

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>	803 Toddick Avenue, Marysville, CALIFORNIA 95901	<b>Order ID</b>	8758891	<b>Property ID</b>	34219079
<b>Inspection Date</b>	05/26/2023	<b>Date of Report</b>	05/26/2023		
<b>Loan Number</b>	53766	<b>APN</b>	008051013000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Yuba		

Tracking IDs					
<b>Order Tracking ID</b>	05.26.23 BPO Request	<b>Tracking ID 1</b>	05.26.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Information		Condition Comments
<b>Owner</b>	LENORD E CAGLE	The Subject looked in Average condition. The roof, eaves, gutters, trim, windows, front porch, front door, garage door, exterior lighting, shutters, fencing, driveway, landscaping all looked intact and without damage. No repairs are required. The Subject looked occupied. There were personal items on the porch and a personalized name plaque at the entrance. Although I did not view the backyard, you can see on Google Maps there is covered patio. Beyond the backyard is thousands of acres of farmland.
<b>R. E. Taxes</b>	\$1,784	
<b>Assessed Value</b>	\$128,181	
<b>Zoning Classification</b>	Residential R-1	
<b>Property Type</b>	SFR	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The Subject is located in an appealing neighborhood in the small town of Marysville with wide streets, streetlights, curbs and gutters. Good curb appeal. Most of the homes in this area are on public water and sewer. No apparent physical deficiencies or adverse conditions noted at the time of observation. No REOs, short sales or boarded-up homes. Typical utility easements exist. We are still experiencing low inventory. Schools, parks, grocery store, restaurants and access to Highway 20 is located with 2 miles of the Subject.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$150000 High: \$375000	
<b>Market for this type of property</b>	Decreased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	803 Toddick Avenue	1827 Ramirez St	1185 Rideout Way	1313 Jason Dr
<b>City, State</b>	Marysville, CALIFORNIA	Marysville, CA	Marysville, CA	Marysville, CA
<b>Zip Code</b>	95901	95901	95901	95901
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.75 <sup>1</sup>	0.59 <sup>1</sup>	2.47 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,000	\$340,000	\$349,990
<b>List Price \$</b>	--	\$299,000	\$340,000	\$349,990
<b>Original List Date</b>		12/16/2022	04/07/2023	05/03/2023
<b>DOM · Cumulative DOM</b>	-- · --	17 · 161	11 · 49	10 · 23
<b>Age (# of years)</b>	48	82	64	40
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	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>	1,375	1,359	1,197	1,236
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	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>	0.17 acres	.14 acres	.15 acres	.23 acres
<b>Other</b>	HVAC	HVAC	HVAC, Owned Solar	HVAC, Leased Solar

\* 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.

## Current Listings - Cont.

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

- Listing 1** This is a three bedroom with one bathroom in 1359 square feet. This single-story home is on public water and sewer. This home is located just .75 miles from the Subject in a similar neighborhood. Due to the lack of comps, I had to expand my search radius out to 3 miles along with expanding past allowable age, allowable square footage variance and lot size. This home is mostly original but has a newer HVAC. This home is on Hold. Was too difficult to show because of the Seller's schedule. This was the ONLY other Active/Pending listing available. Inferior in age +\$17000, bedroom count +\$5000 and garage count +\$5000. Adjusted sale's price is \$326,000.
- Listing 2** This is a three bedroom with one bathroom in 1197 square feet. This single-story home is on public water and sewer. This home is located just .59 miles from the Subject in a similar neighborhood. This home has owned solar. This home was updated 6-10 years ago. I have to make an adjustment for condition. Inferior in age +\$8000 and GLA +\$8900. Superior in condition -\$20000 and owned solar -\$8500. Only 11 days on the market with two offers received. Pending sale. Adjusted sale's price is \$328,400.
- Listing 3** This is a three bedroom with one bathroom in 1236 square feet. This single-story home is on public water and sewer. This home is located 2.47 miles from the Subject in a similar neighborhood. Due to the lack of comps, I had to expand my search radius out to 3 miles along with expanding past allowable age, allowable square footage variance and lot size. This home has leased solar. This home was updated 0-5 years ago. I have to make an adjustment for condition. Superior in condition -\$20000, age -\$4000 and lot size -\$1920. Inferior in GLA +\$6950. Only 10 days on the market with seven offers received. Pending sale. Adjusted sale's price is \$330,930. Pending sale.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	803 Toddick Avenue	728 Harris St	1324 Johnson Ave	1133 Johnson Ave
<b>City, State</b>	Marysville, CALIFORNIA	Marysville, CA	Marysville, CA	Marysville, CA
<b>Zip Code</b>	95901	95901	95901	95901
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.62 <sup>1</sup>	0.62 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$279,900	\$325,000	\$345,000
<b>List Price \$</b>	--	\$279,900	\$325,000	\$345,000
<b>Sale Price \$</b>	--	\$307,000	\$335,000	\$345,000
<b>Type of Financing</b>	--	Fha	Conv	Fha
<b>Date of Sale</b>	--	12/12/2022	03/27/2023	04/17/2023
<b>DOM · Cumulative DOM</b>	-- · --	9 · 38	8 · 42	24 · 60
<b>Age (# of years)</b>	48	49	39	44
<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	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Power Lines
<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>	1,375	1,186	1,514	1,388
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	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>	0.17 acres	.15 acres	.14 acres	.14 acres
<b>Other</b>	HVAC	HVAC	HVAC	HVAC
<b>Net Adjustment</b>	--	+\$9,450	-\$11,450	-\$2,000
<b>Adjusted Price</b>	--	\$316,450	\$323,550	\$343,000

\* 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.

