comps for this one due to age, expecially minimal size in typically slower winter market. Most weight given to sold2 but value could be as high as sold1 depending on condition etc. market has changed so dramatically in last months going back in time for nearby comps isnt realistic.</p>		

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



Side



Back



Street

Subject Photos



Street



Other



Other



Other

Listing Photos

L1 849 Orange St
Yuba City, CA 95991



Front

L2 1348 Kean Ave
Yuba City, CA 95993



Front

L3 1973 Sunrise Ave
Marysville, CA 95901



Front

Sales Photos

S1 902 H St
Marysville, CA 95901



Front

S2 1516 Blue St
Marysville, CA 95901



Front

S3 1966 Sunrise Ave
Marysville, CA 95901



Front

ClearMaps Addendum

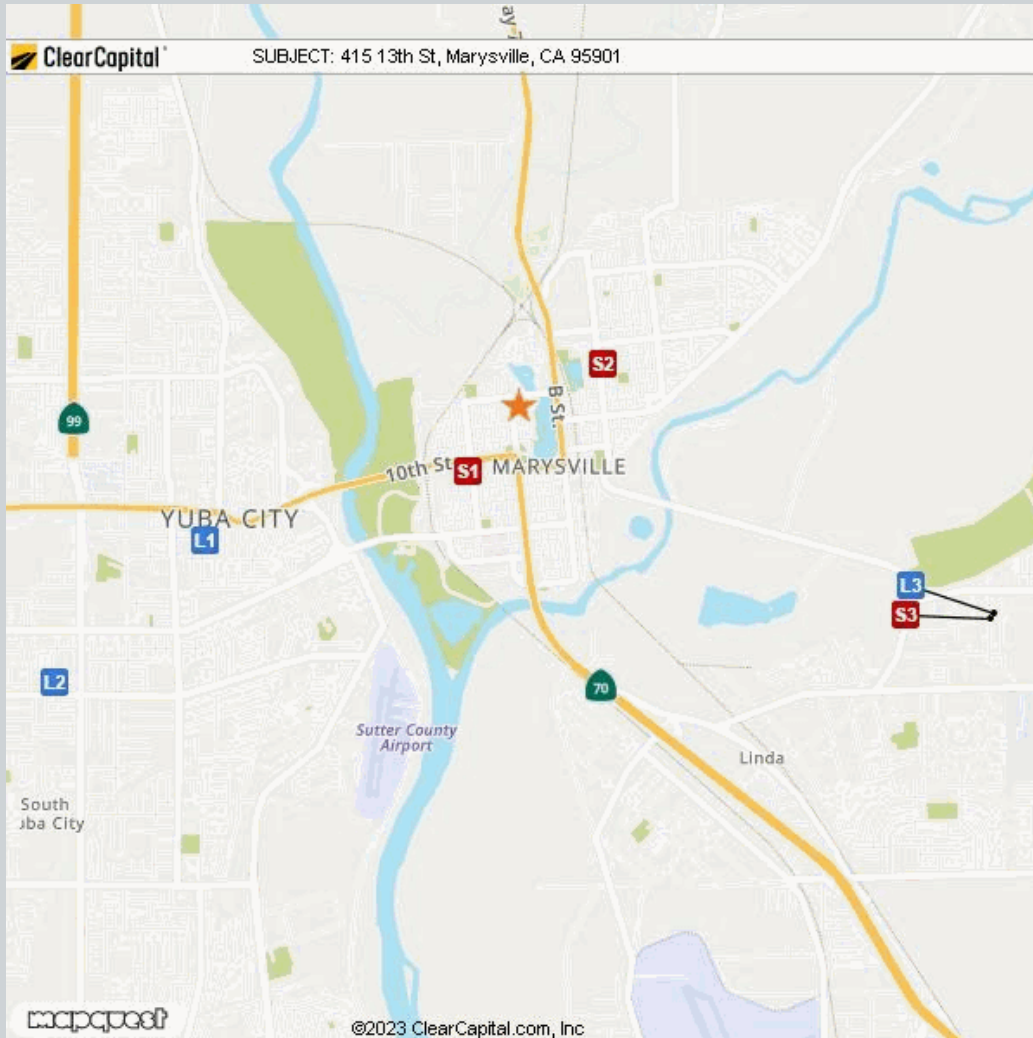
Address ★ 415 13th Street, Marysville, CA 95901

Loan Number 52259

Suggested List \$199,000

Suggested Repaired \$199,000

Sale \$185,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	415 13th Street, Marysville, CA 95901	--	Parcel Match
L1 Listing 1	849 Orange St, Yuba City, CA 95991	1.82 Miles ¹	Parcel Match
L2 Listing 2	1348 Kean Ave, Yuba City, CA 95993	2.87 Miles ¹	Parcel Match
L3 Listing 3	1973 Sunrise Ave, Marysville, CA 95901	2.76 Miles ¹	Parcel Match
S1 Sold 1	902 H St, Marysville, CA 95901	0.44 Miles ¹	Parcel Match
S2 Sold 2	1516 Blue St, Marysville, CA 95901	0.50 Miles ¹	Parcel Match
S3 Sold 3	1966 Sunrise Ave, Marysville, CA 95901	2.75 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	Robert Zaboski	Company/Brokerage	Keller Williams Realty
License No	01805171	Address	8848 Hwy 70 Marysville CA 95901
License Expiration	04/29/2023	License State	CA
Phone	5307012161	Email	Bobz@kw.com
Broker Distance to Subject	4.48 miles	Date Signed	01/16/2023

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.