

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>	715 Griffin Drive, San Pablo, CA 94806	<b>Order ID</b>	8846278	<b>Property ID</b>	34425737
<b>Inspection Date</b>	07/25/2023	<b>Date of Report</b>	07/27/2023		
<b>Loan Number</b>	54556	<b>APN</b>	408-033-010-5		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Contra Costa		

**Tracking IDs**

<b>Order Tracking ID</b>	20230725_BPO	<b>Tracking ID 1</b>	20230725_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Robert Gainer Tre	<b>Condition Comments</b> No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area of similar properties, subject conforms.
<b>R. E. Taxes</b>	\$2,038	
<b>Assessed Value</b>	\$36,058	
<b>Zoning Classification</b>	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**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> There are 77 active home listings and 11 new homes for sale in 94806. Homes in 94806, were selling for a median price of \$598,950 in June 2023. On average, homes in Richmond sell after 24 days on the market compared to 29 days last year. There is 54 homes were sold in Richmond in June 2023, up from 72 last year. Richmond is part of the Contra Costa County R-1 School District, with 13 Elementary Schools, 8 Middle Schools, and 4 High Schools. The average rating of all the schools in Richmond is 2 out of 10 by Great Schools. You can also find 5 private and 6 charter schools. Median listing price...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$495,000 High: \$600,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Neighborhood Comments

There are 77 active home listings and 11 new homes for sale in 94806. Homes in 94806, were selling for a median price of \$598,950 in June 2023. On average, homes in Richmond sell after 24 days on the market compared to 29 days last year. There is 54 homes were sold in Richmond in June 2023, up from 72 last year. Richmond is part of the Contra Costa County R-1 School District, with 13 Elementary Schools, 8 Middle Schools, and 4 High Schools. The average rating of all the schools in Richmond is 2 out of 10 by Great Schools. You can also find 5 private and 6 charter schools. Median listing prices bottomed out in Jan, peaked in Mar with a modest decrease thru June.

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	715 Griffin Drive	817 Banks Dr	809 Johnson Dr	1026 Stanton Ave
City, State	San Pablo, CA	Richmond, CA	Richmond, CA	San Pablo, CA
Zip Code	94806	94806	94806	94806
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 <sup>1</sup>	0.06 <sup>1</sup>	0.49 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$499,000	\$600,000
List Price \$	--	\$400,000	\$499,000	\$600,000
Original List Date		04/27/2023	06/21/2023	06/28/2023
DOM · Cumulative DOM	-- · --	1 · 91	15 · 36	14 · 29
Age (# of years)	73	73	73	70
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	1,309	1,051	1,309	1,245
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.16 acres	0.12 acres	0.11 acres
Other	Fencing	Fencing	Fencing	Fencing

\* 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** A1 is similar in room count, in year built with 3 beds, 1 baths. A1 is superior in garage space, in lot size, in fireplace. A1 is inferior in GLA. A1 is located within Parchester Village, and is located on a cul-de-sac.
- Listing 2** A2 is similar in room count, in year built with 3 beds, 1 bath. A2 is superior in garage space, in fireplace, in lot size. A2 is located within the Parchester Village community, and near the San Pablo Bay. A2 comes with a fireplace, exposed ceiling beams, a modern kitchen has tile flooring, backsplash, and stainless steel appliances. A2 offers garage access from the kitchen, beds and bath are freshly painted, has newer plumbing, dual pane windows and luxury vinyl plank flooring.
- Listing 3** A3 is similar in room count with 3 beds, 2 baths. A3 is superior in year built, in garage space, in fireplace, in baths, in condition. A3 is inferior in GLA, in lot size. A3 is located within Parchest Village, and features 3 bedrooms and 2 full bathrooms, front yard has a new sod, and recently installed electric fireplace with a built-in entertainment center. A3 has two bedrooms with built-in cabinets that include a laundry Murphy bed and a desk, with a kitchen updated with a stove and dishwasher, which will remain with the home, along with the washer and dryer. A3 comes with a outdoor kitchen, complete with a sink, and a huge covered terrace, and irrigated planters.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	715 Griffin Drive	4304 Mcglothen Way	3813 Jenkins Way	4501 Bell Way
City, State	San Pablo, CA	Richmond, CA	Richmond, CA	Richmond, CA
Zip Code	94806	94806	94806	94806
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 <sup>1</sup>	0.20 <sup>1</sup>	0.21 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$529,888	\$509,950	\$579,000
List Price \$	--	\$519,888	\$489,950	\$579,000
Sale Price \$	--	\$495,000	\$500,000	\$600,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/10/2022	11/23/2022	07/14/2023
DOM · Cumulative DOM	-- · --	88 · 101	25 · 64	38 · 45
Age (# of years)	73	73	71	73
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	Beneficial ; Water
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,309	1,309	1,258	1,309
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	3 · 1
Total Room #	6	6	5	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.11 acres	0.12 acres	0.11 acres
Other	Fencing	Fencing	Fencing	Fencing
Net Adjustment	--	-\$40	+\$2,010	-\$50,201
Adjusted Price	--	\$494,960	\$502,010	\$549,799

