

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.

<b>Address</b>	42 Clearbrook Road, Antioch, CALIFORNIA 94509	<b>Order ID</b>	8714363	<b>Property ID</b>	34136077
<b>Inspection Date</b>	04/26/2023	<b>Date of Report</b>	04/27/2023		
<b>Loan Number</b>	53386	<b>APN</b>	0711750091		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Contra Costa		

### Tracking IDs

<b>Order Tracking ID</b>	04.26.23 BPO Request	<b>Tracking ID 1</b>	04.26.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	DARLENE EL MOSALAMY	<b>Condition Comments</b> No immediate repairs seen on exterior, but from prior mls history the home appears mostly original condition, which is below average for neighborhood/market. Composition roof. Gas heating, no cooling. Two car garage. Raised foundation. Fenced rear/side yard. Most of rear yard is upslope and not usable. Fireplace. No signs of any immediate repairs needed on exterior. Windows do appear original aluminum frame.
<b>R. E. Taxes</b>	\$4,661	
<b>Assessed Value</b>	\$371,312	
<b>Zoning Classification</b>	Residential R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Doors and windows appear secure.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> 15-20% declines in value in last 7 months of 2022. January to present market is solidly stable with some appreciation. Detached single-family homes. Established neighborhood. No obsolescence. Asphalt streets. No industrial or commercial in area with negative impact. No environmental factors. Population change is stable. Close to schools, park, shopping and freeway.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$425,000 High: \$625,000	
<b>Market for this type of property</b>	Decreased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	42 Clearbrook Road	3112 Elizabeth Ln	2808 Patricia Ave	114 W 8th St
City, State	Antioch, CALIFORNIA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 <sup>1</sup>	0.96 <sup>1</sup>	1.78 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,950	\$520,000	\$480,000
List Price \$	--	\$449,995	\$520,000	\$480,000
Original List Date		02/13/2023	04/18/2023	03/17/2023
DOM · Cumulative DOM	-- · --	45 · 73	3 · 9	5 · 41
Age (# of years)	62	69	65	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	Adverse ; Power Lines	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	1,280	961	1,288	1,275
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 1
Total Room #	6	6	6	6
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	0.39 acres	0.11 acres	0.12 acres	0.12 acres
Other	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** One of lowest priced listing in immediate area. Less GLA and no second bath with just one car garage. However, updated consistent with year built and market. Superior updating inside. Pending sale. No HVAC.

**Listing 2** Pending sale, possibly listed intentionally below market for quicker sale. 3 offers. Very low inventory, limited selection of comparables. Superior due to HVAC, location and updates.

**Listing 3** Pending sale with 4 offers. Mostly original inferior. HVAC. Expanded search due to limited comparables. Very similar construction. Inferior lot location.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	42 Clearbrook Road	21 Clearbrook Rd	18 Wightman Court	103 Brookside Dr
<b>City, State</b>	Antioch, CALIFORNIA	Antioch, CA	Antioch, CA	Antioch, CA
<b>Zip Code</b>	94509	94509	94509	94509
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.06 <sup>1</sup>	0.69 <sup>1</sup>	0.35 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$550,000	\$412,000	\$525,000
<b>List Price \$</b>	--	\$510,000	\$412,000	\$525,000
<b>Sale Price \$</b>	--	\$510,000	\$425,000	\$520,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	11/23/2022	04/21/2023	12/20/2022
<b>DOM · Cumulative DOM</b>	-- · --	45 · 95	14 · 36	18 · 47
<b>Age (# of years)</b>	62	63	72	49
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road	Adverse ; Busy Road
<b>View</b>	Adverse ; Power Lines	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,280	1,224	964	1,420
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1	3 · 2
<b>Total Room #</b>	6	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.39 acres	0.15 acres	0.11 acres	0.23 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$20,000	+\$60,000	-\$25,000
<b>Adjusted Price</b>	--	\$490,000	\$485,000	\$495,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 street. Superior due to updating. Interior of this home has some updating, not fully remodeled. Mostly original kitchen. No cooling like subject. Adjustment of \$5K for inferior GLA and \$10K for inferior acreage. -\$20K for superior interior updating and -\$15K for superior views.
- Sold 2** One of lowest closed sales in immediate area. Some negative influence from close proximity to Hwy 4. Inferior due to less GLA and bath. No cooling. Adjustment of \$30K for inferior GLA and \$10K for one less full bath. \$10K for one less garage. \$10K for inferior acreage.
- Sold 3** New carpet and paint. HVAC. Superior due to GLA and HVAC. Backs to busy road. Adjustment of -\$15K for larger GLA and -\$10K for HVAC.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		See attached mls data sheet. Home was listed briefly in 2020, cancelled listing with no sale.					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$499,000	\$499,000
<b>Sales Price</b>	\$490,000	\$490,000
<b>30 Day Price</b>	\$465,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is valued as having no updating based upon recent history provided in this report. Subject does appear vacant, front window shows nothing inside living area. Due to below average condition based upon history available, very limited comparables. If subject is above average condition on interior, value will easily be above \$500K. Most important criteria for valuing subject is first location. Making sure I understand the pros/cons of the neighborhood and any impact on value. Neighborhood information takes more time than ever due to lack of neighborhood comparables, some cases no comparables in direct subdivision over last 6-9 months. Extensive review of subject's tax information and any mls history for information about the subject. Then GLA, condition, lot size and amenities. With low inventory over last few years, very limited comparables. Less buyer demand due to higher values and spike in interest rates, low inventory persists helping values remain somewhat stable after considerable drop in values in 2022. Inventory is at historically low levels for the last two years, thus resulting very few comparables. Very careful in comparable selection at this time due to limited inventory. Subject is bracketed with inferior and superior properties giving a value range.</p>		

