

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	727 Foothill Street, Los Banos, CA 93635	Order ID	8765542	Property ID	34228959
Inspection Date	06/01/2023	Date of Report	06/02/2023		
Loan Number	53836	APN	431-245-007-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Merced		

Tracking IDs					
Order Tracking ID	06.01.23 BPO Request	Tracking ID 1	06.01.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Raul Ignacio Zambrano/Zambrano Arreola Alejandro	Exterior Inspection shows to be maintained; there are no deferred maintenance and/or damages visible. Exterior walls (front) look intact/ garage door intact.
R. E. Taxes	\$3,731	
Assessed Value	\$320,607	
Zoning Classification	R-1	
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		Neighborhood Comments
Location Type	Suburban	There is one Act Comp in the neighborhood but 0 sold comp in the last 60 days. General Market Denotes that in the last 6 months, # For Sale decreased -46.8% while # sold decreased - 8.7%. The Avg Active Prices & Avg Sold Prices have both increased 5.4%/1.8% respectively in the last 6 months. There are 2 Months of inventory with a 50% absorption rate based on closed sales. This is indicative of a seller's market but Avg Days on Market/AVG CDOM is 57/62-not change from the last couple of months. The Median Sold Price is \$458K a slight decreased from \$467K in the last month. Sold/List Diff % i...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$385,000 High: \$587,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

There is one Act Comp in the neighborhood but 0 sold comp in the last 60 days. General Market Denotes that in the last 6 months, # For Sale decreased -46.8% while # sold decreased -8.7%. The Avg Active Prices & Avg Sold Prices have both increased 5.4%/1.8% respectively in the last 6 months. There are 2 Months of inventory with a 50% absorption rate based on closed sales. This is indicative of a seller's market but Avg Days on Market/AVG CDOM is 57/62-not change from the last couple of months. The Median Sold Price is \$458K a slight decreased from \$467K in the last month. Sold/List Diff % is 98%.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	727 Foothill Street	2138 Mckinley	1861 Riverside Way	787 Amelia Ct
City, State	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
Zip Code	93635	93635	93635	93635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.92 ¹	1.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$470,000	\$435,000	\$419,000
List Price \$	--	\$470,000	\$435,000	\$440,000
Original List Date		05/31/2023	04/09/2023	04/20/2023
DOM · Cumulative DOM	-- · --	2 · 2	18 · 54	28 · 43
Age (# of years)	31	33	24	25
Condition	Average	Good	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,480	1,558	1,558	1,377
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	--	Pool - Yes	--	Pool - Yes Spa - Yes
Lot Size	.15 acres	.17 acres	.15 acres	.15 acres
Other	TileRoof, SolarPanels, CHVAC, Porch	CompShingle, Porch, CHVAC	TileRoof, Porch, CHVAC	TileRoof, Porch, CHVAC,

* 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.

Current Listings - Cont.

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

- Listing 1** Reg Sale, OO, This Comp is similar in room count, close in year built, with 2 car garage. Comp Shingle Roof with a pool/RV Access, larger SQ, larger lot size. There is no other sold/listing history for this comp in the last 12 months.
- Listing 2** Due to the limited # of active in close proximity to subject, relaxed RADIUS/DISTANCE to capture comps that bracket SQ/room count. Reg Sale, VACANT (was tenant occupied) Pending 5/26/2023, This comp is same in room count, w/tile roof 2 car garage but slightly larger in SQ and newer in year built. Same Lot size. There is no other sold/listing history for this comp in the last 12 months.
- Listing 3** Due to the limited # of active in close proximity to subject, relaxed RADIUS/DISTANCE to capture comps that bracket SQ/room count. Reg Sale, VACANT, Pending 5/18/2023. This Comp is same in room count, w/tile roof/2 car garage and same lot size. It is smaller in SQ, and newer in year built with pool/spa. There is no other sold/listing history for this comp in the last 12 months.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	727 Foothill Street	1655 Alberta St	1888 Sonoma Av	2061 Hastings Dr
City, State	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
Zip Code	93635	93635	93635	93635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.26 ¹	1.00 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$425,000	\$430,000
List Price \$	--	\$420,000	\$425,000	\$430,000
Sale Price \$	--	\$413,000	\$425,000	\$432,500
Type of Financing	--	Fha	Va	Conventional
Date of Sale	--	03/15/2023	04/28/2023	03/22/2023
DOM · Cumulative DOM	-- · --	131 · 166	7 · 36	20 · 22
Age (# of years)	31	26	25	26
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,480	1,388	1,558	1,725
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
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	.15 acres	.18 acres	.14 acres	.16 acres
Other	TileRoof, SolarPanels, CHVAC, Porch	Tilerroof, CHVAC, Porch, FP	TileRoof, CHVAC, Porch, FP	TileRoof, CHVAC, Porch, FP
Net Adjustment	--	+\$11,420	+\$5,670	-\$175
Adjusted Price	--	\$424,420	\$430,670	\$432,325

