

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	206 Jullien Drive, Santa Maria, CA 93455	Order ID	8854980	Property ID	34449732
Inspection Date	07/31/2023	Date of Report	08/01/2023		
Loan Number	54472	APN	103192003		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Santa Barbara		

Tracking IDs

Order Tracking ID	07.31_BPO	Tracking ID 1	07.31_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	COX VIRGINIA B TRUST (6/5/92)	Condition Comments	
R. E. Taxes	\$1,708	Subject appears to be in average condition.	
Assessed Value	\$53,389		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Doors and windows locked.)			
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	
Local Economy	Stable	No current REO Properties in the subject neighborhood. No known seller concessions.	
Sales Prices in this Neighborhood	Low: \$506000 High: \$987000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	206 Jullien Drive	707 Loma Way	130 N Gray St	735 Glen Eagles Dr
City, State	Santa Maria, CA	Santa Maria, CA	Orcutt, CA	Santa Maria, CA
Zip Code	93455	93455	93455	93455
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.57 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$550,000	\$545,000	\$545,900
List Price \$	--	\$550,000	\$545,000	\$545,900
Original List Date		02/18/2023	01/19/2023	02/22/2023
DOM · Cumulative DOM	-- · --	64 · 164	27 · 194	26 · 160
Age (# of years)	64	64	75	59
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,131	1,348	1,313	1,296
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	4 · 2
Total Room #	6	7	7	8
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	.16 acres	.14 acres	.13 acres	.12 acres
Other	--	--	--	--

* Listing 2 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 The listed comparable property number one is similar to the subject due to GLA, year built and room count.

Listing 2 The listed comparable property number two is similar to the subject due to room count and location.

Listing 3 The listed comparable property number three is similar to the subject due to condition, year built and GLA.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	206 Jullien Drive	5397 Stanford Dr	989 Via Esmeralda	975 E Rice Ranch Rd
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93455	93455	93455	93455
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.78 ¹	0.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$550,000	\$550,000	\$590,000
List Price \$	--	\$550,000	\$550,000	\$590,000
Sale Price \$	--	\$550,000	\$550,000	\$590,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	08/12/2022	08/08/2022	03/07/2023
DOM · Cumulative DOM	-- · --	68 · 68	66 · 66	23 · 23
Age (# of years)	64	61	61	49
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 Ranch	1 Story Ranch/Rambler	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,131	1,281	1,302	1,287
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	4 · 2
Total Room #	6	7	6	8
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 Spa - Yes	--	--
Lot Size	.16 acres	0.16 acres	0.19 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$1,800	-\$17,100	-\$20,600
Adjusted Price	--	\$548,200	\$532,900	\$569,400

* 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 Sold one adjustment made due to difference in GLA and room count. Similar to the subject.

Sold 2 Sold two adjustments made due to difference in GLA. Similar to the subject.

Sold 3 Sold three adjustments made due to difference in GLA and room count. Similar to the subject.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Modern Broker	SUBJECT CLOSED ON 07/28/2023 FOR \$510,000.					
Listing Agent Name	Shiloh Flagg						
Listing Agent Phone	805-938-7681						
# 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
07/07/2023	\$475,000	07/28/2023	\$475,000	Pending/Contract	07/28/2023	\$475,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$550,000	\$550,000
Sales Price	\$545,000	\$545,000
30 Day Price	\$540,000	--
Comments Regarding Pricing Strategy		
Search criteria had to be expanded to find sold and listed comparable properties that stay as close to the subject neighborhood as possible. The best available were selected.		

