

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	1158 Woodworth Avenue, Yuba City, CA 95991	Order ID	8592838	Property ID	33841146
Inspection Date	01/25/2023	Date of Report	01/25/2023		
Loan Number	52342	APN	51111005		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sutter		

Tracking IDs

Order Tracking ID	01.24.23 BPO Request	Tracking ID 1	01.24.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DAVID KEETH	Condition Comments	
R. E. Taxes	\$1,581	The Subject looked to be well-maintained and in good condition at the time of observation. The roof, eaves, trim, windows, garage door, front door, driveway, exterior lighting, brick façade, solar, fencing, exterior paint, exterior siding, landscaping, all looked to be intact and without damage. Beautiful curb appeal. I do not know if the solar is owned or leased.	
Assessed Value	\$144,865		
Zoning Classification	Residential R1		
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	The Subject is located in a nice neighborhood with wide streets, sidewalks, curbs, gutters and some streetlights. Most homes in the neighborhood are on public water and sewer. All the homes in the neighborhood look similar. Publicly maintained road. Typical utility easements exist. The Subject is located OUT of Special Flood Hazard Area (SFHA). No REOs, short sales or boarded-up homes. We are still experiencing low inventory. Due to the higher mortgage rates, Sellers are helping with rate buy downs and closing costs.	
Sales Prices in this Neighborhood	Low: \$220000 High: \$390500		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1158 Woodworth Avenue	1060 Maple Ave	1177 Woodworth Ave	1312 Stafford Way
City, State	Yuba City, CA	Yuba City, CA	Yuba City, CA	Yuba City, CA
Zip Code	95991	95991	95991	95991
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.04 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$330,000	\$325,000
List Price \$	--	\$299,900	\$319,000	\$325,000
Original List Date		01/17/2023	12/01/2022	12/08/2022
DOM · Cumulative DOM	-- · --	6 · 8	53 · 55	9 · 48
Age (# of years)	63	71	63	64
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 ; Power Lines
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,174	1,089	1,320	1,323
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.14 acres	.17 acres	.16 acres	.18 acres
Other	HVAC	HVAC, RV parking	HVAC	HVAC

* 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** This is a three bedroom with one bathroom in 1089 square feet. This single-story home is on public water and sewer. This home is the most recently listed home on the MLS. This home is located just .40 miles from the Subject. This home is mostly original but has updated interior/exterior paint, flooring, shower door and laminate kitchen counters. Competitive price. Maintained, very clean and move in ready. Inferior in age +\$4000, GLA +\$6375 and bedroom count +\$5000. Superior in lot size -\$1140 and RV parking -\$10000. Adjusted sale's price is \$304,135. Only 6 days on the market with 4 offers received. Pending sale.
- Listing 2** This is a three bedroom with two bathrooms in 1320 square feet. This single-story home is on public water and sewer. This home is located just 2 houses north of the Subject on the same street. Same Builder, style, age, bedroom count, bathroom count, garage count and lot size like the Subject. This home has many similar features, but the appliances have been updated. The hall bathroom has an updated stone countertop and toilet. Similar condition like the Subject. Maintained, very clean and move in ready. After a \$15K price reduction, three offers were received. Superior in GLA -\$10950. Adjusted sale's price is \$308,050. Only 53 days on the market with 3 offers received. Pending sale.
- Listing 3** This is a three bedroom with two bathrooms in 1323 square feet. This single-story home is on public water and sewer. This home is located just .29 miles from the Subject in a similar neighborhood. Similar style, age, bedroom count, bathroom count and garage count like the Subject. The MLS says this home needs a little TLC. This home was a long-term rental. It does need touch up on the paint but so do all the other homes. This home has a lot of original features but has been updated over the years. The kitchen has an updated laminate countertop, cabinets, master bath has a new vanity, updated flooring, interior/exterior paint. Inferior in age +\$500. Superior in GLA -\$11175 and lot size -\$1520. Adjusted sale's price is \$312,805. Only 9 days on the market with one offer received. Pending sale.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1158 Woodworth Avenue	543 Miller St	1516 Gray Ave	1451 Youngs Ln
City, State	Yuba City, CA	Yuba City, CA	Yuba City, CA	Yuba City, CA
Zip Code	95991	95991	95991	95991
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.52 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$339,999	\$330,000
List Price \$	--	\$295,000	\$339,999	\$330,000
Sale Price \$	--	\$299,000	\$315,000	\$328,000
Type of Financing	--	Va	Conv	Va
Date of Sale	--	10/25/2022	08/26/2022	09/09/2022
DOM · Cumulative DOM	-- · --	27 · 74	59 · 157	50 · 87
Age (# of years)	63	61	60	69
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road	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	1,174	1,189	1,196	1,171
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	.15 acres	.16 acres	.10 acres
Other	HVAC	HVAC	HVAC, RV parking	HVAC
Net Adjustment	--	-\$2,125	+\$6,090	+\$9,520
Adjusted Price	--	\$296,875	\$321,090	\$337,520

