

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	46 Bay Drive, Pittsburg, CA 94565	Order ID	8589871	Property ID	33835664
Inspection Date	01/20/2023	Date of Report	01/21/2023		
Loan Number	52324	APN	098-052-017-5		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Contra Costa		

Tracking IDs					
Order Tracking ID	01.20.23 BPO	Tracking ID 1	01.20.23 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Donna S. Winston	Condition Comments	
R. E. Taxes	\$1,766	No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area of similar properties, subject conforms. Noted flat roof with A/C and ducting on top.	
Assessed Value	\$94,115		
Zoning Classification	P-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	Subject is a conforming Single Family Residential Ranch style property located within the Shore Acres Subdivision with predominately single family properties. Subject conforms to the immediate area and is located with moderate proximity to hwy 4, BART, Port Chicago Hwy, Delta, Bay Point Regional Shoreline, Yacht Harbor, Pacifica Ave, Mc Avoy, Rd, Post Office, Train Tracks, Sacramento/Northern Mallard Island Ferry with nearby Shopping, Restaurants and K-12 Schools.	
Sales Prices in this Neighborhood	Low: \$474,000 High: \$560,000		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	46 Bay Drive	172 Shore Rd	29 Delta Dr	163 San Joaquin Ct
City, State	Pittsburg, CA	Bay Point, CA	Bay Point, CA	Bay Point, CA
Zip Code	94565	94565	94565	94565
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.24 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$469,000	\$549,000	\$560,500
List Price \$	--	\$469,000	\$549,000	\$560,500
Original List Date		09/23/2022	12/08/2022	12/08/2022
DOM · Cumulative DOM	-- · --	10 · 120	44 · 44	7 · 44
Age (# of years)	71	70	70	47
Condition	Average	Average	Good	Good
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 Traditional
# Units	1	1	1	1
Living Sq. Feet	1,205	1,100	1,120	1,336
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	4 · 2	4 · 2
Total Room #	6	7	6	7
Garage (Style/Stalls)	None	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.12 acres	0.12 acres	0.58 acres
Other	Fencing	Fencing	Fencing	Fireplace

* 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** A1 is similar in room count, in year built, in lot size with 3 beds, 2 baths. A1 is inferior in GLA. A1 is superior in baths. A1 has a converted garage with a in-law suite.
- Listing 2** A2 is similar in room count, in lot size, in year built with 4 beds, 2 baths. A2 is inferior in GLA. A2 is superior in condition with a updated kitchen, with newer HVAC unit, granite counters, cabinets, SS appliances, laminate flooring throughout a spacious backyard, small storage/laundry room the in the back.
- Listing 3** A3 is similar in room count with 4 beds, 2 baths. A3 is superior in beds, baths, in year built, in garage space, in lot size, in GLA, in condition. A3 is situated at the end of a court with living room, ample windows, a updated kitchen features an eat-in kitchen, SS appliances, wood cabinets. A3 comes with newer flooring throughout the main living spaces, paint inside/out and newer appliances. A3 offers a storage shed and RV or boat access. A3 is conveniently located near BART and HWY 4.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	46 Bay Drive	26 Delta Dr	65 Beach Dr	99 Breaker Dr
City, State	Pittsburg, CA	Bay Point, CA	Bay Point, CA	Bay Point, CA
Zip Code	94565	94565	94565	94565
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.09 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,000	\$397,000	\$550,000
List Price \$	--	\$449,000	\$397,000	\$550,000
Sale Price \$	--	\$474,000	\$477,000	\$560,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/16/2022	04/21/2022	01/24/2022
DOM · Cumulative DOM	-- · --	7 · 70	12 · 41	10 · 53
Age (# of years)	71	70	70	70
Condition	Average	Good	Average	Good
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 Traditional
# Units	1	1	1	1
Living Sq. Feet	1,205	1,234	992	1,160
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	2 · 1	3 · 2
Total Room #	6	6	4	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.12 acres	0.12 acres	0.12 acres
Other	Fencing	Fencing	Fencing	Fencing
Net Adjustment	--	-\$29,530	+\$18,410	-\$24,350
Adjusted Price	--	\$444,470	\$495,410	\$535,650

