

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	90 Deerpark Lane, American Canyon, CA 94503	Order ID	8603874	Property ID	33871188
Inspection Date	02/02/2023	Date of Report	02/04/2023		
Loan Number	52426	APN	059120079000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Napa		

Tracking IDs

Order Tracking ID	02.02.23 BPO Request	Tracking ID 1	02.02.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SMITH ROSALINDA D TRUST	Condition Comments	Subject property is in average condition with minor damage observed during inspection. Estimated exterior repair costs are for roof repair (\$2,500) and paint of trim (\$2,200) - see note in photo.
R. E. Taxes	\$3,794		
Assessed Value	\$331,778		
Zoning Classification	Residential R-1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$4,700		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$4,700		
HOA	Summerfield at Canyon Creek (925) 837-2805		
Association Fees	\$155 / Month (Pool,Landscaping,Other: sewer, water)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Subject property is located in a PUD managed by an HOA that provides common area maintenance, sewer and water, and a swimming pool. The neighborhood consists primarily of single family homes. REO/distressed sales are uncommon and do not influence home prices. The supply of comparable listings is currently in balance with demand, although home sales are currently very slow due to seasonal influences.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$485000 High: \$1000000		
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	90 Deerpark Lane	5 Stetson Drive	13 Daniel Drive	261 Los Altos Place
City, State	American Canyon, CA	American Canyon, CA	American Canyon, CA	American Canyon, CA
Zip Code	94503	94503	94503	94503
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.28 ¹	1.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$529,000	\$725,000	\$550,000
List Price \$	--	\$529,000	\$585,000	\$550,000
Original List Date		01/30/2023	09/29/2022	02/03/2023
DOM · Cumulative DOM	-- · --	5 · 5	1 · 128	1 · 1
Age (# of years)	37	56	29	56
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/Rambler	1 Story Ranch	2 Stories Contemporary	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,344	1,290	1,965	1,668
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 3	3 · 3
Total Room #	7	8	9	8
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	Pool - Yes	--	--	--
Lot Size	0.11 acres	.1377 acres	.1089 acres	.1678 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.

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

Listing 1 Listing 1 has less GLA, a larger lot, and 1 additional bedroom. Not located in an HOA, has no swimming pool access.

Listing 2 Listing 2 has more GLA, an equivalent lot, 1 additional bedroom, and 1 additional full bathroom. It is located in an HOA adjacent to the subject property, but has no pool. Comp is used despite GLA variance due to a shortage of comparable listings in the neighborhood.

Listing 3 Listing 3 has more GLA, a larger lot, and 1 additional full bathroom. Not located in an HOA, has no swimming pool access. Comp used despite distance to subject property due to a shortage of comparable listings in the neighborhood.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	90 Deerpark Lane	895 Spring Mountain Lane	200 Whitehall Court	37 Monterey Drive
City, State	American Canyon, CA	American Canyon, CA	American Canyon, CA	American Canyon, CA
Zip Code	94503	94503	94503	94503
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.12 ¹	1.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$520,000	\$565,000	\$639,000
List Price \$	--	\$484,000	\$525,000	\$619,000
Sale Price \$	--	\$485,000	\$505,000	\$623,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	10/31/2022	12/08/2022	09/09/2022
DOM · Cumulative DOM	-- · --	92 · 107	166 · 181	97 · 104
Age (# of years)	37	34	34	66
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/Rambler	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,344	1,056	1,316	1,560
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	Pool - Yes	Pool - Yes	Pool - Yes	--
Lot Size	0.11 acres	.1047 acres	.1073 acres	.1735 acres
Other	--	--	--	--
Net Adjustment	--	+\$46,363	+\$4,538	-\$55,838
Adjusted Price	--	\$531,363	\$509,538	\$567,162