* 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** This is a three bedroom with two bathrooms in 1189 square feet. This single-story home is on public water and sewer. This home is located just .41 miles from the Subject. Similar neighborhood, age, GLA, bedroom count, bathroom count and lot size like the Subject. The listing says it needs a little TLC. I actually showed this home, and it needs updating but all major components are in good condition. It does need updating. But the exterior paint has been updated. The kitchen flooring and one of the bathroom's vanities have been updated over the years. The Seller gave the Buyer a \$10K credit towards their closing costs or rate buydown. No adjustment is needed. This is the new trend in our area. The solar is leased. Superior in age -\$1000 and GLA -\$1125. Adjusted sale's price is \$296,875. This is one of the three most recent sold comps. Only 27 days on the market with two offers received.
- Sold 2** This is a three bedroom with two bathrooms in 1196 square feet. This single-story home is on public water and sewer. This home is located just .52 miles from the Subject. Similar neighborhood, age, GLA, bedroom count, bathroom count and lot size like the Subject. This home is mostly original but has updated flooring and interior/exterior paint over the years. RV parking. Maintained, very clean and move in ready. This home is located on a very busy corner. This home had went pending twice but lost both Buyers. 59 days on the market with two offers received. This is the second most recent sold comp. Inferior in location +\$20000. Superior in age -\$1500, GLA -\$1650, lot size -\$760 and RV parking -\$10000. Adjusted sale's price is \$321,090.
- Sold 3** This is a three bedroom with two bathrooms in 1171 square feet. This single-story home is on public water and sewer. This home is located just .52 miles from the Subject in a similar neighborhood. Similar age, GLA, bedroom count and bathroom count like the Subject. This home has many original features, but the kitchen and bathrooms were updated 11-15 years ago. The roof, HVAC and windows have been replaced over the years. These updates are most likely a necessity. I showed this home. The finishes were not high-end. This home went pending on day 22 but lost the Buyer. 50 days on the market with two offers received. Inferior in age +\$3000, garage count +\$5000 and lot size +\$1520. Adjusted sale's price is \$337,520.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history. I checked the multiple listing service, tax record and First American Title website.			
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	\$312,000	\$312,000
Sales Price	\$312,000	\$312,000
30 Day Price	\$309,500	--