\* Sold 1 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** S1 is similar in room count, in year built, in GLA with 3 beds, 1 bath. S1 offers a single-story home 3 bed, 1 bath property with RV parking, and garage was converted to a bonus room.
- Sold 2** A2 is similar in room count, in lot size with 3 beds, 2 baths. A2 is inferior in GLA + (\$5,610), year built - (\$100.00), in beds - (\$3,500). A2 is located within Parchester Village, and offers a close proximity and is near the Richmond Country Club. S2 features laminate floors, new carpet, fresh new paint inside and out, a kitchen with granite counters, newer cabinets and modern appliances. S2 offers a inside laundry room, dual pane windows.
- Sold 3** S3 is similar in room count, in year built, in GLA with 3 beds, 1 bath. S3 is superior with San Pablo Bay view - (\$25,000), in condition - (\$25,000), in lot size - (\$201.00). S3 is a located within Parchester Village, and offers modern amenities including a chef's kitchen, with two-toned cabinets and brushed brass accents, and a backyard that offers ample space.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has not been listed for sale or transferred ownership within the last 5 years.			
<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>	\$495,000	\$495,000
<b>Sales Price</b>	\$500,000	\$500,000
<b>30 Day Price</b>	\$500,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject value based on the most similar Single Family Residential Ranch properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .15 miles. Search criteria extended 12 months and .50 miles due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$509,444 and median sold price \$500,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Day on the market. Trends for this zip code indicate that within the current inventory 2% are in foreclosure, Auction, and Bank Owned stages.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



