

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>	108 Washburn Street, Patterson, CALIFORNIA 95363	<b>Order ID</b>	8798970	<b>Property ID</b>	34302602
<b>Inspection Date</b>	06/22/2023	<b>Date of Report</b>	06/28/2023		
<b>Loan Number</b>	54119	<b>APN</b>	047-038-019-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Stanislaus		

### Tracking IDs

<b>Order Tracking ID</b>	06.22.23 BPO Request	<b>Tracking ID 1</b>	06.22.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Earl L Spencer	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,618	HOME SEEMS VACANT, GRASS IS OVERGROWN, FENCE AND GATE LOCKED UP. GARDENS OVERGROWN. POSTED NOTICES ON THE FRONT DOOR. HOUSE SEEMS TO BE IN FAIR CONDITION. ROOF LOOKS TO BE IN DECENT SHAPE.	
<b>Assessed Value</b>	\$320,608		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Gates of fence are Locked. )			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$10,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	Neighborhood is in close proximity to parks, restaurants, and schools. The condition of the homes within the neighborhood is Average.	
<b>Sales Prices in this Neighborhood</b>	Low: \$350,000 High: \$498,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	108 Washburn Street	640 Holly Hock Cir	579 Logan Way	144 Paramatta Dr
City, State	Patterson, CALIFORNIA	Patterson, CA	Patterson, CA	Patterson, CA
Zip Code	95363	95363	95363	95363
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.46 <sup>1</sup>	0.18 <sup>1</sup>	0.54 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$405,000	\$417,900
List Price \$	--	\$350,000	\$405,000	\$417,900
Original List Date		06/23/2023	06/23/2023	06/22/2023
DOM · Cumulative DOM	-- · --	3 · 5	3 · 5	4 · 6
Age (# of years)	53	36	28	34
Condition	Fair	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 Country	1 Story Country	1 Story Country	1 Story Country
# Units	1	1	1	1
Living Sq. Feet	1,156	1,040	1,136	1,309
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	0.15 acres	0.14 acres	0.10 acres	0.14 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** LISTING COMP #1 HAS 116 SQFT LESS GROSS LIVING AREA THEN SUBJECT, AND 400 SQFT LESS OF LOT SPACE. This home is in close proximity to parks, restaurants, and schools.

**Listing 2** LISTING COMP #2 HAS 20 SQFT LESS GROSS LIVING AREA THEN SUBJECT, AND 2,123 SQFT LESS OF LOT SPACE. New Roof and gutters installed in 2022, This home is in close proximity to parks, restaurants, and schools.

**Listing 3** LISTING COMP #3 HAS 153 SQFT MORE GROSS LIVING AREA THEN SUBJECT, AND 262 SQFT LESS OF LOT SPACE. This home is in close proximity to parks, restaurants, and schools.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	108 Washburn Street	26 Weber Ave	209 Paramatta Dr	252 Finster St
<b>City, State</b>	Patterson, CALIFORNIA	Patterson, CA	Patterson, CA	Patterson, CA
<b>Zip Code</b>	95363	95363	95363	95363
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.30 <sup>1</sup>	0.55 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$375,000	\$399,000	\$415,000
<b>List Price \$</b>	--	\$359,900	\$389,900	\$400,000
<b>Sale Price \$</b>	--	\$364,000	\$395,000	\$400,000
<b>Type of Financing</b>	--	Fha	Va	Conventional
<b>Date of Sale</b>	--	01/25/2023	03/30/2023	04/28/2023
<b>DOM · Cumulative DOM</b>	-- · --	43 · 98	35 · 56	71 · 189
<b>Age (# of years)</b>	53	75	35	35
<b>Condition</b>	Fair	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 ; Residential
<b>Style/Design</b>	1 Story Country	1 Story Country	1 Story Country	1 Story Country
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,156	1,199	1,134	1,138
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	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>	0.15 acres	0.19 acres	0.14 acres	0.16 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$10,000	-\$10,000	-\$10,000
<b>Adjusted Price</b>	--	\$354,000	\$385,000	\$390,000

\* 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** SOLD COMP #1 HAS 43 SQFT MORE GROSS LIVING AREA THEN SUBJECT, AND 1,785 SQFT MORE OF LOT SPACE. Large metal shop and space for RV parking. This home is in close proximity to parks, restaurants, and schools.
- Sold 2** SOLD COMP #2 HAS 22 SQFT LESS GROSS LIVING AREA THEN SUBJECT, AND 400 SQFT LESS OF LOT SPACE. This home is in close proximity to parks, restaurants, and schools.
- Sold 3** SOLD COMP #3 HAS 18 SQFT MORE LESS LIVING AREA THEN SUBJECT, AND 410 SQFT MORE OF LOT SPACE. Upgraded flooring throughout. The kitchen was renovated. This home is in close proximity to parks, restaurants, and schools.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject Home has not been listed for sale in the last 12 months.			
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$380,000	\$390,000
<b>Sales Price</b>	\$380,000	\$390,000
<b>30 Day Price</b>	\$380,000	--
<b>Comments Regarding Pricing Strategy</b>		
I used Listing #2 and old Comp #3 to come up with the as is price, and repair. Both comps are very close in proximity to the subject home. They are also very close in gross living area, and lot size. The subject needs some repairs, and yard maintenance. I made adjustments for condition of property.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Side