* 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** Comp 1 has less GLA, a slightly smaller lot, and 1 less bedroom. Pool is in HOA common area (same complex as subject property). Seller Concessions: \$7,500 (closing costs). Adjustments: GLA (+\$43,200); lot (+\$663); bedroom (+\$10,000); closing costs (-\$7,500).
- Sold 2** Comp 2 has less GLA and a slightly smaller lot. Pool is in HOA common area (same complex as subject property). Adjustments: GLA (+\$4,200); lot (+\$337).
- Sold 3** Comp 3 has less GLA and a larger lot. No HOA pool. Comp used despite time since closing and distance to the subject property due to a shortage of comparable sales in the neighborhood. Seller Concessions: \$18,000 (closing costs). Adjustments: GLA (-\$32,400); lot (-\$7,938); pool (+\$2,500); closing costs (-\$18,000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject property has no listing history in the local MLS.				
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	\$533,300	\$538,000
Sales Price	\$533,300	\$538,000
30 Day Price	\$530,000	--
Comments Regarding Pricing Strategy		
Pricing strategy includes a standard sale either as-is or repaired based on the two values provided. Typical marketing period in the neighborhood is currently 60 to 90 days.		

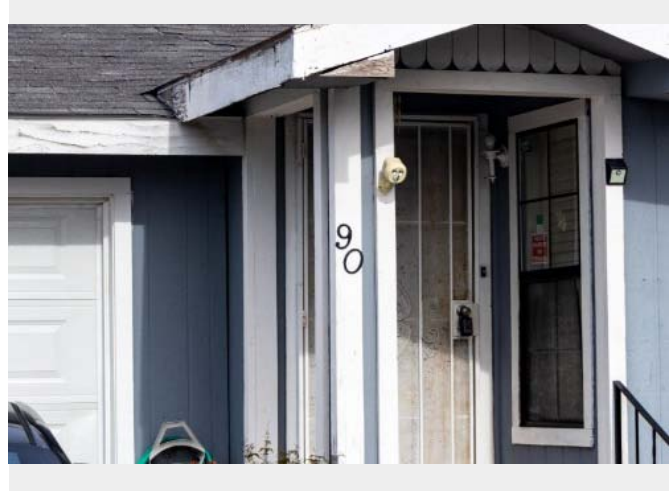
Clear Capital Quality Assurance Comments Addendum

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.
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Subject Photos