Front



Front



Front



Address Verification



Side



Side



## Subject Photos



Side



Side



Side



Side



Side



Side



## Subject Photos



Side



Side



Side



Side



Side



Side



## Subject Photos



Street



Street



Street



Other



Other



Other

## Subject Photos



Other

## Listing Photos

**L1** 817 Banks Dr  
Richmond, CA 94806



Front

**L2** 809 Johnson Dr  
Richmond, CA 94806



Front

**L3** 1026 Stanton Ave  
San Pablo, CA 94806



Front



## Sales Photos

**S1** 4304 McGlothen Way  
Richmond, CA 94806



Front

**S2** 3813 Jenkins Way  
Richmond, CA 94806



Front

**S3** 4501 Bell Way  
Richmond, CA 94806



Front

### ClearMaps Addendum

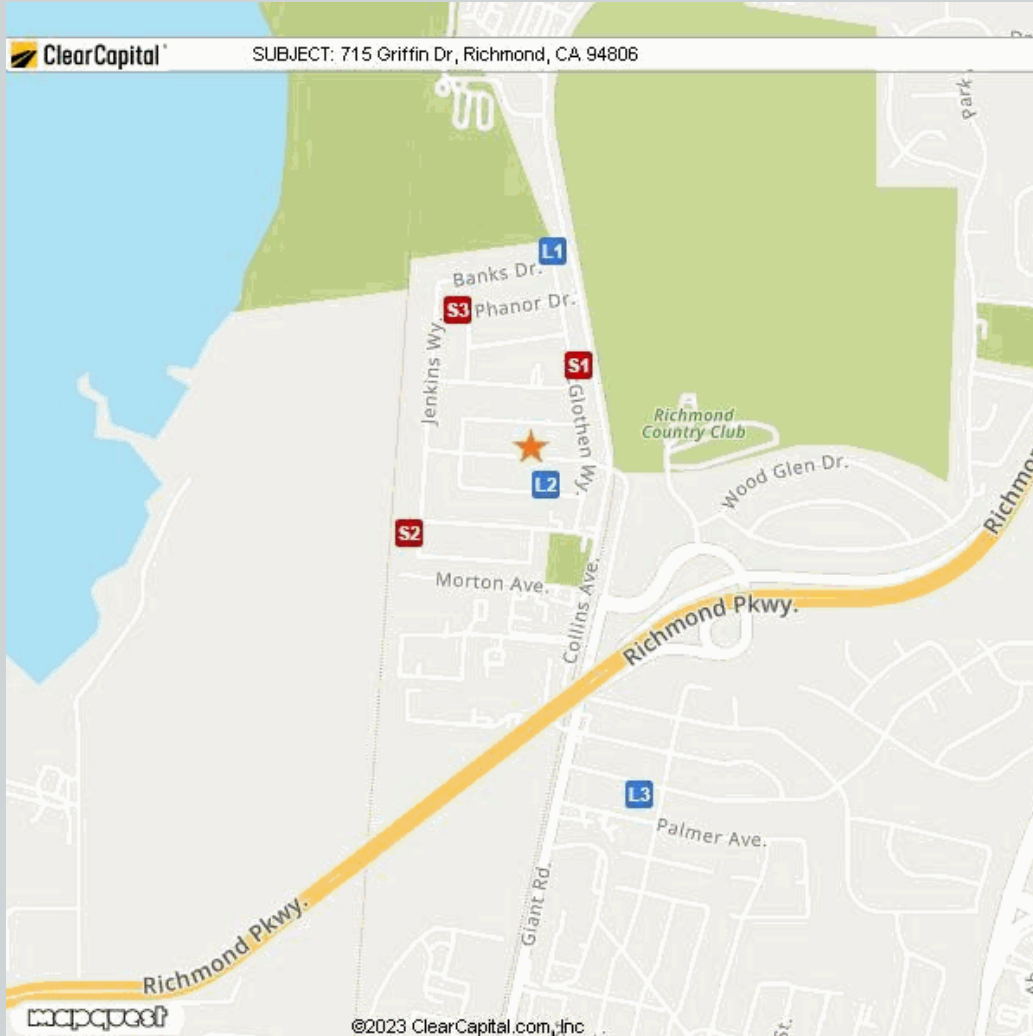
**Address** ★ 715 Griffin Drive, San Pablo, CA 94806

**Loan Number** 54556

**Suggested List** \$495,000

**Suggested Repaired** \$495,000

**Sale** \$500,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	715 Griffin Drive, San Pablo, CA 94806	--	Parcel Match
L1 Listing 1	817 Banks Dr, San Pablo, CA 94806	0.27 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	809 Johnson Dr, San Pablo, CA 94806	0.06 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1026 Stanton Ave, San Pablo, CA 94806	0.49 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4304 Mcglothen Way, San Pablo, CA 94806	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3813 Jenkins Way, San Pablo, CA 94806	0.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4501 Bell Way, San Pablo, CA 94806	0.21 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>	Debbie Deister	<b>Company/Brokerage</b>	Stonehurst Real Estate Services
<b>License No</b>	01426142	<b>Address</b>	Stonehurst Real Estate Services Lafayette CA 94549
<b>License Expiration</b>	04/15/2024	<b>License State</b>	CA
<b>Phone</b>	9254513368	<b>Email</b>	stonehurstres00@gmail.com
<b>Broker Distance to Subject</b>	14.50 miles	<b>Date Signed</b>	07/25/2023

*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.**