## Recent Sales - Cont.

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

- Sold 1** This is a three bedroom with two bathrooms in 1186 square feet. This single-story home is on public water and sewer. This home is located just .62 miles from the Subject in a similar neighborhood. Similar style, condition, age, bedroom count, garage and lot size like the Subject. This home has mostly original features, but windows have been updated. The Seller did contribute \$14280. NO adjustment required. This is the new trend in our area due to the higher mortgage rates. Inferior in GLA +\$9450. Only 9 days on the market with 5 offers received.
- Sold 2** This is a three bedroom with two bathrooms in 1514 square feet. This single-story home is on public water and sewer. This home is located just .62 miles from the Subject in a similar neighborhood. Similar style, condition, bedroom count, bathroom count and garage count like the Subject. This home has mostly original features, but the HVAC have been updated. The Seller did contribute \$10000. NO adjustment required. This is the new trend in our area due to the higher mortgage rates. Superior in age - \$4500 and GLA -\$6950. Only 8 days on the market with one offer received.
- Sold 3** This is a three bedroom with two bathrooms in 1388 square feet. This single-story home is on public water and sewer. This home is located just .25 miles from the Subject in the same neighborhood. Similar style, condition, bedroom count, bathroom count and garage count like the Subject. This home has mostly original features, but the glass shower door and bathroom floor in one of the bathrooms have updated. The Seller did contribute \$13500. NO adjustment required. This is the new trend in our area due to the higher mortgage rates. Superior in age -\$2000. Only 24 days on the market with four offers received. This is the most recent comp. This home just sold 04/17/2023.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No listing history. I checked the multiple listing service, tax record and First American Title website.			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$330,000	\$330,000
<b>Sales Price</b>	\$330,000	\$330,000
<b>30 Day Price</b>	\$328,900	--
<b>Comments Regarding Pricing Strategy</b>		
<p>There was one other more recent sold comp in the Subject's neighborhood located at 814 Johnson Ave, Marysville, CA 95901-3436* Closed (03/10/23) Special Listing Conditions: None DOM/CDOM: 10/10. Three bedrooms with two bathrooms in 1375 square feet. Built in 1973 on a .20 acre lot. List price was \$299,999. Sold for \$284,999. Two offers were received. All Cash offer was accepted. But this home needed lots of work. So, I could not use it. Due to the lack of comps, I had to expand out to a 3-mile radius for Active/Pending Listings. Out to a 1-mile radius for Sold comps and back five months along with expanding past allowable age, allowable square footage variance and lot size. I tried to keep all comps within the Subject neighborhood/area, but it was impossible. The market in our area has changed. We are seeing longer days on the market, more price reductions and more Buyer's concessions from Sellers. No adjustment needed for concessions. This is the new trend in our area. We are still experiencing very low inventory. Buyers are constantly looking for this type of property. Sale's prices have softened due to the higher mortgage rates. Even with the increase of mortgage rates, homes are still selling in 35 days or less if priced correctly. According to the Realtor Property Report the RVM Estimate Range is \$286K-\$371K. The RVM Month Change is down \$1,690. And the RVM Year Change is down 8.2%. See attachment.</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