Comments Regarding Pricing Strategy

There was one other more recent closed listing located at 1257 Rosemary Ln, Yuba City, CA 95991-3308* Closed (10/05/22) Special Listing Conditions: Successor Trustee Sale DOM/CDOM: 44/44. 3 bedrooms with one bathroom in 1053 square feet built in 1953, .40 miles from the Subject. But the MLS says, 'LOWEST PRICED CONTRACTOR/HANDYMAN FIXER WITH GREAT BONES AND OPPORUNITY TO GAIN SWEAT EQUITY!.' So, I could not use it. Listed at \$229,9000. Sold for \$220,000. One offer received. There was one other Pending/Active listing located at 1410 Wendell Way, Yuba City, CA 95991-2842* Pending Bring Backup (01/11/23) Special Listing Conditions: None DOM/CDOM: 0/48. Four bedrooms with two bathrooms in 1171 square feet, built in 1953 on a .11-acre lot. Pending at \$339,900. But this home has been completely remodeled. So, I could not use it. There is also one other Active listing located on Woodworth. The address is 1159 Woodworth Ave, Yuba City, CA 95991 Active (12/03/22) Special Listing Conditions: None DOM/CDOM: 53/53. Four bedrooms with 2.5 bathrooms in 2108 square feet on .16 acre. Built in 1961. Priced at \$439,900. I had to expand my search radius out to a one-mile radius along with expanding past allowable age, allowable sq. footage variance and lot size in order to find usable, like-king, Active/Pending listings. The market in our area has changed. We are seeing longer days on the market, more price reductions and more Buyer's concessions from Sellers. Sale's prices have softened due to the higher mortgage rates. Even with the increase of mortgage rates, homes are still selling in 45 days or less if priced correctly. I have noticed the newly listed homes are being priced at or just below market value. According to the Realtor Property Report, the RVM® Estimated Range is \$303K – \$388K. The RVM® Month Change is down \$2480. The RVM® Year Change is up 11.53%. (See attachment) I did this report back on 11/21/2022. At that time, the RVM® Estimated Range was \$311K – \$388K. The RVM® Month Change was up \$11,990. The RVM® Year Change was up 15.27%. That is -1.87% each month for two months. The market is trending downward. This time, the recently listed homes are being priced below the recently sold comps.

