

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>	1207 Melville Square Unit 117, Richmond, CA 94804	<b>Order ID</b>	8716064	<b>Property ID</b>	34142346
<b>Inspection Date</b>	04/27/2023	<b>Date of Report</b>	04/27/2023		
<b>Loan Number</b>	53393	<b>APN</b>	560-460-015-4		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Contra Costa		

### Tracking IDs

<b>Order Tracking ID</b>	04.27.23 BPO Request	<b>Tracking ID 1</b>	04.27.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Breckenridge Property Fund 2016 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,219	Visual exterior inspection shows no sign of needed repair. HOA provides a well-maintained landscape.	
<b>Assessed Value</b>	\$189,352		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	Condo		
<b>Occupancy</b>	Occupied		
<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>	MARINA BAY NORTH SHORE (866) 946-0800		
<b>Association Fees</b>	\$681 / Month (Landscaping, Insurance, Tennis, Greenbelt)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Located in an established neighborhood with homes in average to good condition. Market has slowed down and some areas starting to see declining in values.	
<b>Sales Prices in this Neighborhood</b>	Low: \$500,000 High: \$610,000		
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1207 Melville Square Unit 117	142 Bayside Ct	1205 Melville Sq Unit #408	155 Bayside Court
<b>City, State</b>	Richmond, CA	Richmond, CA	Richmond, CA	Richmond, CA
<b>Zip Code</b>	94804	94804	94804	94804
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.59 <sup>1</sup>	0.05 <sup>1</sup>	0.61 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$505,000	\$610,000	\$565,000
<b>List Price \$</b>	--	\$505,000	\$610,000	\$565,000
<b>Original List Date</b>		04/13/2023	04/26/2023	04/25/2023
<b>DOM · Cumulative DOM</b>	-- · --	13 · 14	1 · 1	2 · 2
<b>Age (# of years)</b>	40	31	40	31
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	2	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water
<b>Style/Design</b>	Other Condo	Other Condo	Other Condo	Other Condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,022	915	1,011	1,006
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	1 · 1	2 · 2	2 · 2
<b>Total Room #</b>	7	5	7	7
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<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 acres	0 acres	0 acres	0 acres
<b>Other</b>	Patio	Frpl, Deck, Cmn pool	Frpl, Patio	Frpl, Patio, Cmn pool

\* Listing 2 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** List1 has 1 fewer bed, 1 fewer bath, smaller living space, 9 years younger, and superior condition.

**Listing 2** List2 has similar beds/baths, living space, age, and condition.

**Listing 3** List3 has 9 years younger. Similar beds/baths, living space, and condition.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1207 Melville Square Unit 117	183 Schooner Ct	1201 Melville Sq Unit #407	116 Marina Lakes Dr
City, State	Richmond, CA	Richmond, CA	Richmond, CA	Richmond, CA
Zip Code	94804	94804	94804	94804
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 <sup>1</sup>	0.10 <sup>1</sup>	0.57 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$580,500	\$595,000	\$549,999
List Price \$	--	\$580,500	\$595,000	\$549,999
Sale Price \$	--	\$590,000	\$585,000	\$540,000
Type of Financing	--	All Cash No Loans	Conventional Loan	Conventional Loan
Date of Sale	--	07/08/2022	05/16/2022	01/06/2023
DOM · Cumulative DOM	-- · --	4 · 21	20 · 51	55 · 85
Age (# of years)	40	37	40	31
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water
Style/Design	Other Condo	Other Condo	Other Condo	Other Condo
# Units	1	1	1	1
Living Sq. Feet	1,022	997	1,011	1,006
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	Patio	Frpl, Patio, Cmn pool	Frpl, Deck	Frpl, Deck, Cmn pool
Net Adjustment	--	+\$500	-\$11,500	-\$15,500
Adjusted Price	--	\$590,500	\$573,500	\$524,500

\* Sold 3 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.

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Sold1 has 3 years younger-3000, frpl-1500, sold date+10000, and cmn pool-5000. Similar beds/baths, living space, and condition.

**Sold 2** Sold2 has superior condition-20000, patio+500, frpl-1500, sold date+10000, and deck-500. Similar beds/baths, living space, and age.

**Sold 3** Sold3 has 9 years younger-9000, patio+500, frpl-1500, deck-500, and cmn pool-5000. Similar beds/baths, living space, and condition.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There's no recent transaction in the past 12 months.			
<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>	\$574,000	\$574,000
<b>Sales Price</b>	\$563,000	\$563,000
<b>30 Day Price</b>	\$546,000	--
<b>Comments Regarding Pricing Strategy</b>		
Since subject requires no repair, listing it as-is will save the pre-marketing time and limit total amount of capital invested. There's a shortage of comparables with similar living space within immediate area so expansion of sold date, and/or value variance is necessary.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