* 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** S1 is similar in room count, in lot size, in year built with 3 beds, 2 baths. S1 is superior in baths - (\$2,500), in condition - (\$25,000), in GLA - (\$2,030). S1 is a remodeled 3/2 home, with a updated remodeled kitchen and baths with new laminate flooring, new carpet, new front landscaping, and close to the elementary school, grocery store and freeway.
- Sold 2** S2 is similar in room count, in lot size, in year built with 2 beds, 1 bath. S2 is inferior in beds + (\$3,500), in GLA + (\$14,910). S2 is located within the Bay Point Shore Acres neighborhood within moderate proximity to all downtown surrounding cities, restaurants and local coffee shops and parks. S2 offers beam ceilings, vinyl flooring, separate and private living room area and a kitchen awaiting upgrades.
- Sold 3** S3 is similar in room count, in lot size, in year built with 3 beds, 2 baths. S3 is superior in baths - (\$2,500), in condition - (\$25,000). S3 is inferior in GLA - (\$3,150). S3 is olocated on a corner with a Bonus Room, dual pane windows, and new kitchen appliances. S3 has a backyard for entertainment or added parking for a possible RV. S3 is in close proximity to Shopping, Dining, Schools, Public Transportation (BART) and easy access to major freeway.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed for sale or transferred ownership within the last 5 years.			
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	\$470,000	\$470,000
Sales Price	\$475,000	\$475,000
30 Day Price	\$475,000	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential Ranch properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .15 miles. Search criteria extended to 12 months and .35 miles due to low inventories, seasonal factors and the lack of similar recent comparable properties within subject's immediate neighborhood. Comparable properties located within this expanded search include those that are from a pool of 1 wt, 1 active and 1 pending listings due to the overall lack of available comps in the area. Within parameters of search median list price is \$509,000 and median sold price \$477,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Days on the market. Trends for this zip code indicate that within the current inventory 5% are in foreclosure, Auction, and Bank Owned stages.</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