* 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.

Recent Sales - Cont.

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

- Sold 1** Due to the limited # of current sold comps in closed proximity, relaxed RADIUS/DISTANCE to capture comps that bracket SQ/Room count - most recent sold was still over 30 days old. Reg Sale, VACANT, FHA, \$8000 BCC's, Multiple Offers: 3, 12 days in Escrow. This Comp is same in room count with tile roof, 2 car garage but no solar panels, larger lot size, newer in year built. There is no other sold/listing history found for this comp in the last 12 months.
- Sold 2** Due to the limited # of current sold comps in closed proximity, relaxed RADIUS/DISTANCE to capture comps that bracket SQ/Room count - most recent sold was still over 30 days old. Reg Sale, VACANT, VA, \$0 BCC's, Multiple Offers: 3. This comp is same in room count, w/tile Roof/2car garage & same lot size- no solar panels, larger in SQ - newer in year built. There is no other sold/listing history found for this comp in the last 12 months.
- Sold 3** Due to the limited # of current sold comps in closed proximity, relaxed RADIUS/DISTANCE to capture comps that bracket SQ/Room count - most recent sold was still over 30 days old. Reg Sale, OO, Conventional, \$0 BCC's. This Comp is larger in SQ, room count and newer in year built. Same Functional layout with Tile Roof/2 car garage, and close to the same lot size. There is no other sold/listing history found for this comp in the last 12 months.

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 1

of Sales in Previous 12 Months 0

Listing History Comments

MLS Shows it was listed and Canceled w/in the last 12months. There are 0 Sold history in the last 12 months.

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
09/19/2022	\$435,000	10/12/2022	\$400,000	Cancelled	12/01/2022	\$400,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$430,500	\$430,500
Sales Price	\$430,500	\$430,500
30 Day Price	\$424,500	--

Comments Regarding Pricing Strategy

Due to the limited # of active/sold comps in close proximity, relaxed RADIUS/Distance criteria to capture comps that bracket SQ/Room count, still no recent sold comps all older than 30 days. Sold Comp 2 is closest to subject and should be listed AS-is.

