

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	208 Long Street, Suisun City, CA 94585	Order ID	8746437	Property ID	34197335
Inspection Date	05/19/2023	Date of Report	05/20/2023		
Loan Number	53670	APN	APN 0032-242-200		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Solano		

Tracking IDs

Order Tracking ID	05.18.23 BPO Request	Tracking ID 1	05.18.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Hardin Samuel C III	Condition Comments Subject property appears to be in average condition with no repairs noted during the time of inspection. There are no hazards as seen from exterior review.
R. E. Taxes	\$4,399	
Assessed Value	\$321,658	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject is located in a suburban location that does have close proximity to shops and major highways. The market is currently stable.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$410,900 High: \$550,900	
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	208 Long Street	604 Ring Neck Ln	402 Coot Ln	106 De Leon Ct
City, State	Suisun City, CA	Suisun City, CA	Suisun City, CA	Fairfield, CA
Zip Code	94585	94585	94585	94533
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.63 ¹	1.66 ¹	1.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,900	\$515,000	\$515,888
List Price \$	--	\$499,900	\$515,000	\$515,888
Original List Date		02/17/2023	03/24/2023	04/28/2023
DOM · Cumulative DOM	-- · --	92 · 92	57 · 57	20 · 22
Age (# of years)	47	46	46	40
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,176	1,440	1,320	1,262
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	8	7	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.13 acres	0.13 acres	0.16 acres
Other	None	None	None	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 this four-bedroom home. Cozy family room with wood burning fireplace. The kitchen and dining room are next to each other, from there you can walk outside to a nice size backyard which could be excellent for those summer BBQs.

Listing 2 Good condition single story home near hwy-12 for easy commute. Near shopping center, schools and much more. 2 car garage attached

Listing 3 Charming home located in a quiet cul-de-sac with quick and easy access to everywhere and anywhere you may want to be. This home features newly installed carpet, updated hardwood floors and fixtures. With the home's orientation on the 6,696 sq. ft lot, the backyard allows for ample room to place ADUs

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	208 Long Street	808 Illinois St	1105 Suisun St	220 Long St
City, State	Suisun City, CA	Fairfield, CA	Suisun City, CA	Suisun City, CA
Zip Code	94585	94533	94585	94585
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.08 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$425,000	\$499,500
List Price \$	--	\$415,000	\$425,000	\$499,500
Sale Price \$	--	\$415,000	\$440,000	\$499,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/30/2022	03/03/2023	12/15/2022
DOM · Cumulative DOM	-- · --	52 · 64	82 · 163	73 · 77
Age (# of years)	47	69	69	47
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,176	1,096	1,096	1,176
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 1	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.17 acres	0.15 acres	0.11 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$415,000	\$440,000	\$499,500

* 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** This great little starter or investment has so much potential. Much remodeling has been done including floors, kitchen and bathroom.
- Sold 2** This location cannot be beat. You are a short distance from the Suisun Waterfront, which is home to many restaurants, shops and fun things to do.
- Sold 3** 3 bed/2 bath home in a friendly neighborhood near the Marina. Double pane windows with blinds, laminate floors in the main rooms with a large sunroom on back of house.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No prior history noted.			
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	\$471,900	\$471,900
Sales Price	\$465,900	\$465,900
30 Day Price	\$450,900	--
Comments Regarding Pricing Strategy		
Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. All comparables have been given equal weight in determining an opinion of value for the subject property.		

