

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	4324 Twain Drive, Olivehurst, CALIFORNIA 95961	Order ID	8597461	Property ID	33856792
Inspection Date	01/27/2023	Date of Report	01/28/2023		
Loan Number	52379	APN	014-432-019-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Yuba		

Tracking IDs					
Order Tracking ID	20230127_BPO	Tracking ID 1	20230127_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Jesus and Brenda Rodriguez	The subject appears to be in average condition with no obviously required repairs observed. I was not able to view the back of the structure.
R. E. Taxes	\$2,357	
Assessed Value	\$213,010	
Zoning Classification	SFR	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The neighborhood includes similar year built houses with varying square footage, larger square footage houses, earlier and later year built houses, new construction, and commercial development.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$218,000 High: \$500,000	
Market for this type of property	Decreased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4324 Twain Drive	1642 5th St	1577 5th Ave	4306 Twain Dr
City, State	Olivehurst, CALIFORNIA	Olivehurst, CA	Olivehurst, CA	Olivehurst, CA
Zip Code	95961	95961	95961	95961
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.66 ¹	1.76 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$299,900	\$350,000
List Price \$	--	\$299,000	\$299,900	\$350,000
Original List Date		07/29/2022	12/11/2022	12/28/2022
DOM · Cumulative DOM	-- · --	152 · 183	46 · 48	31 · 31
Age (# of years)	61	66	68	63
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	1,014	1,024	1,042	1,114
Bdrm · Bths · ½ Bths	3 · 2	2 · 1 · 1	3 · 1	3 · 3
Total Room #	6	5	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.31 acres	.25 acres	.1918 acres
Other	Wall furnace	Central heat & air	Wall furnace.remodeled	central heat and air

* 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.

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

Listing 1 Larger square footage, earlier year built, larger acreage, fewer bedroom, fewer full bathrooms, more half bathrooms, central heat and air, no garage, Fair Market seller

Listing 2 Larger square footage, earlier year built, larger acreage, similar number of bedrooms, fewer full bathrooms, similar number of half bathrooms, no garage, wall furnace, remodeled, Fair Market seller

Listing 3 Larger square footage, earlier year built, larger acreage, similar number of bedrooms, more full bathrooms, similar number of half bathrooms, 1 car attached garage, central heat and air, Fair Market seller

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4324 Twain Drive	4407 Olivehurst Ave	4724 Ardmore Ave	1889 17th St
City, State	Olivehurst, CALIFORNIA	Olivehurst, CA	Olivehurst, CA	Olivehurst, CA
Zip Code	95961	95961	95961	95961
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.98 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$325,000	\$329,900
List Price \$	--	\$285,000	\$320,000	\$329,900
Sale Price \$	--	\$275,000	\$300,000	\$340,000
Type of Financing	--	Va	Fha	Conventional
Date of Sale	--	11/09/2022	12/16/2022	10/31/2022
DOM · Cumulative DOM	-- · --	24 · 86	53 · 73	7 · 40
Age (# of years)	61	65	67	62
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	1,014	832	1,004	1,203
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 1	3 · 2
Total Room #	6	4	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	.15 acres	.2669 acres	.21 acres	.2301 acres
Other	Wall furnace	central heat and air, new carpet,	central heat & air, remodeled kitchen	central heat & air, remodeled, \$10,000 seller
Net Adjustment	--	+\$1,190	-\$5,175	-\$27,263
Adjusted Price	--	\$276,190	\$294,825	\$312,737

* 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** Smaller square footage(+ $\$2275$), earlier year built (+ $\$2000$), larger acreage (- $\$585$), fewer bedrooms (+ $\$2500$), fewer full bathrooms (+ $\$1500$), similar number of half bathrooms, smaller garage (+ $\$2500$), central heat and air (- $\$5000$), new carpet (- $\$2000$), Fair Market seller, VA buyer, 2 offers
- Sold 2** Smaller square footage (+ $\$125$), earlier year built (+ $\$3000$), larger acreage (- $\$300$), similar number of bedrooms, fewer full bathrooms (+ $\$1500$), similar number of half bathrooms, smaller garage (+ $\$2500$), central heat and air (- $\$5000$), remodeled kitchen (- $\$4000$), Fair Market seller, FHA buyer, 2 offers
- Sold 3** Larger square footage (- $\$2363$), earlier year built (+ $\$500$), larger acreage (- $\$400$), similar number of bedrooms, similar number of full bathrooms, similar number of half bathrooms, similar size garage, central heat and air (- $\$5000$), remodeled (- $\$10,000$), $\$10,000$ seller concession (- $\$10,000$), Fair Market seller, conventional buyer, 4 offers

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has been owned by the current owners since 02/27/2004.			
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	\$295,000	\$295,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
<p>To find 3 listing comps, the radius had to be expanded to 2 miles, The square footage range was not expanded, the year built range was expanded to 10 years. To find 3 sales comps which has sold within the last 3 months, the square footage range was not expanded, and the year built range was expanded to 10 years. Comparing all sales 6-12 months ago to 0-6 months ago, the average selling price decreased 7%, the average DOM increased from 11 to 28 days, and the average selling price compared to the average listing price decreased from 102% to 100%. The number of sales decreased from 44 to 24.</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