## 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



Address Verification



Address Verification



Side



Side



Street

### Subject Photos



Street



Other



## Listing Photos

**L1** 3112 Elizabeth Ln  
Antioch, CA 94509



Front

**L2** 2808 Patricia Ave  
Antioch, CA 94509



Front

**L3** 114 W 8Th St  
Antioch, CA 94509



Front

## Sales Photos

**S1** 21 Clearbrook Rd  
Antioch, CA 94509



Front

**S2** 18 Wightman Court  
Antioch, CA 94509



Front

**S3** 103 Brookside Dr  
Antioch, CA 94509



Front

### ClearMaps Addendum

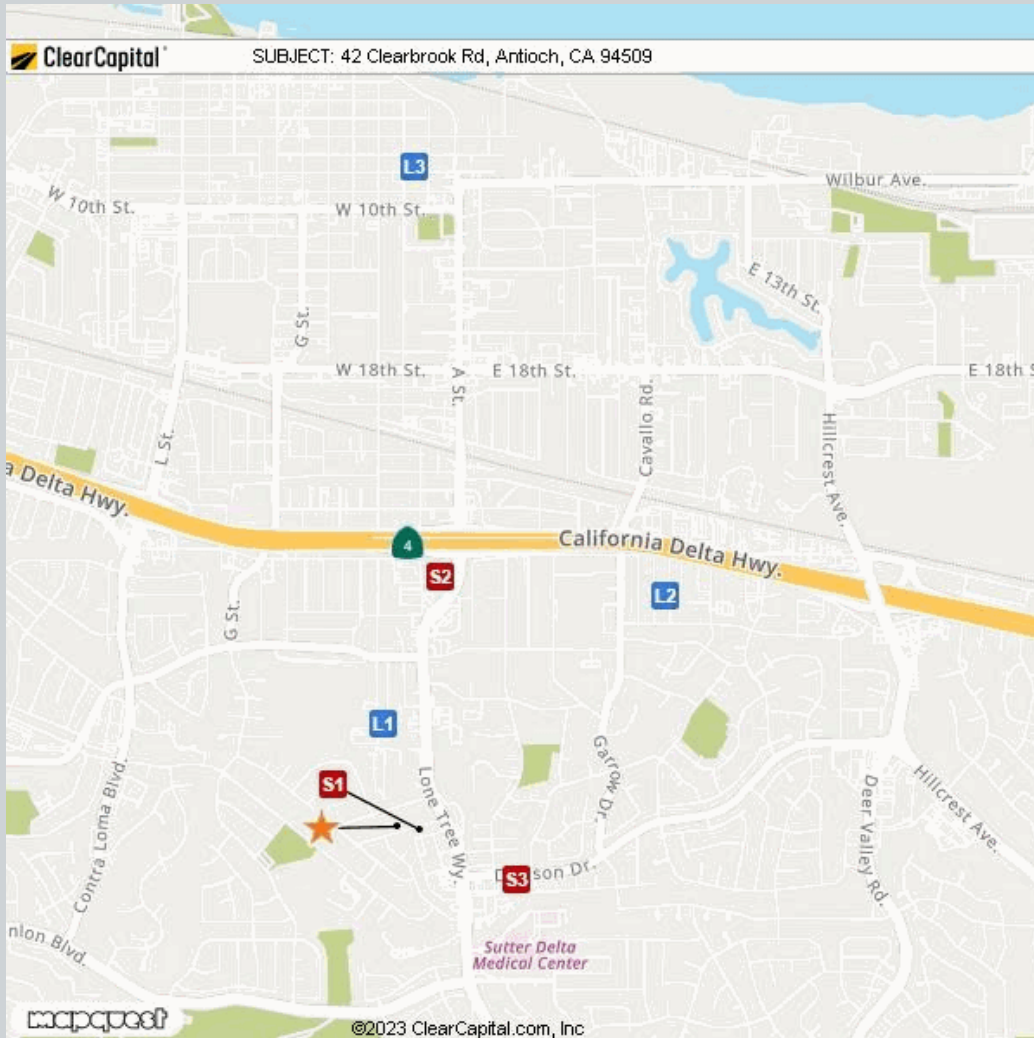
**Address** ★ 42 Clearbrook Road, Antioch, CALIFORNIA 94509

**Loan Number** 53386

**Suggested List** \$499,000

**Suggested Repaired** \$499,000

**Sale** \$490,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	42 Clearbrook Road, Antioch, California 94509	--	Parcel Match
L1 Listing 1	3112 Elizabeth Ln, Antioch, CA 94509	0.28 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2808 Patricia Ave, Antioch, CA 94509	0.96 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	114 W 8th St, Antioch, CA 94509	1.78 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	21 Clearbrook Rd, Antioch, CA 94509	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	18 Wightman Court, Antioch, CA 94509	0.69 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	103 Brookside Dr, Antioch, CA 94509	0.35 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

## Report Instructions - cont.

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.

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

<b>Broker Name</b>	Michael Gadams	<b>Company/Brokerage</b>	Bay Area Homes Sales and Evaluations
<b>License No</b>	01037884	<b>Address</b>	5047 Wittenmeyer Court Antioch CA 94531
<b>License Expiration</b>	05/12/2024	<b>License State</b>	CA
<b>Phone</b>	9257878676	<b>Email</b>	mfgadams61@gmail.com
<b>Broker Distance to Subject</b>	1.75 miles	<b>Date Signed</b>	04/27/2023

*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.**