

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	620 W F Street, Dixon, CA 95620	Order ID	8725939	Property ID	34159554
Inspection Date	05/07/2023	Date of Report	05/08/2023		
Loan Number	53517	APN	0113-153-280		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Solano		

Tracking IDs

Order Tracking ID	05.04.23 BPO Request	Tracking ID 1	05.04.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Joan G Swafford	Condition Comments	
R. E. Taxes	\$1,740	The subject property is a single family one story residential home with traditional style architecture, a composition shingle roof with solar power panels , vinyl siding exterior, covered porch, concrete driveway, landscaped lot, patio and wood board and chain link fencing. It has good architecture and conforms well with the neighborhood. Home appears to be in average condition with some exterior damage noted at the time of the inspection, good construction and average curb appeal. There are no externalities influencing value, no high electrical lines or towers, no commercial or industrial issues, no natural hazards and no encroachments with the exception of local utilities. Damage noted at the time of the inspection includes, rain gutters coming loose from the house and wood decay at the rafter tails	
Assessed Value	\$45,857		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$7,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$7,500		
HOA	No		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Established neighborhood built in 1955, approximately, with good construction, single and two story styles. The homes conform well with other neighboring homes with no natural hazards, no encroachments with the exception of public utilities and no commercial or industrial issues. There are no negative features present that could directly affect the marketability of the neighborhood. There is low REO activity, no boarded homes, no excessively overpriced or underpriced homes and a few homes with deferred maintenance. Close to shopping, schools, parks, transportation, freeway access and approxima...	
Sales Prices in this Neighborhood	Low: \$398,050 High: \$829,000		
Market for this type of property	Decreased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Established neighborhood built in 1955, approximately, with good construction, single and two story styles. The homes conform well with other neighboring homes with no natural hazards, no encroachments with the exception of public utilities and no commercial or industrial issues. There are no negative features present that could directly affect the marketability of the neighborhood. There is low REO activity, no boarded homes, no excessively overpriced or underpriced homes and a few homes with deferred maintenance. Close to shopping, schools, parks, transportation, freeway access and approximately fourteen miles to Travis AFB, the largest employer and economic engine of Solano County. Estimated % of REO Homes: 1%-10%. Dixon is a small, semi rural town located on the I80 corridor between Sacramento and San Francisco, It has seen steady growth for the past few years. . Due to the small size and age of the subject the search parameters had to be expanded to find comps.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	620 W F Street	525 N Washington St	615 Devonshire Dr	1100 Merrill Ct
City, State	Dixon, CA	Dixon, CA	Dixon, CA	Dixon, CA
Zip Code	95620	95620	95620	95620
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.21 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$575,000	\$499,800
List Price \$	--	\$399,000	\$544,999	\$499,800
Original List Date		05/03/2023	12/13/2022	02/01/2023
DOM · Cumulative DOM	-- · --	0 · 5	101 · 146	7 · 96
Age (# of years)	68	89	45	47
Condition	Average	Average	Average	Good
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 Cottage	1 Story Cottage	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	936	1,196	1,311	1,186
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	3 · 2
Total Room #	5	4	6	6
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	300	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.20 acres	0.15 acres	0.16 acres
Other	Solar power panels	--	--	--

* Listing 3 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 Superior to the subject in GLA and lot size, but it is older and has only two bedrooms. Two bedrooms, one bath, formal dining with original built-in display cabinet, living room with fireplace, inside laundry and a partial basement. Detached two-car garage and a fenced backyard with mature landscaping.

Listing 2 Superior to the subject in GLA, age and lot size, it also has one mor bathroom. Laminate flooring that spans throughout the living spaces, updated bathrooms and mature orange trees in the backyard.

