

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	525 Melody Drive, Paso Robles, CA 93446	Order ID	8769321	Property ID	34236819
Inspection Date	06/05/2023	Date of Report	06/05/2023		
Loan Number	53554	APN	009671072		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Luis Obispo		

Tracking IDs					
Order Tracking ID	06.05.23 BPO Request	Tracking ID 1	06.05.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	RUBY I SERPA	Appears to be in 'average' condition from limited drive by view. Front needs landscape cleanup, new garage door, six trim
R. E. Taxes	\$1,959	
Assessed Value	\$181,753	
Zoning Classification	Residential R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(unknown - appeared trashout was under way)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,500	
Estimated Interior Repair Cost		
Total Estimated Repair	\$2,500	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	40 - 50 year old neighborhood, most are smaller ranch style homes in average to average plus condition. Close to schools, shopping and parks. Not much REO/Short sale activity. Subject is located on a busier residential street. As the subject is a small, older ranch style home on a busy residential street there was very little to work with using standard search parameters. This was especially true for actives, very little to work with. Most active comps were '0' lot line connected homes in 55+ tracts. For this reason I used extended search parameters to locate comps of similar characteristic...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$378500 High: \$1425000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

40 - 50 year old neighborhood, most are smaller ranch style homes in average to average plus condition. Close to schools, shopping and parks. Not much REO/Short sale activity. Subject is located on a busier residential street. As the subject is a small, older ranch style home on a busy residential street there was very little to work with using standard search parameters. This was especially true for actives, very little to work with. Most active comps were '0' lot line connected homes in 55+ tracts. For this reason I used extended search parameters to locate comps of similar characteristics. I uploaded a quick CMA showing the parameters I used for the active search and what was available.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	525 Melody Drive	523 Palm Ct	310 Primrose Ln	4255 Estrada Ave
City, State	Paso Robles, CA	Paso Robles, CA	Paso Robles, CA	Atascadero, CA
Zip Code	93446	93446	93446	93422
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.01 ¹	0.60 ¹	7.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$549,000	\$579,000	\$499,900
List Price \$	--	\$549,000	\$579,000	\$477,000
Original List Date		04/18/2023	05/26/2023	03/26/2023
DOM · Cumulative DOM	-- · --	48 · 48	10 · 10	69 · 71
Age (# of years)	44	43	37	62
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	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	1,044	1,345	1,378	1,096
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 1
Total Room #	5	5	5	4
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	--	--	--	--
Lot Size	0.14 acres	0.25 acres	0.11 acres	0.13 acres
Other	covered patio	Covered patio	covered patio	none

* 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 Comp is larger -\$21000, comp has larger lot -\$10000, comp has superior location -\$5000. Comp went pending after only 4 DOM.

Listing 2 Comp is larger -\$23000, comp in superior condition -\$20000, comp has superior location -\$5000, subject has larger lot 2500. Comp is under contract

Listing 3 Very similar condition as the subject. Though it is 7+ miles away it was superior to use verses what was available in Paso Robles for a 3rd 'active' comp. Comp is larger -\$3000, comp has superior location -\$5000, subject has 2nd garage stall +\$ 7000, subject has more bed/bath count +\$7000. Comp is under contract, probate listing.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	525 Melody Drive	1063 Sylvia Cir	1090 Sylvia Cir	1319 White Clover Ln
City, State	Paso Robles, CA	Paso Robles, CA	Paso Robles, CA	Paso Robles, CA
Zip Code	93446	93446	93446	93446
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.14 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$579,000	\$499,000	\$489,900
List Price \$	--	\$579,000	\$499,000	\$489,900
Sale Price \$	--	\$581,000	\$480,000	\$470,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	03/31/2023	05/18/2023	02/10/2023
DOM · Cumulative DOM	-- · --	38 · 38	49 · 49	45 · 45
Age (# of years)	44	49	51	37
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Adverse ; Busy Road	Adverse ; Other
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	1,044	1,176	1,202	1,020
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.14 acres	0.14 acres	0.20 acres	0.11 acres
Other	covered patio	shed, large patio	covered patio	Covered patio
Net Adjustment	--	-\$63,500	-\$13,500	-\$2,500
Adjusted Price	--	\$517,500	\$466,500	\$467,500

* 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.

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

Sold 1 Comp is larger -\$9000, comp has superior location -\$5000, comp in superior condition -\$33000, concessions -\$6000. shed -\$2000, comp has covered front porch -\$3500, comp has new rear landscape -\$5000

Sold 2 Similar in condition to the subject. Comp is larger -\$11000, concessions -\$2500.

Sold 3 Subject has larger lot +\$2500, concessions -\$5000. Probate listing/sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Recently sold (06/03/2023). New owner is not on tax records yet.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/13/2023	\$399,000	--	--	Sold	06/01/2023	\$455,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$479,000	\$485,000
Sales Price	\$470,000	\$475,000
30 Day Price	\$467,000	--
Comments Regarding Pricing Strategy		
Gave most weight to S2 followed by S3. I would suggest an interior inspection to verify the condition of subject. RE is still very strong in Paso Robles, this house warrants a remodel ... should be fully recoverable plus extra.		

