

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	1201 El Cerro Court, Hollister, CA 95023	Order ID	8851949	Property ID	34443108
Inspection Date	07/27/2023	Date of Report	07/31/2023		
Loan Number	54516	APN	060-140-010		
Borrower Name	Breckenridge Property Fund 2016, LLC	County	San Benito		

Tracking IDs

Order Tracking ID	07.27_BPOa	Tracking ID 1	07.27_BPOa
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Randy Acosta	Condition Comments Features include concrete slab foundation, stucco exterior, tile roof, central heat, fireplace, fenced and landscaped yard with covered porch, patio and built-in pool.
R. E. Taxes	\$4,471	
Assessed Value	\$363,003	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$5,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Rural residential neighborhood made up of dwellings primarily in average condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$600,000 High: \$845,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1201 El Cerro Court	470 Bordeaux Place	1151 Jacqueline Dr.	340 San Tropez Dr.
City, State	Hollister, CA	Hollister, CA	Hollister, CA	Hollister, CA
Zip Code	95023	95023	95023	95023
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.06 ¹	2.17 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$725,000	\$719,000	\$694,998
List Price \$	--	\$725,000	\$719,000	\$694,998
Original List Date		07/03/2023	06/29/2023	06/20/2023
DOM · Cumulative DOM	-- · --	25 · 28	29 · 32	16 · 41
Age (# of years)	27	29	23	25
Condition	Fair	Fair	Fair	Fair
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	1,700	1,702	1,740	1,620
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	8	7	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.18 acres	0.14 acres	0.18 acres	0.14 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* 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 Equal to the sub. prop. in its sq. ft., bathroom count and with similar lot size and age. Lesser bedroom count and garage count. Equal in its construction quality and style and condition.

Listing 2 Equal to the sub. prop. in its bedroom and bathroom count and similar total sq. ft., lot size and age. Equal to the sub. prop. in its condition and style.

Listing 3 Lesser sq. ft. than the sub. prop. Equal to the sub. prop. in its style, condition, bedroom and bathroom count and equal garage count. Similar age as the sub. prop.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1201 El Cerro Court	1421 Ghione Dr.	1430 Brighton Dr.	1261 Ramona Ave.
City, State	Hollister, CA	Hollister, CA	Hollister, CA	Hollister, CA
Zip Code	95023	95023	95023	95023
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	1.06 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$719,000	\$692,000	\$695,000
List Price \$	--	\$719,000	\$692,000	\$695,000
Sale Price \$	--	\$714,000	\$692,000	\$675,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/21/2023	04/27/2023	07/11/2023
DOM · Cumulative DOM	-- · --	18 · 41	9 · 37	168 · 556
Age (# of years)	27	36	27	23
Condition	Fair	Fair	Fair	Fair
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	1,700	1,959	1,477	1,500
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	8	7	8	7
Garage (Style/Stalls)	Attached 3 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	--	--	--
Lot Size	0.18 acres	0.16 acres	0.18 acres	0.15 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	-\$680	+\$6,960	+\$8,500
Adjusted Price	--	\$713,320	\$698,960	\$683,500

* 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** Adjusted for higher sq. ft. (-\$5180.00), lesser bedroom count (\$2000.00) and adjustment noted for lesser garage count (\$2500.00). Equal to the sub. prop. in its construction quality and condition. Equal bathroom count. Similar lot size.
- Sold 2** Adjusted for lesser sq. ft. (\$4460.00) and lesser garage count (\$2500.00). Equal to the sub. prop. in its style, condition, bedroom and bathroom count and equal age and lot size as compared to the sub. prop.
- Sold 3** Adjusted for lesser sq. ft. (\$4000.00), lesser bedroom count (\$2000.00) and for lesser garage count (\$2500.00). Equal to the sub. prop. in its construction quality, style and condition. Equal bathroom count. Similar age and lot size as the sub. prop.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sale price: \$204,000.00. Sale date: 08/13/1993.			
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	\$695,000	\$700,000
Sales Price	\$695,000	\$700,000
30 Day Price	\$680,000	--
Comments Regarding Pricing Strategy		
<p>The most heavily weighted comp is Sold Comp 2 which is the most similar comp in style, condition, bedroom and bathroom count and age. RE: Sq. Ft., Bedroom Count and Garage Count of Comps: An exhaustive 12 month search was performed with all comps the most similar available in sq. ft., bedroom count and garage count. Property values are increasing in the sub. area with days on market decreasing. Supply and demand is in balance. REO sales are not typical. Seller concessions are not typical.</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



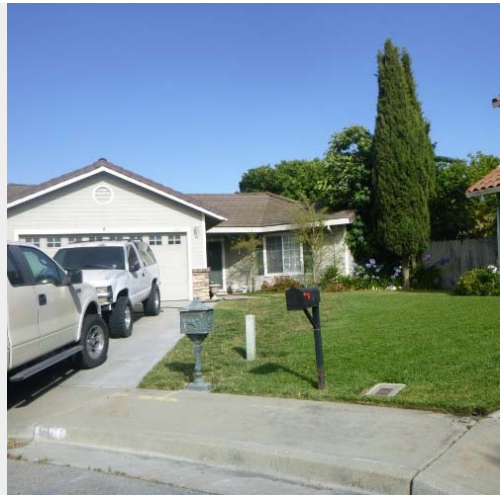
Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 470 Bordeaux Place
Hollister, CA 95023