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

Listing Photos

L1 707 LOMA WAY
Santa Maria, CA 93455



Front

L2 130 N GRAY ST
Orcutt, CA 93455



Front

L3 735 GLEN EAGLES DR
Santa Maria, CA 93455



Front

Sales Photos

S1 5397 Stanford Dr
Santa Maria, CA 93455



Front

S2 989 Via Esmeralda
Santa Maria, CA 93455



Front

S3 975 E Rice Ranch Rd
Santa Maria, CA 93455



Front

ClearMaps Addendum

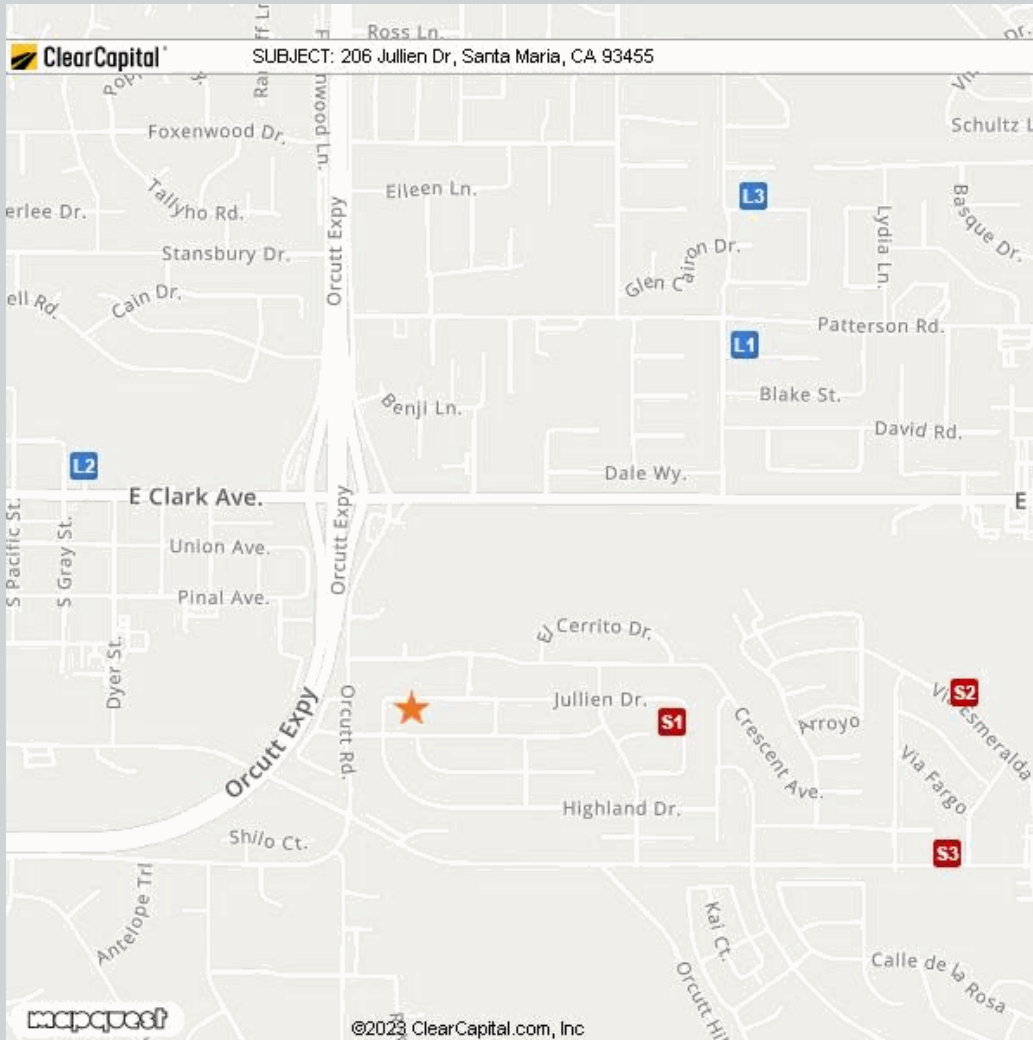
Address ★ 206 Jullien Drive, Santa Maria, CA 93455

Loan Number 54472

Suggested List \$550,000

Suggested Repaired \$550,000

Sale \$545,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	206 Jullien Drive, Santa Maria, CA 93455	--	Parcel Match
L1 Listing 1	707 Loma Way, Santa Maria, CA 93455	0.70 Miles ¹	Parcel Match
L2 Listing 2	130 N Gray St, Santa Maria, CA 93455	0.57 Miles ¹	Parcel Match
L3 Listing 3	735 Glen Eagles Dr, Santa Maria, CA 93455	0.87 Miles ¹	Parcel Match
S1 Sold 1	5397 Stanford Dr, Santa Maria, CA 93455	0.37 Miles ¹	Parcel Match
S2 Sold 2	989 Via Esmeralda, Santa Maria, CA 93455	0.78 Miles ¹	Parcel Match
S3 Sold 3	975 E Rice Ranch Rd, Santa Maria, CA 93455	0.78 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	Carolyn Mendoza	Company/Brokerage	Cold Mountain Real Estate
License No	01156739	Address	1246 Bauer Ave SANTA MARIA CA 93455
License Expiration	02/06/2024	License State	CA
Phone	8058781112	Email	carolyn@coldmountainre.com
Broker Distance to Subject	1.24 miles	Date Signed	08/01/2023

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.