Listing 3 Superior to the subject in GLA, age and lot size, it also has one mor bathroom. New flooring & baseboards throughout most of the home, as well as a new roof and gutters

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	620 W F Street	520 W D St N	433 W H St	710 Priddy Dr
City, State	Dixon, CA	Dixon, CA	Dixon, CA	Dixon, CA
Zip Code	95620	95620	95620	95620
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.18 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,999	\$475,000	\$519,700
List Price \$	--	\$489,000	\$465,000	\$519,700
Sale Price \$	--	\$450,000	\$465,000	\$495,000
Type of Financing	--	Fha	Conventional	V A
Date of Sale	--	01/23/2023	11/22/2022	11/29/2022
DOM · Cumulative DOM	-- · --	119 · 153	125 · 141	91 · 95
Age (# of years)	68	65	70	52
Condition	Average	Good	Good	Good
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 Cottage	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	936	1,136	1,033	1,036
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 1 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Carport 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	0.13 acres	0.24 acres	0.12 acres	0.16 acres
Other	Solar power panels	--	Leased solar power system	--
Net Adjustment	--	-\$33,000	-\$36,620	-\$25,500
Adjusted Price	--	\$417,000	\$428,380	\$469,500

* 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** Adjustments were made for the following differences: Lot size -\$11000, Condition -\$15000, Age -\$1500, Bathrooms -\$5000, GLA -\$8000, Garage size/type -\$7500, Solar power \$15000 Superior to the subject in GLA and lot size, it also has one more bathroom. Updated kitchen and breakfast nook area, laminate flooring throughout, newer windows, roof and inside laundry area.
- Sold 2** Adjustments were made for the following differences: Concession -\$20000, Lot size \$1000, Condition -\$15000, Age \$1000, Bathrooms -\$5000, GLA -\$3880, Garage size/type -\$2500 Superior to the subject in GLA and has one more bathroom, however it is on a slightly smaller lot. Laminate flooring in the front room and hallway. Tile in the kitchen and bathrooms. Tile shower/tub in one bathroom, updated vanity in the master bathroom. Updated counter tops, cabinets, sink and appliances.
- Sold 3** Adjustments were made for the following differences: Concession -\$8000, Lot size -\$3000, Condition -\$15000, Age -\$8000, Bathrooms -\$2500, GLA -\$4000, Solar power \$15000 Superior to the subject in GLA and lot size, it also has one more half bathroom. Completely remodeled, lifetime vinyl flooring, new carpet in bedrooms, new windows, bathrooms with vanities and custom tile work. Open concept family room overlooks the backyard. A kitchen with white cabinets and new hardware, stainless steel farmhouse sink and marble counters. Newer roof and the HVAC has been recently replaced.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no sales history available.			
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	\$435,000	\$450,000
Sales Price	\$430,000	\$445,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
<p>The price opinion analysis and conclusion was based on the comparison of sold comps 1, 2 and 3 which are all close in proximity, GLA and with similar styles in architecture and quality of construction. All are subject to the same marketing influences and trends. The most weight was placed on Sold #2, selling recently for \$465,000 but has larger GLA, one more bathroom no garage but a two car carport, the lot size is slightly smaller and it has a solar power system like the subject. The price opinion for the subject property is \$430,000 based on normal marketing time.</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



