

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	1813 Lassen Court, Antioch, CA 94509	Order ID	8878138	Property ID	34500699
Inspection Date	08/15/2023	Date of Report	08/16/2023		
Loan Number	54712	APN	0512720228		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Contra Costa		

Tracking IDs

Order Tracking ID	08.14.23 BPO Request	Tracking ID 1	08.14.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CAPOZZO RENO D & MARGARET	Condition Comments	
R. E. Taxes	\$1,246	Ranch style. Raised foundation. Corner lot. Composition roof. Dual pane windows, stucco siding and paint in good condition. Fenced rear/side yard. Covered concrete patio in rear. Large concrete driveway. Fireplace, HVAC. No signs of any needed immediate repairs on exterior.	
Assessed Value	\$74,146		
Zoning Classification	Residential R1		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Small subdivision north of Hwy 4. Single family detached homes. Tract homes. Close to schools, BART, shopping and freeway.	
Sales Prices in this Neighborhood	Low: \$510,000 High: \$650,000		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1813 Lassen Court	74 South Lake Dr	63 E Lake Dr	47 E Lake Drive
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.43 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$528,000	\$585,000	\$584,900
List Price \$	--	\$528,000	\$585,000	\$579,900
Original List Date		07/20/2023	08/14/2023	07/20/2023
DOM · Cumulative DOM	-- · --	12 · 27	2 · 2	27 · 27
Age (# of years)	50	51	57	53
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	1,510	1,434	1,833	1,400
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	8	6	8	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	0.16 acres	0.15 acres	0.14 acres	0.14 acres
Other	--	--	--	--

* Listing 3 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 Neighboring subdivision. Pending sale. Moderate updating consistent with age/market. Might be intentionally listed below market, few available comparable listings within a mile radius.

Listing 2 Neighboring subdivision. New listing. Very light updating, mostly consistent with age. Superior due to larger GLA.

Listing 3 Neighboring subdivision. Not under contract. Kitchen is renovated, not the bathrooms. One bathroom has updates.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1813 Lassen Court	1512 Yellowstone Dr	1976 Calaveras Cir	30 W Lake Dr
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.32 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$599,888	\$569,900
List Price \$	--	\$525,000	\$599,888	\$569,900
Sale Price \$	--	\$525,000	\$610,000	\$550,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	01/09/2023	08/09/2023	12/13/2022
DOM · Cumulative DOM	-- · --	20 · 84	42 · 68	25 · 46
Age (# of years)	50	50	42	53
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	1,510	1,481	1,670	1,400
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	8	7	9	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	0.16 acres	0.17 acres	0.16 acres	0.14 acres
Other	--	None	None	None
Net Adjustment	--	+\$40,000	-\$26,000	+\$46,000
Adjusted Price	--	\$565,000	\$584,000	\$596,000

* 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** Same subdivision. Inferior due to less GLA. New interior paint and laminate flooring. Overall, moderate updating consistent with age/market. Adjustment of \$5K for inferior GLA. Adjustment of \$35K for appreciation from listing date.
- Sold 2** Similar neighborhood. MOST weighted comparable b/c of location, floor plan and most important recent closing date. Superior due to larger GLA and age. New fences, new laminate flooring and new furnace and AC. Adjustment of -\$16K for larger GLA and -\$10K for age.
- Sold 3** Neighboring subdivision. Inferior due to less GLA. Older sale due to lack of more recent comparables. New carpet in the bedrooms and fresh interior and exterior paint. Kitchen with combo dining room with stainless steel appliances. Adjustment of \$11K for inferior GLA and \$35K for appreciation.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent sales history on tax or mls history. Tax records attached to this report.			
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	\$595,000	\$595,000
Sales Price	\$585,000	\$585,000
30 Day Price	\$559,000	--
Comments Regarding Pricing Strategy		
<p>SC2 is most weighted for this valuation. NO active listings in subjects subdivision. Subject is bracketed with inferior and superior comparables. Most important search criteria is location, GLA, floor plan, age, amenities, condition, etc. January 2023 to present market has appreciated 5-10%. Current market is showing signs of buyer activity slowing again b/c of higher values and interest rates rising further.</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