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Front



Front



Address Verification



Side

Subject Photos



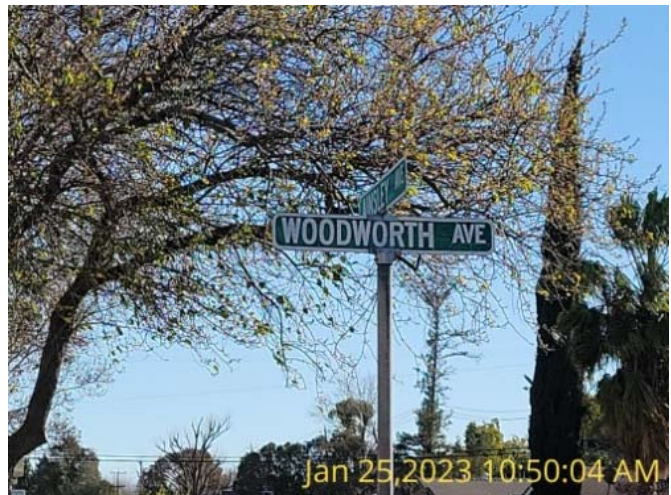
Side



Street



Street



Other



Other



Other

Listing Photos

L1 1060 Maple Ave
Yuba City, CA 95991



Front

L2 1177 Woodworth Ave
Yuba City, CA 95991



Front

L3 1312 Stafford Way
Yuba City, CA 95991



Front

Sales Photos

S1 543 Miller St
Yuba City, CA 95991



Front

S2 1516 Gray Ave
Yuba City, CA 95991



Front

S3 1451 Youngs Ln
Yuba City, CA 95991



Front

ClearMaps Addendum

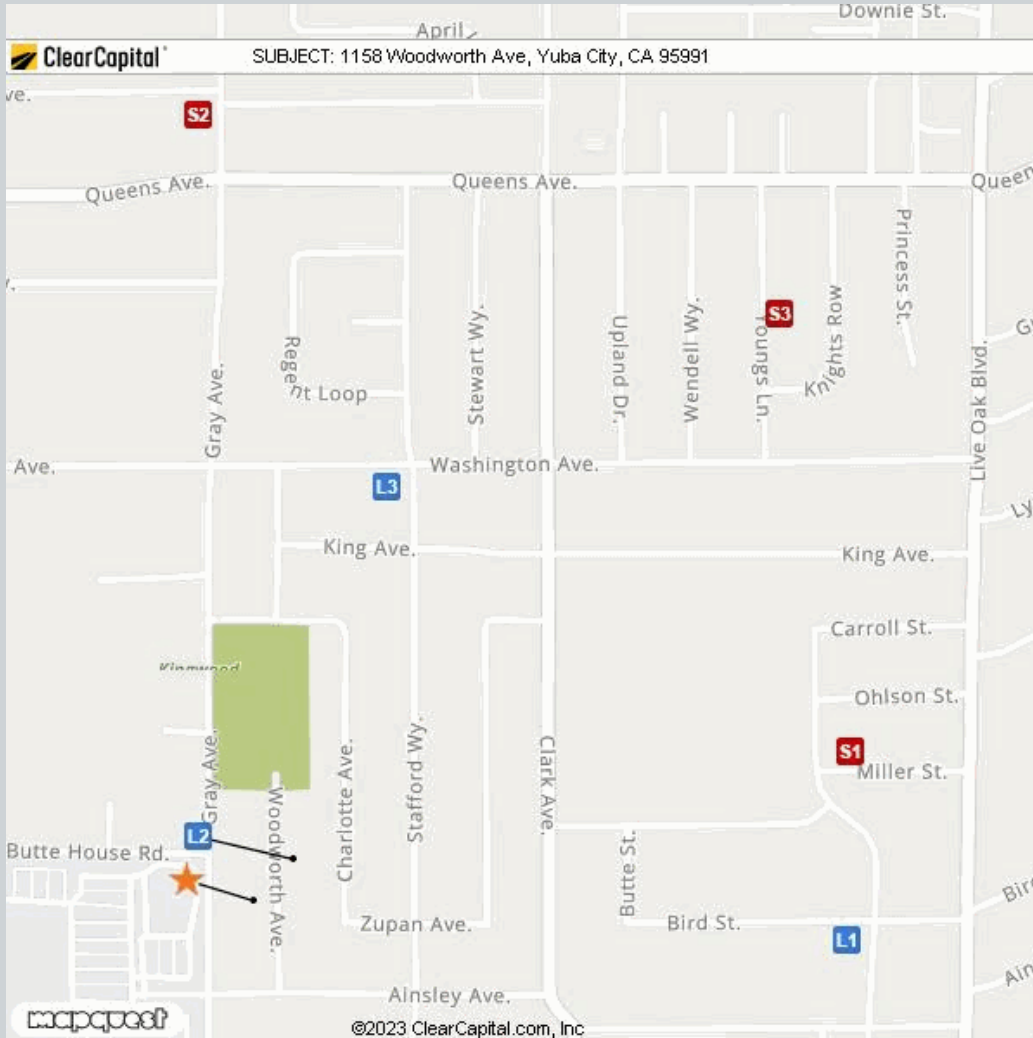
Address ★ 1158 Woodworth Avenue, Yuba City, CA 95991

Loan Number 52342

Suggested List \$312,000

Suggested Repaired \$312,000

Sale \$312,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1158 Woodworth Avenue, Yuba City, CA 95991	--	Parcel Match
L1 Listing 1	1060 Maple Ave, Yuba City, CA 95991	0.40 Miles ¹	Parcel Match
L2 Listing 2	1177 Woodworth Ave, Yuba City, CA 95991	0.04 Miles ¹	Parcel Match
L3 Listing 3	1312 Stafford Way, Yuba City, CA 95991	0.29 Miles ¹	Parcel Match
S1 Sold 1	543 Miller St, Yuba City, CA 95991	0.41 Miles ¹	Parcel Match
S2 Sold 2	1516 Gray Ave, Yuba City, CA 95991	0.52 Miles ¹	Parcel Match
S3 Sold 3	1451 Youngs Ln, Yuba City, CA 95991	0.52 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	Angela Sandhu	Company/Brokerage	RE/MAX Gold
License No	01714244	Address	1310 Meadowlark way Yuba City CA 95993
License Expiration	10/25/2025	License State	CA
Phone	5303018167	Email	angelasandhu1967@gmail.com
Broker Distance to Subject	1.15 miles	Date Signed	01/25/2023

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.