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



Street



Street

Listing Photos

L2 402 Coot Ln
Suisun City, CA 94585



Front



Front

L3 106 De Leon Ct
Fairfield, CA 94533



Front

Sales Photos

S1 808 Illinois St
Fairfield, CA 94533



Front

S2 1105 Suisun St
Suisun City, CA 94585



Front

S3 220 Long St
Suisun City, CA 94585



Front

ClearMaps Addendum

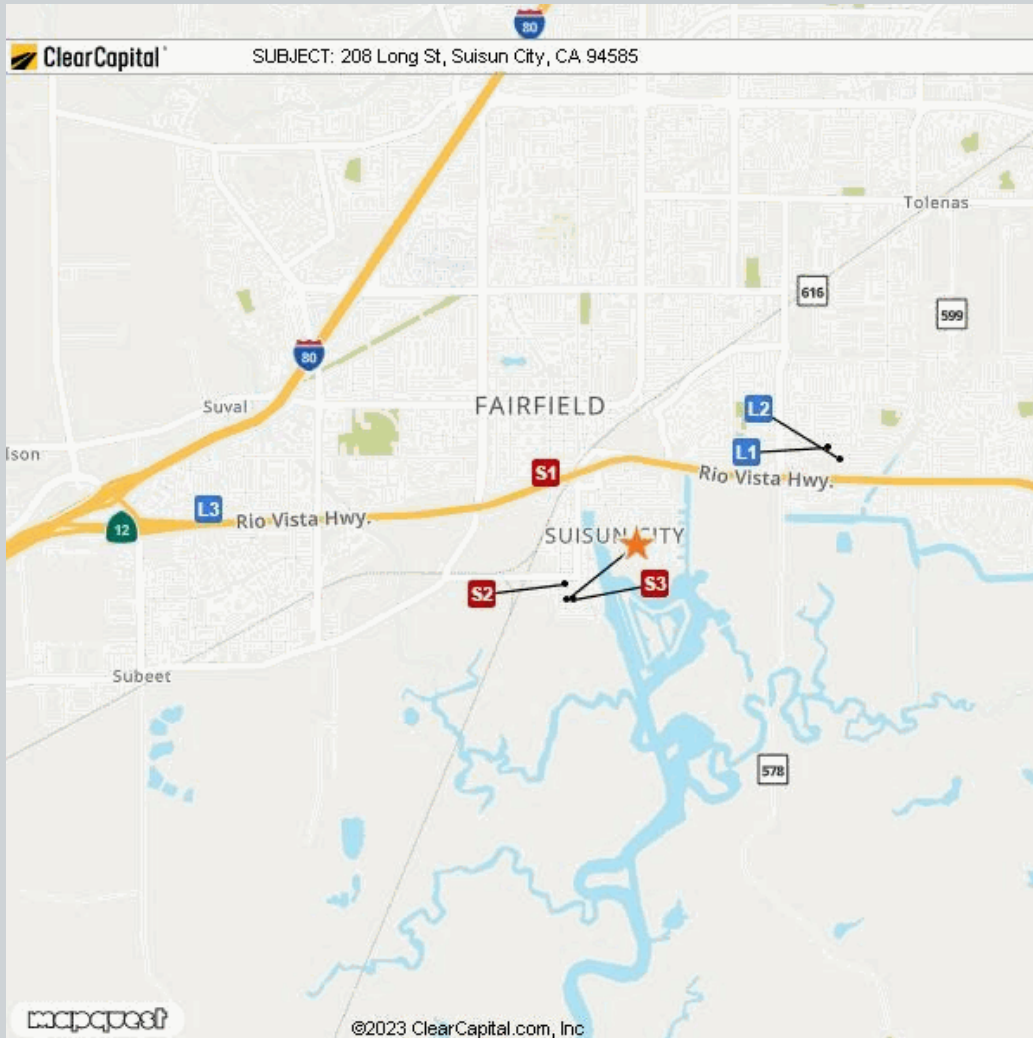
Address ★ 208 Long Street, Suisun City, CA 94585

Loan Number 53670

Suggested List \$471,900

Suggested Repaired \$471,900

Sale \$465,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	208 Long Street, Suisun City, CA 94585	--	Parcel Match
L1 Listing 1	604 Ring Neck Ln, Suisun City, CA 94585	1.63 Miles ¹	Parcel Match
L2 Listing 2	402 Coot Ln, Suisun City, CA 94585	1.66 Miles ¹	Parcel Match
L3 Listing 3	106 De Leon Ct, Fairfield, CA 94533	1.99 Miles ¹	Parcel Match
S1 Sold 1	808 Illinois St, Fairfield, CA 94533	0.69 Miles ¹	Parcel Match
S2 Sold 2	1105 Suisun St, Suisun City, CA 94585	0.08 Miles ¹	Parcel Match
S3 Sold 3	220 Long St, Suisun City, CA 94585	0.04 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	Melody Lynn Kramer	Company/Brokerage	SERVICE IS FIRST INC
License No	01397744	Address	505 merchant street Vacaville CA 95688
License Expiration	09/01/2023	License State	CA
Phone	7076893244	Email	teamnapa@bagr.net
Broker Distance to Subject	8.70 miles	Date Signed	05/20/2023

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.