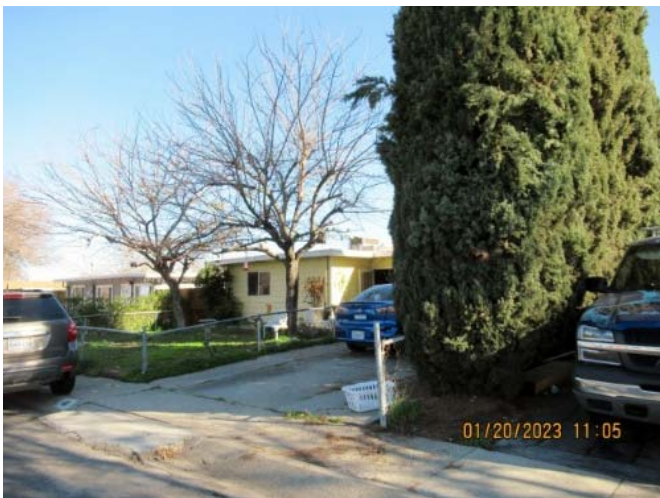
Front



Front



Address Verification



Side



Side

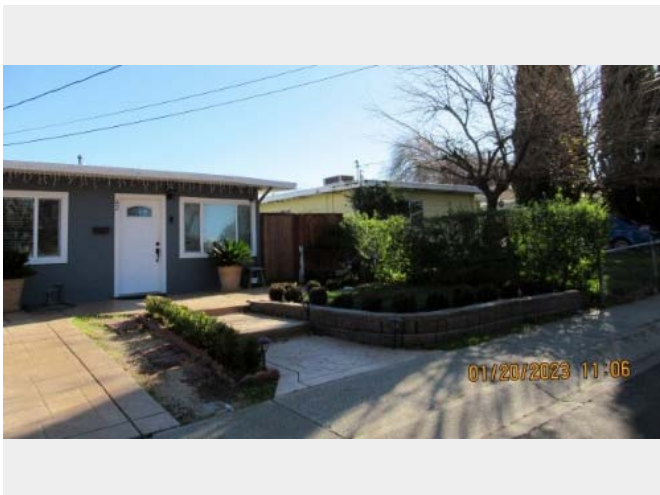
Subject Photos



Side



Side



Side



Side



Street



Street

Subject Photos



Street



Street



Other



Other



Other

Listing Photos

L1 172 Shore Rd
Bay Point, CA 94565



Front

L2 29 Delta Dr
Bay Point, CA 94565



Front

L3 163 San Joaquin Ct
Bay Point, CA 94565



Front

Sales Photos

S1 26 Delta Dr
Bay Point, CA 94565



Front

S2 65 Beach Dr
Bay Point, CA 94565



Front

S3 99 Breaker Dr
Bay Point, CA 94565



Front

ClearMaps Addendum

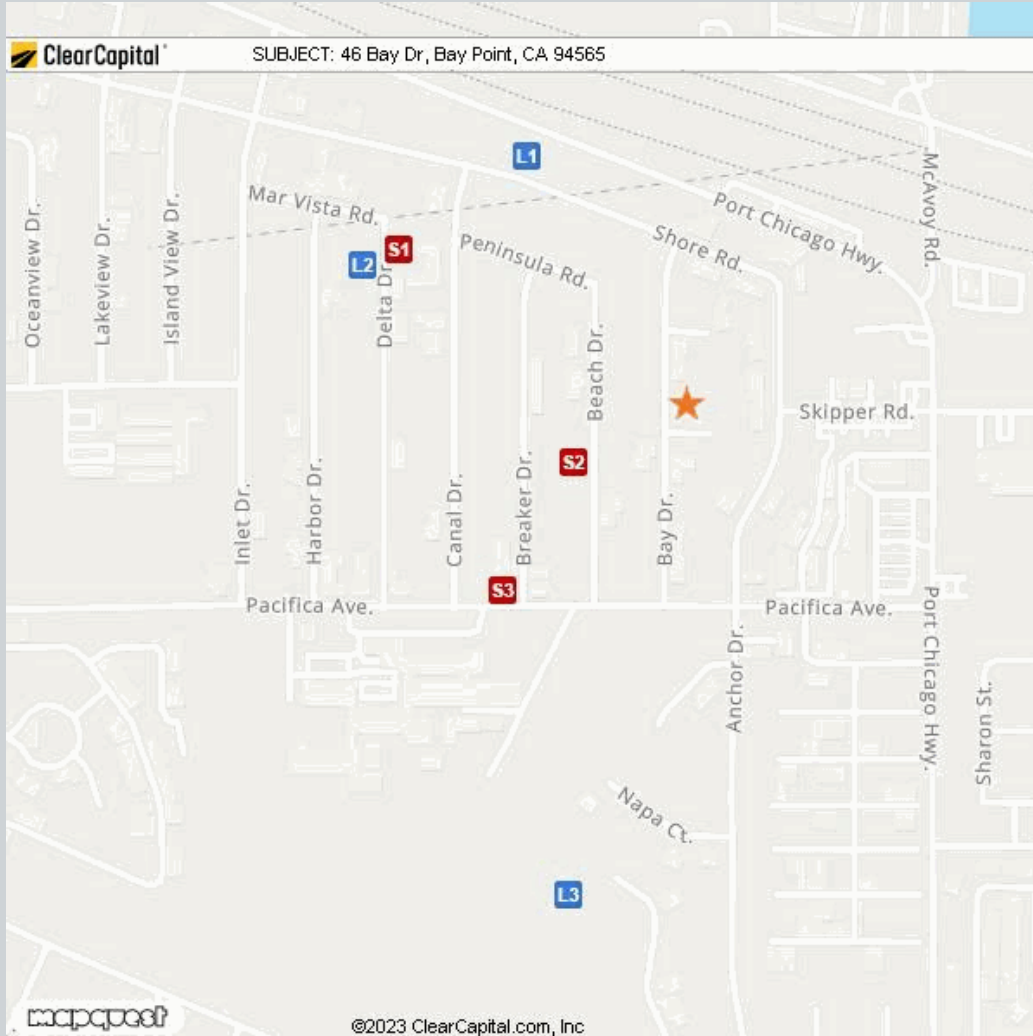
Address ★ 46 Bay Drive, Pittsburg, CA 94565

Loan Number 52324

Suggested List \$470,000

Suggested Repaired \$470,000

Sale \$475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	46 Bay Drive, Pittsburg, CA 94565	--	Parcel Match
L1 Listing 1	172 Shore Rd, Pittsburg, CA 94565	0.20 Miles ¹	Parcel Match
L2 Listing 2	29 Delta Dr, Pittsburg, CA 94565	0.24 Miles ¹	Parcel Match
L3 Listing 3	163 San Joaquin Ct, Pittsburg, CA 94565	0.34 Miles ¹	Parcel Match
S1 Sold 1	26 Delta Dr, Pittsburg, CA 94565	0.22 Miles ¹	Parcel Match
S2 Sold 2	65 Beach Dr, Pittsburg, CA 94565	0.09 Miles ¹	Parcel Match
S3 Sold 3	99 Breaker Dr, Pittsburg, CA 94565	0.18 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	Debbie Deister	Company/Brokerage	Stonehurst Real Estate Services
License No	01426142	Address	Stonehurst Real Estate Services Lafayette CA 94549
License Expiration	04/15/2024	License State	CA
Phone	9254513368	Email	stonehurstres00@gmail.com
Broker Distance to Subject	12.78 miles	Date Signed	01/21/2023

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.