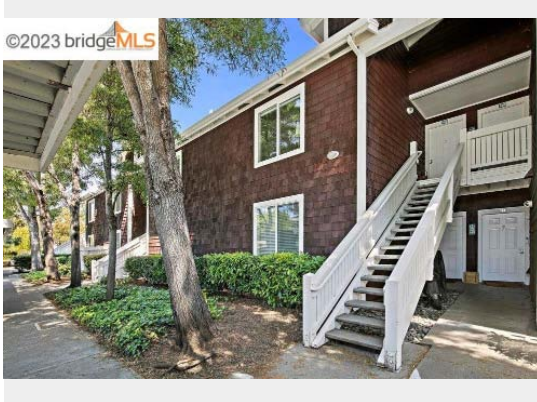
Address Verification



Street

## Listing Photos

**L1** 142 Bayside Ct  
Richmond, CA 94804



Front

**L2** 1205 Melville Sq Unit #408  
Richmond, CA 94804



Front

**L3** 155 Bayside Court  
Richmond, CA 94804



Front

## Sales Photos

**S1** 183 Schooner Ct  
Richmond, CA 94804



Front

**S2** 1201 Melville Sq Unit #407  
Richmond, CA 94804



Front

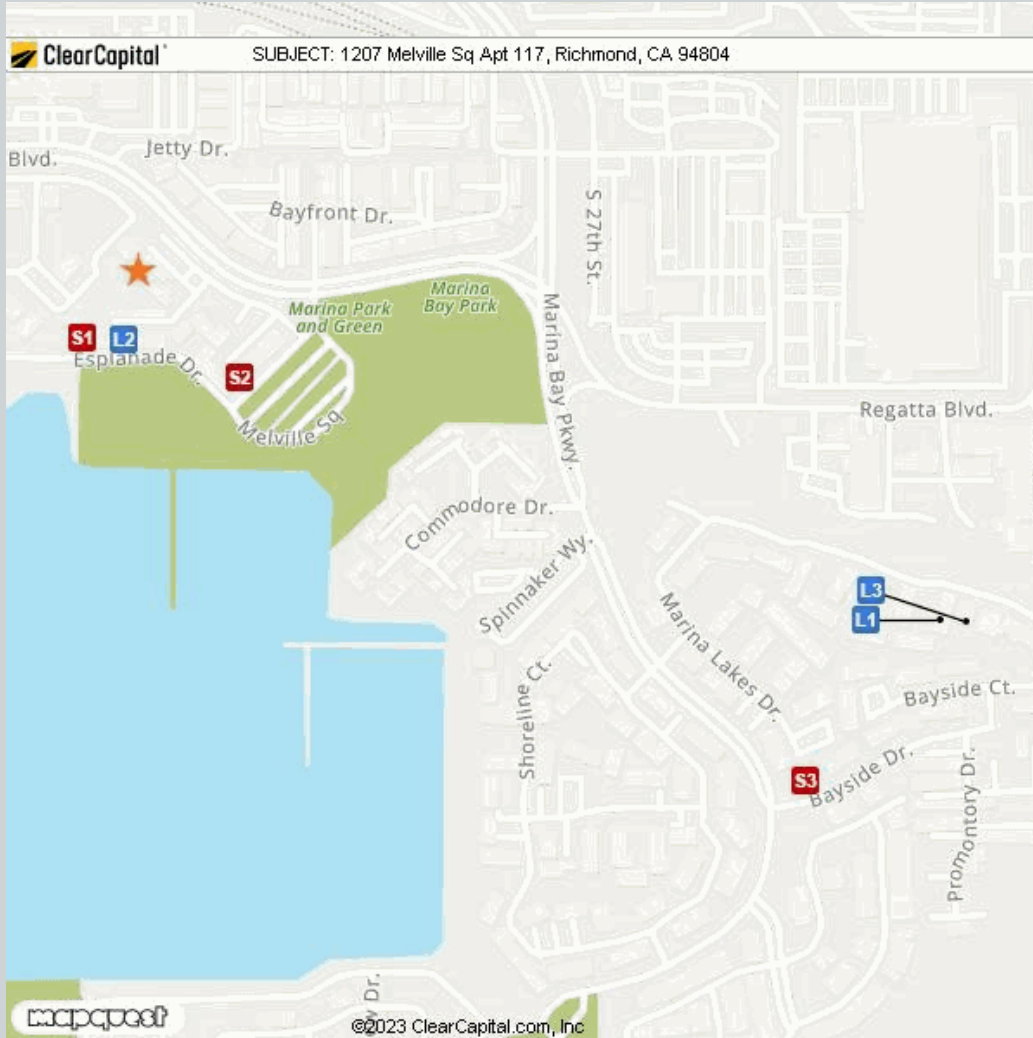
**S3** 116 Marina Lakes Dr  
Richmond, CA 94804



Front

## ClearMaps Addendum

**Address** ★ 1207 Melville Square Unit 117, Richmond, CA 94804  
**Loan Number** 53393      **Suggested List** \$574,000      **Suggested Repaired** \$574,000      **Sale** \$563,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1207 Melville Square Unit 117, Richmond, CA 94804	--	Parcel Match
L1 Listing 1	142 Bayside Ct, Richmond, CA 94804	0.59 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1205 Melville Sq Unit #408, Richmond, CA 94804	0.05 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	155 Bayside Court, Richmond, CA 94804	0.61 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	183 Schooner Ct, Richmond, CA 94804	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1201 Melville Sq Unit #407, Richmond, CA 94804	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	116 Marina Lakes Dr, Richmond, CA 94804	0.57 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.

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

<b>Broker Name</b>	Danaiwat Pongtippun	<b>Company/Brokerage</b>	Insync Realty, Inc.
<b>License No</b>	01952161	<b>Address</b>	5546 E 16th St Oakland CA 94621
<b>License Expiration</b>	06/04/2026	<b>License State</b>	CA
<b>Phone</b>	9169002618	<b>Email</b>	insyncrealty@hotmail.com
<b>Broker Distance to Subject</b>	13.08 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:**

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