Address Verification



Address Verification



Side



Side



Back

Subject Photos



Street



Street



Other

Listing Photos

L1 74 South Lake Dr
Antioch, CA 94509



Front

L2 63 E Lake Dr
Antioch, CA 94509



Front

L3 47 E Lake Drive
Antioch, CA 94509



Front

Sales Photos

S1 1512 Yellowstone Dr
Antioch, CA 94509



Front

S2 1976 Calaveras Cir
Antioch, CA 94509



Front

S3 30 W Lake Dr
Antioch, CA 94509



Front

ClearMaps Addendum

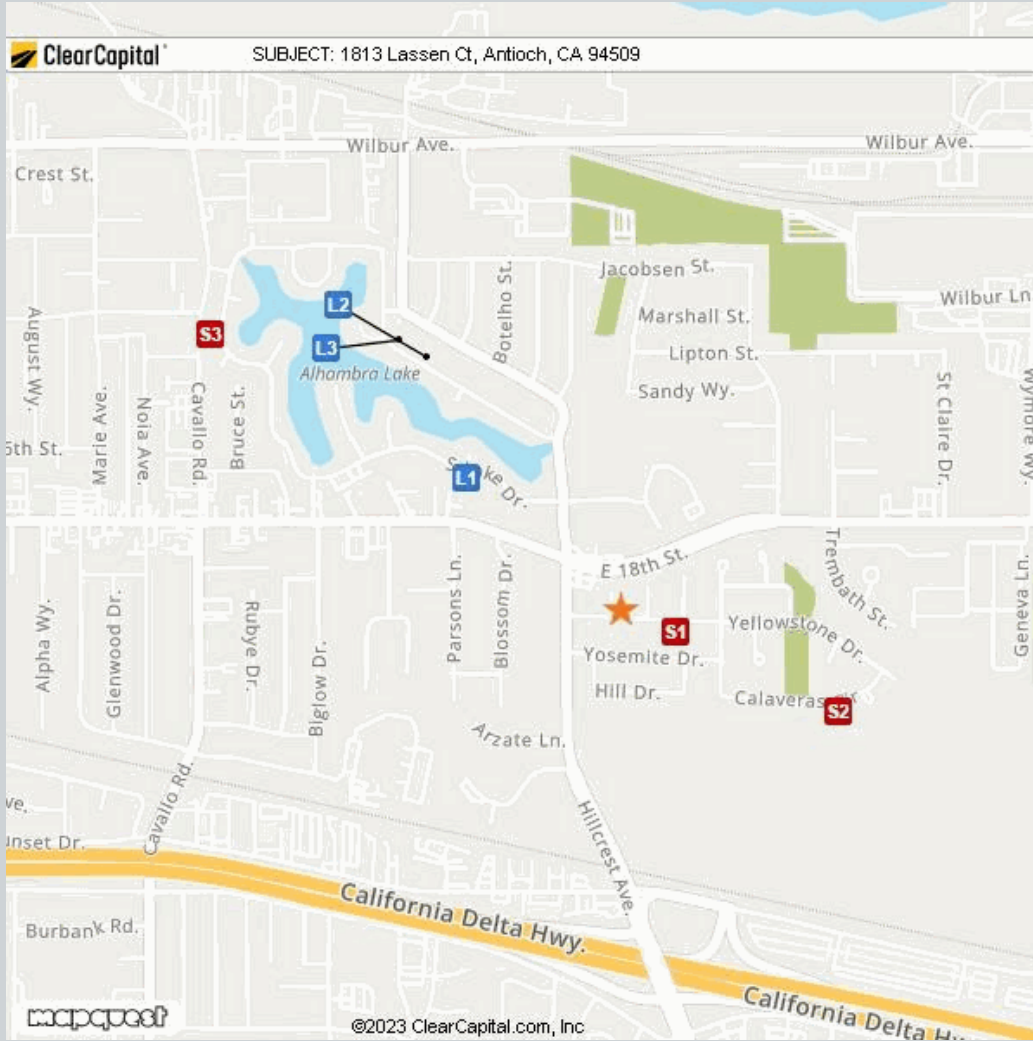
Address ★ 1813 Lassen Court, Antioch, CA 94509

Loan Number 54712

Suggested List \$595,000

Suggested Repaired \$595,000

Sale \$585,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1813 Lassen Court, Antioch, CA 94509	--	Parcel Match
L1 Listing 1	74 South Lake Dr, Antioch, CA 94509	0.27 Miles ¹	Parcel Match
L2 Listing 2	63 E Lake Dr, Antioch, CA 94509	0.43 Miles ¹	Parcel Match
L3 Listing 3	47 E Lake Drive, Antioch, CA 94509	0.47 Miles ¹	Parcel Match
S1 Sold 1	1512 Yellowstone Dr, Antioch, CA 94509	0.08 Miles ¹	Parcel Match
S2 Sold 2	1976 Calaveras Cir, Antioch, CA 94509	0.32 Miles ¹	Parcel Match
S3 Sold 3	30 W Lake Dr, Antioch, CA 94509	0.67 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	Michael Gadams	Company/Brokerage	Bay Area Homes Sales and Evaluations
License No	01037884	Address	5047 Wittenmeyer Court Antioch CA 94531
License Expiration	05/12/2024	License State	CA
Phone	9257878676	Email	mfgadams61@gmail.com
Broker Distance to Subject	3.07 miles	Date Signed	08/16/2023

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.