Street



Street

## Subject Photos



Street

## Listing Photos

**L1** 640 Holly Hock Cir  
Patterson, CA 95363



Front

**L2** 579 Logan Way  
Patterson, CA 95363



Front

**L3** 144 Paramatta Dr  
Patterson, CA 95363



Front



## Sales Photos

**S1** 26 Weber Ave  
Patterson, CA 95363



Front

**S2** 209 Paramatta Dr  
Patterson, CA 95363



Front

**S3** 252 Finster St  
Patterson, CA 95363



Front

### ClearMaps Addendum

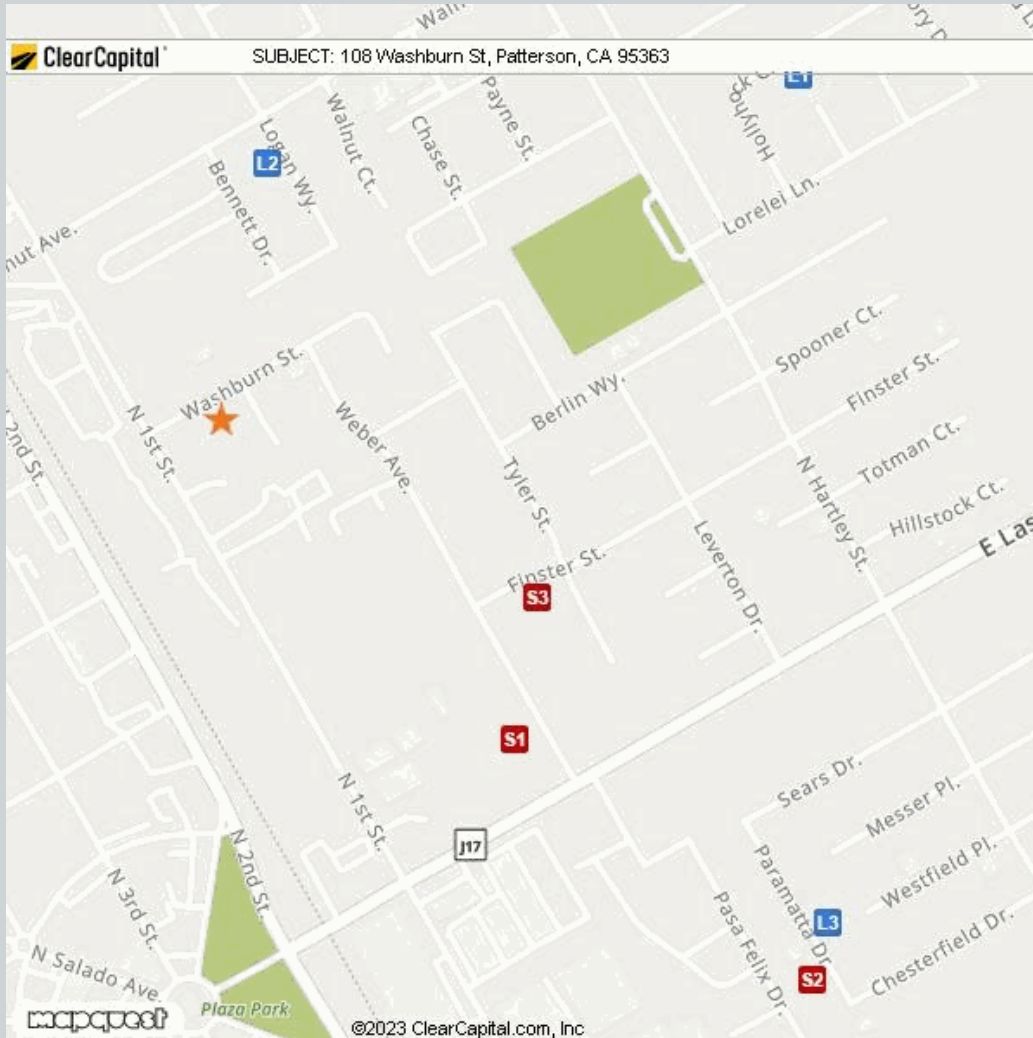
**Address** ★ 108 Washburn Street, Patterson, CALIFORNIA 95363

**Loan Number** 54119

**Suggested List** \$380,000

**Suggested Repaired** \$390,000

**Sale** \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	108 Washburn Street, Patterson, California 95363	--	Parcel Match
L1 Listing 1	640 Holly Hock Cir, Patterson, CA 95363	0.46 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	579 Logan Way, Patterson, CA 95363	0.18 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	144 Paramatta Dr, Patterson, CA 95363	0.54 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	26 Weber Ave, Patterson, CA 95363	0.30 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	209 Paramatta Dr, Patterson, CA 95363	0.55 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	252 Finster St, Patterson, CA 95363	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>	DAVID BARROS	<b>Company/Brokerage</b>	Atlantic Realty
<b>License No</b>	01739069	<b>Address</b>	1963 PORTER WAY TURLOCK CA 95380
<b>License Expiration</b>	11/22/2025	<b>License State</b>	CA
<b>Phone</b>	2096780288	<b>Email</b>	Davidbarros91@gmail.com
<b>Broker Distance to Subject</b>	14.29 miles	<b>Date Signed</b>	06/28/2023

*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:

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