Side



Side



Street



Street

Subject Photos



Other



Other



Other

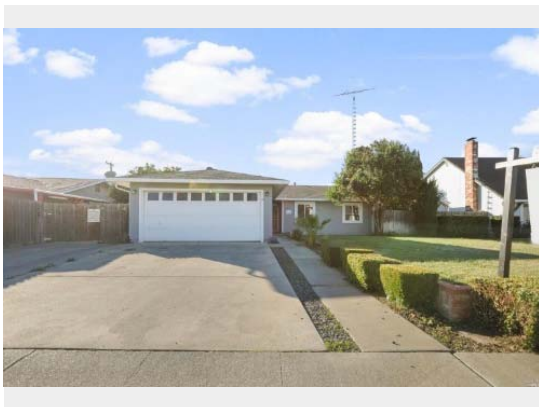
Listing Photos

L1 525 N Washington St
Dixon, CA 95620



Front

L2 615 Devonshire Dr
Dixon, CA 95620



Front

L3 1100 Merrill Ct
Dixon, CA 95620



Front

Sales Photos

S1 520 W D St N
Dixon, CA 95620



Front

S2 433 W H St
Dixon, CA 95620



Front

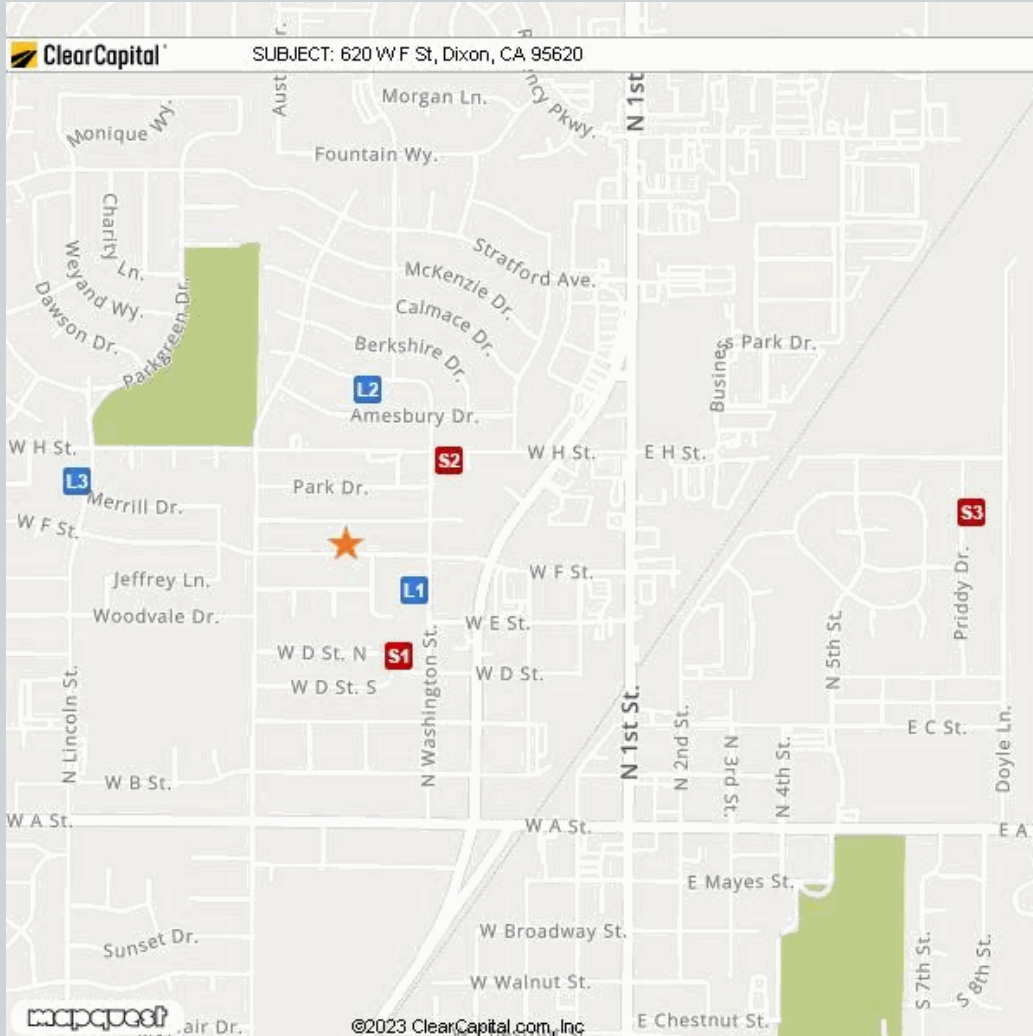
S3 710 Priddy Dr
Dixon, CA 95620



Front

ClearMaps Addendum

Address ★ 620 W F Street, Dixon, CA 95620
Loan Number 53517 **Suggested List** \$435,000 **Suggested Repaired** \$450,000 **Sale** \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	620 W F Street, Dixon, CA 95620	--	Parcel Match
L1 Listing 1	525 N Washington St, Dixon, CA 95620	0.11 Miles ¹	Parcel Match
L2 Listing 2	615 Devonshire Dr, Dixon, CA 95620	0.21 Miles ¹	Parcel Match
L3 Listing 3	1100 Merrill Ct, Dixon, CA 95620	0.37 Miles ¹	Parcel Match
S1 Sold 1	520 W D St N, Dixon, CA 95620	0.17 Miles ¹	Parcel Match
S2 Sold 2	433 W H St, Dixon, CA 95620	0.18 Miles ¹	Parcel Match
S3 Sold 3	710 Priddy Dr, Dixon, CA 95620	0.84 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	Matthew Clark	Company/Brokerage	California Homes & Ranches, Inc.
License No	01268865	Address	4587 Longs Trail Vacaville CA 95688
License Expiration	11/03/2025	License State	CA
Phone	7073183476	Email	matthew_L.clark@yahoo.com
Broker Distance to Subject	7.26 miles	Date Signed	05/08/2023

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.