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



Street



Other



Other

Subject Photos



Other

Listing Photos

L1 523 Palm Ct
Paso Robles, CA 93446



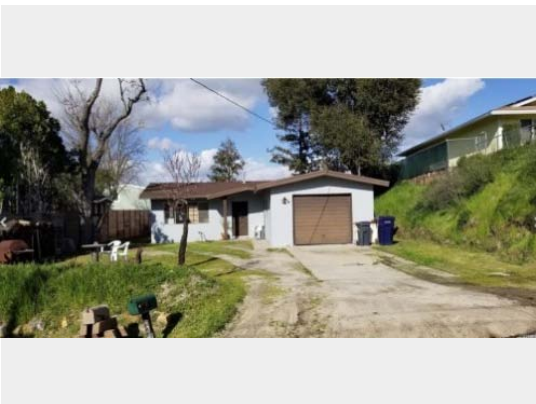
Front

L2 310 Primrose Ln
Paso Robles, CA 93446



Front

L3 4255 Estrada Ave
Atascadero, CA 93422



Front

Sales Photos

S1 1063 Sylvia Cir
Paso Robles, CA 93446



Front

S2 1090 Sylvia Cir
Paso Robles, CA 93446



Front

S3 1319 White Clover Ln
Paso Robles, CA 93446



Front

ClearMaps Addendum

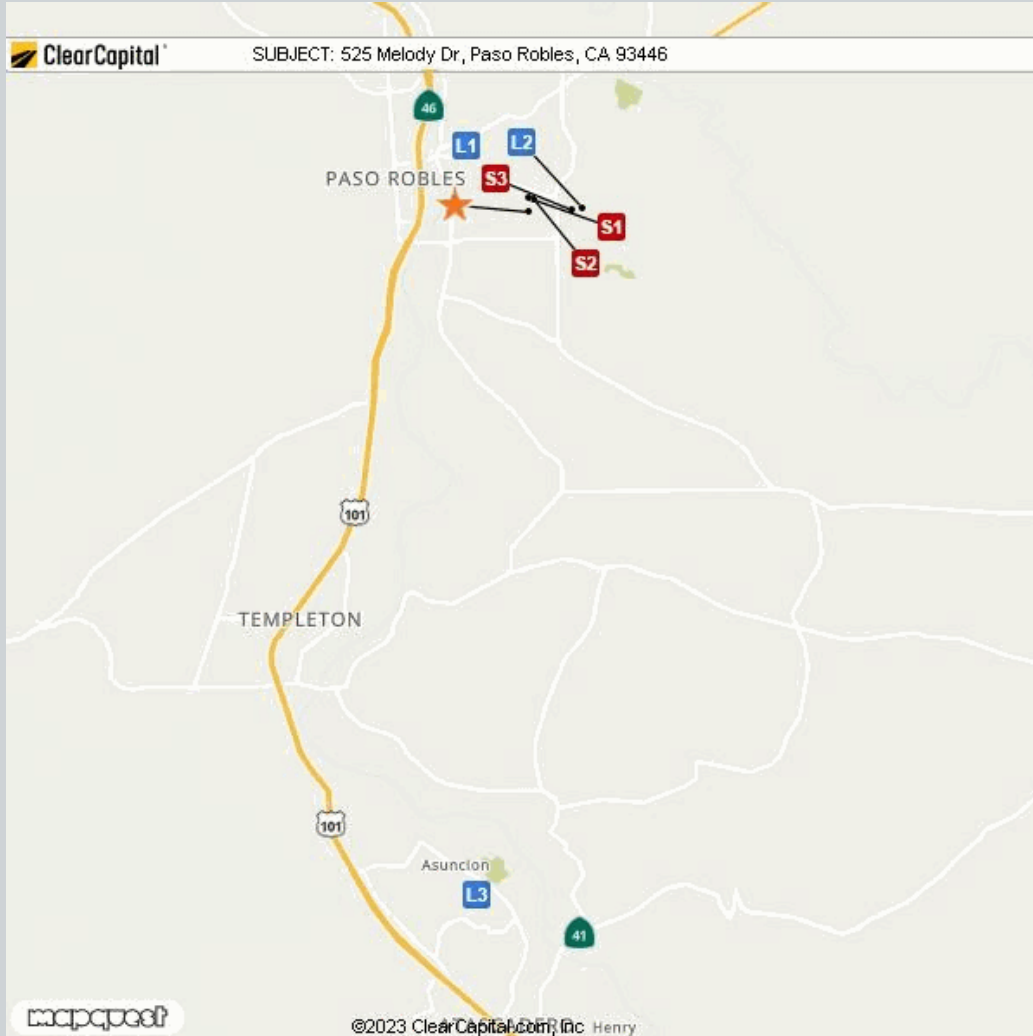
Address ★ 525 Melody Drive, Paso Robles, CA 93446

Loan Number 53554

Suggested List \$479,000

Suggested Repaired \$485,000

Sale \$470,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	525 Melody Drive, Paso Robles, CA 93446	--	Parcel Match
L1 Listing 1	523 Palm Ct, Paso Robles, CA 93446	1.01 Miles ¹	Parcel Match
L2 Listing 2	310 Primrose Ln, Paso Robles, CA 93446	0.60 Miles ¹	Parcel Match
L3 Listing 3	4255 Estrada Ave, Atascadero, CA 93422	7.65 Miles ¹	Parcel Match
S1 Sold 1	1063 Sylvia Cir, Paso Robles, CA 93446	0.14 Miles ¹	Parcel Match
S2 Sold 2	1090 Sylvia Cir, Paso Robles, CA 93446	0.14 Miles ¹	Parcel Match
S3 Sold 3	1319 White Clover Ln, Paso Robles, CA 93446	0.47 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.

*** 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

Broker Name	Gerald Dallons	Company/Brokerage	Gerald Dallons
License No	01334275	Address	1180 Beaver Creek Ln Paso Robles CA 93446
License Expiration	08/06/2023	License State	CA
Phone	8053200930	Email	jerrydallons@gmail.com
Broker Distance to Subject	1.69 miles	Date Signed	06/05/2023

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.