Street

Listing Photos

L1 1642 5th St
Olivehurst, CA 95961



Other

L2 1577 5th Ave
Olivehurst, CA 95961



Other

L3 4306 Twain Dr
Olivehurst, CA 95961



Other

Sales Photos

S1 4407 Olivehurst Ave
Olivehurst, CA 95961



Other

S2 4724 Ardmore Ave
Olivehurst, CA 95961



Other

S3 1889 17th St
Olivehurst, CA 95961



Other

ClearMaps Addendum

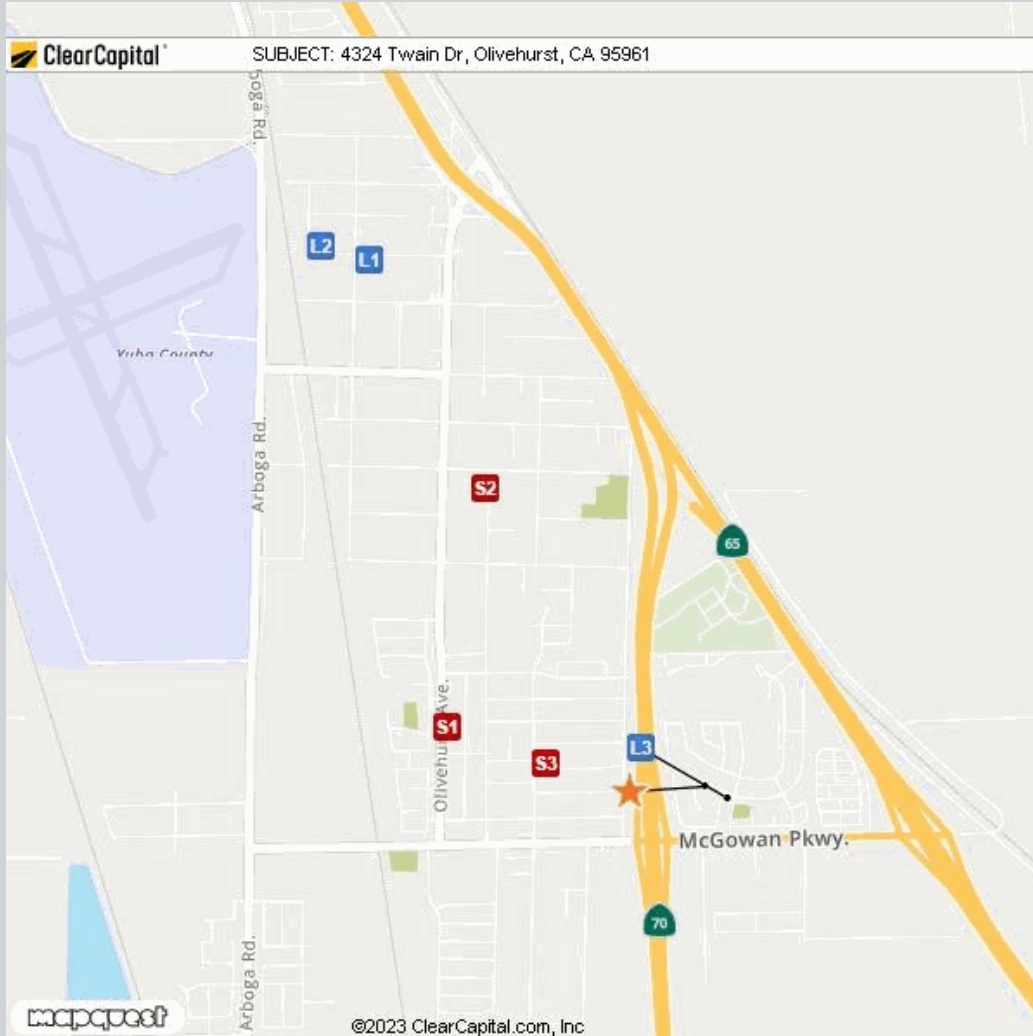
Address ★ 4324 Twain Drive, Olivehurst, CALIFORNIA 95961

Loan Number 52379

Suggested List \$295,000

Suggested Repaired \$295,000

Sale \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4324 Twain Drive, Olivehurst, California 95961	--	Parcel Match
L1 Listing 1	1642 5th St, Olivehurst, CA 95961	1.66 Miles ¹	Parcel Match
L2 Listing 2	1577 5th Ave, Olivehurst, CA 95961	1.76 Miles ¹	Parcel Match
L3 Listing 3	4306 Twain Dr, Olivehurst, CA 95961	0.07 Miles ¹	Parcel Match
S1 Sold 1	4407 Olivehurst Ave, Olivehurst, CA 95961	0.70 Miles ¹	Parcel Match
S2 Sold 2	4724 Ardmore Ave, Olivehurst, CA 95961	0.98 Miles ¹	Parcel Match
S3 Sold 3	1889 17th St, Olivehurst, CA 95961	0.43 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	Karen Robbins	Company/Brokerage	Buyer's Connection
License No	01082213	Address	7162 Meadowlark Ln Sheridan CA 95681
License Expiration	09/15/2025	License State	CA
Phone	9167267221	Email	karen@calweb.com
Broker Distance to Subject	11.61 miles	Date Signed	01/28/2023

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.