Front



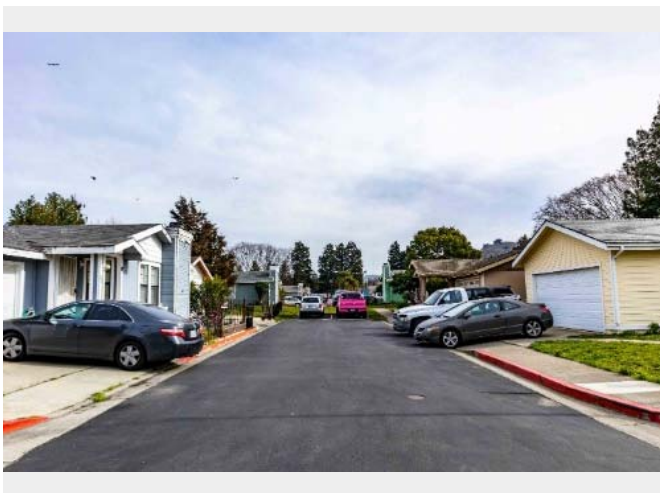
Address Verification



Side



Side



Street



Other

Listing Photos

L1 5 Stetson Drive
American Canyon, CA 94503



Front

L2 13 Daniel Drive
American Canyon, CA 94503



Front

L3 261 Los Altos Place
American Canyon, CA 94503



Front

Sales Photos

S1 895 Spring Mountain Lane
American Canyon, CA 94503



Front

S2 200 Whitehall Court
American Canyon, CA 94503



Front

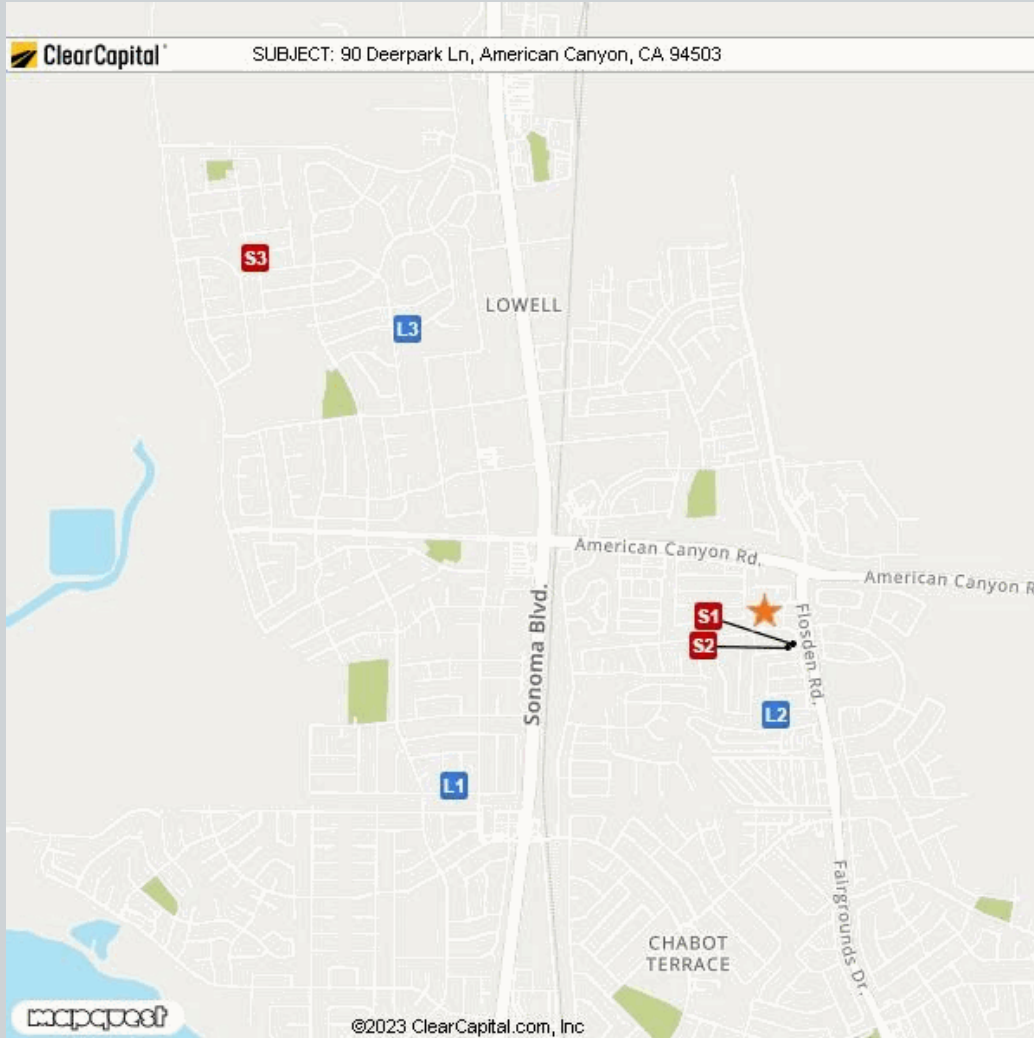
S3 37 Monterey Drive
American Canyon, CA 94503



Front

ClearMaps Addendum

Address ★ 90 Deerpark Lane, American Canyon, CA 94503
Loan Number 52426 **Suggested List** \$533,300 **Suggested Repaired** \$538,000 **Sale** \$533,300



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	90 Deerpark Lane, American Canyon, CA 94503	--	Parcel Match
L1 Listing 1	5 Stetson Drive, American Canyon, CA 94503	0.96 Miles ¹	Parcel Match
L2 Listing 2	13 Daniel Drive, American Canyon, CA 94503	0.28 Miles ¹	Parcel Match
L3 Listing 3	261 Los Altos Place, American Canyon, CA 94503	1.23 Miles ¹	Parcel Match
S1 Sold 1	895 Spring Mountain Lane, American Canyon, CA 94503	0.11 Miles ¹	Parcel Match
S2 Sold 2	200 Whitehall Court, American Canyon, CA 94503	0.12 Miles ¹	Parcel Match
S3 Sold 3	37 Monterey Drive, American Canyon, CA 94503	1.67 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	John Souerbry	Company/Brokerage	Cordon Real Estate
License No	01370983	Address	637 Barrington Court Fairfield CA 94534
License Expiration	03/02/2024	License State	CA
Phone	7073170280	Email	john@cordonrealestate.com
Broker Distance to Subject	5.71 miles	Date Signed	02/04/2023

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.