Front



Front



Front



Address Verification



Address Verification



## Subject Photos



Side



Side



Street



Street



Other



Other

## Subject Photos



Other

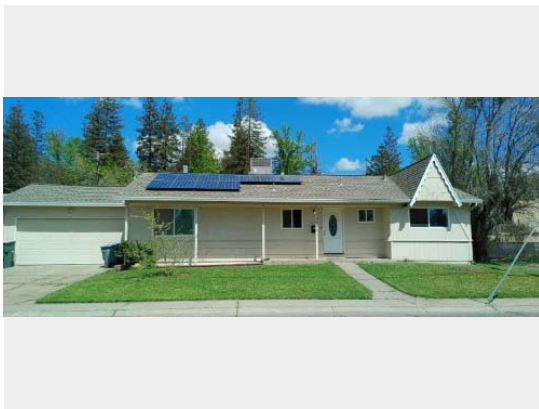
## Listing Photos

**L1** 1827 Ramirez St  
Marysville, CA 95901



Front

**L2** 1185 Rideout Way  
Marysville, CA 95901



Front

**L3** 1313 Jason Dr  
Marysville, CA 95901



Front



## Sales Photos

**S1** 728 Harris St  
Marysville, CA 95901



Front

**S2** 1324 Johnson Ave  
Marysville, CA 95901



Front

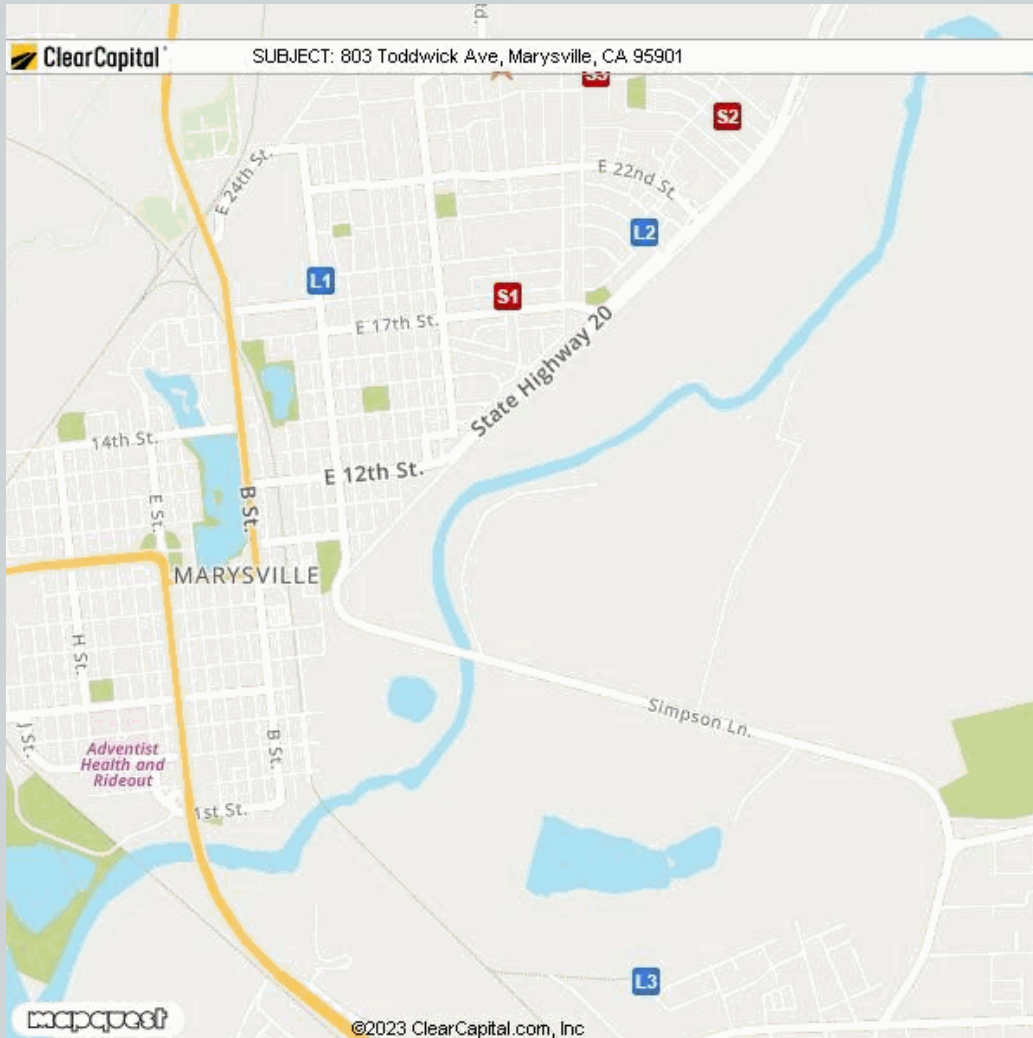
**S3** 1133 Johnson Ave  
Marysville, CA 95901



Front

## ClearMaps Addendum

**Address** ★ 803 Toddick Avenue, Marysville, CALIFORNIA 95901  
**Loan Number** 53766      **Suggested List** \$330,000      **Suggested Repaired** \$330,000      **Sale** \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	803 Toddick Avenue, Marysville, California 95901	--	Parcel Match
L1 Listing 1	1827 Ramirez St, Marysville, CA 95901	0.75 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1185 Rideout Way, Marysville, CA 95901	0.59 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1313 Jason Dr, Marysville, CA 95901	2.47 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	728 Harris St, Marysville, CA 95901	0.62 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1324 Johnson Ave, Marysville, CA 95901	0.62 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1133 Johnson Ave, Marysville, CA 95901	0.25 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>	Angela Sandhu	<b>Company/Brokerage</b>	RE/MAX Gold
<b>License No</b>	01714244	<b>Address</b>	1310 Meadowlark way Yuba City CA 95993
<b>License Expiration</b>	10/25/2025	<b>License State</b>	CA
<b>Phone</b>	5303018167	<b>Email</b>	angelasandhu1967@gmail.com
<b>Broker Distance to Subject</b>	3.34 miles	<b>Date Signed</b>	05/26/2023

*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.**