Front

L2 1151 Jacqueline Dr.
Hollister, CA 95023



Front

L3 340 San Tropez Dr.
Hollister, CA 95023



Front

Sales Photos

S1 1421 Ghione Dr.
Hollister, CA 95023



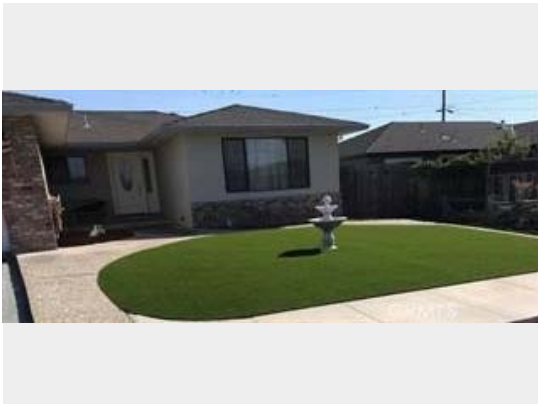
Front

S2 1430 Brighton Dr.
Hollister, CA 95023



Front

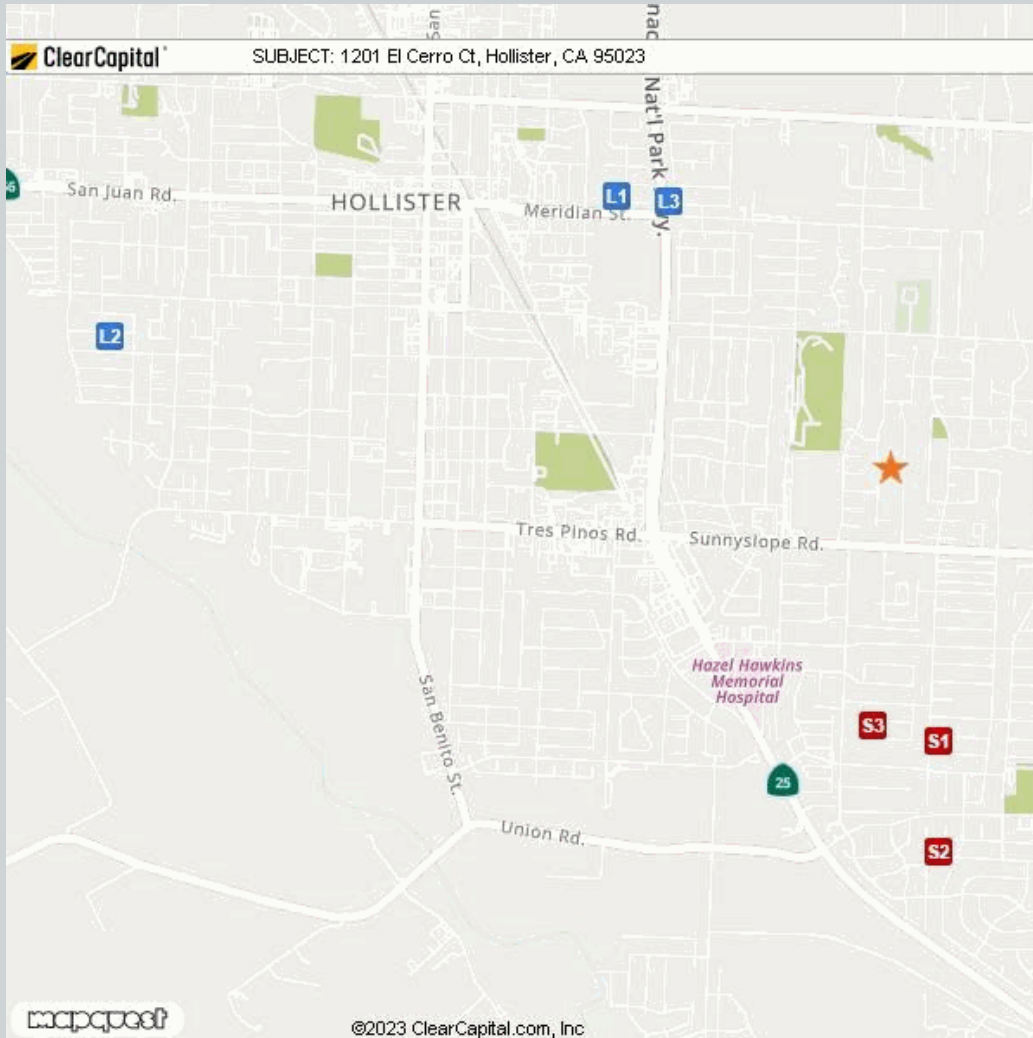
S3 1261 Ramona Ave.
Hollister, CA 95023



Front

ClearMaps Addendum

Address ★ 1201 El Cerro Court, Hollister, CA 95023
Loan Number 54516 **Suggested List** \$695,000 **Suggested Repaired** \$700,000 **Sale** \$695,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1201 El Cerro Court, Hollister, CA 95023	--	Parcel Match
L1 Listing 1	470 Bordeaux Place, Hollister, CA 95023	1.06 Miles ¹	Parcel Match
L2 Listing 2	1151 Jacqueline Dr., Hollister, CA 95023	2.17 Miles ¹	Parcel Match
L3 Listing 3	340 San Tropez Dr., Hollister, CA 95023	0.95 Miles ¹	Parcel Match
S1 Sold 1	1421 Ghione Dr., Hollister, CA 95023	0.76 Miles ¹	Parcel Match
S2 Sold 2	1430 Brighton Dr., Hollister, CA 95023	1.06 Miles ¹	Parcel Match
S3 Sold 3	1261 Ramona Ave., Hollister, CA 95023	0.71 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	Cassandra Cook	Company/Brokerage	C21 Showcase REALTORS
License No	01051257	Address	1471 Black Forest Dr. Hollister CA 95023
License Expiration	08/25/2026	License State	CA
Phone	8318019100	Email	cassandracoockrealestate@gmail.com
Broker Distance to Subject	0.59 miles	Date Signed	07/31/2023

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.