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



Street



Street



Other

Listing Photos

L1 2138 McKinley
Los Banos, CA 93635



Front

L2 1861 Riverside Way
Los Banos, CA 93635



Front

L3 787 Amelia Ct
Los Banos, CA 93635



Front

Sales Photos

S1 1655 Alberta St
Los Banos, CA 93635



Front

S2 1888 Sonoma Av
Los Banos, CA 93635



Front

S3 2061 Hastings Dr
Los Banos, CA 93635



Front

ClearMaps Addendum

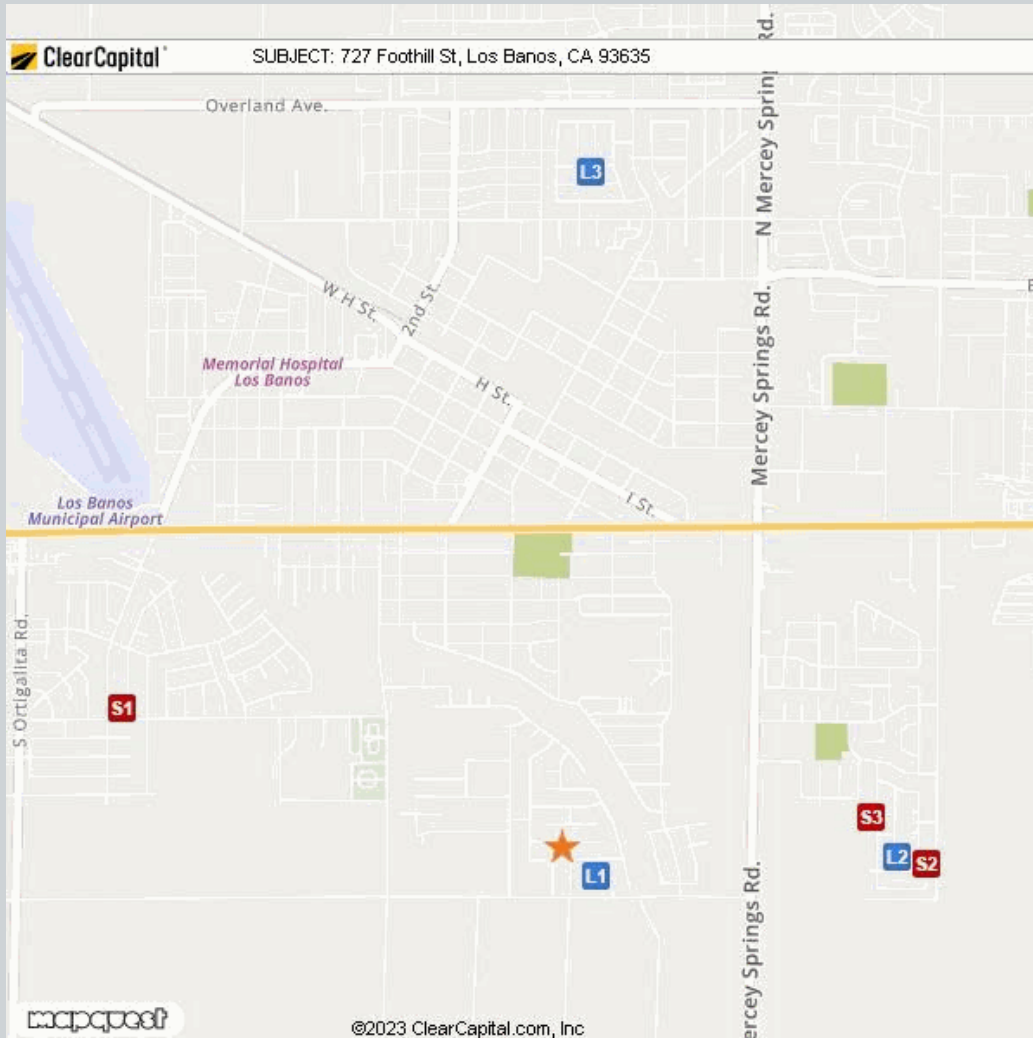
Address ★ 727 Foothill Street, Los Banos, CA 93635

Loan Number 53836

Suggested List \$430,500

Suggested Repaired \$430,500

Sale \$430,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	727 Foothill Street, Los Banos, CA 93635	--	Parcel Match
L1 Listing 1	2138 Mckinley, Los Banos, CA 93635	0.12 Miles ¹	Parcel Match
L2 Listing 2	1861 Riverside Way, Los Banos, CA 93635	0.92 Miles ¹	Parcel Match
L3 Listing 3	787 Amelia Ct, Los Banos, CA 93635	1.85 Miles ¹	Parcel Match
S1 Sold 1	1655 Alberta St, Los Banos, CA 93635	1.26 Miles ¹	Parcel Match
S2 Sold 2	1888 Sonoma Av, Los Banos, CA 93635	1.00 Miles ¹	Parcel Match
S3 Sold 3	2061 Hastings Dr, Los Banos, CA 93635	0.85 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	Rosalyn Santiago	Company/Brokerage	Paradise Realty
License No	01501503	Address	1125 5th Street Suite F Los Banos CA 93635
License Expiration	11/28/2026	License State	CA
Phone	2095095032	Email	rozsantiagorealtor@gmail.com
Broker Distance to Subject	1.10 miles	Date Signed	06/02/2023

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.