

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	10102 Bay Harbor Drive, Stockton, CALIFORNIA 95219	Order ID	9024525	Property ID	34799480
Inspection Date	11/17/2023	Date of Report	11/19/2023		
Loan Number	55671	APN	066-360-39		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Joaquin		

Tracking IDs					
Order Tracking ID	11.14_BPO	Tracking ID 1	11.14_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Dahlstrm Robert	Condition Comments Subject looks to be in average condition from the street
R. E. Taxes	\$8,003	
Assessed Value	\$626,338	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subject is in a neighborhood of similar style and various sizes
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$510,000 High: \$705,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10102 Bay Harbor Drive	10113 Capetown Ln	10330 Berryessa Dr	10015 Havencrest Ct
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95219	95219	95219	95219
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.36 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$618,000	\$499,888	\$725,000
List Price \$	--	\$618,000	\$499,888	\$715,000
Original List Date		09/21/2023	10/03/2023	10/06/2023
DOM · Cumulative DOM	-- · --	58 · 59	4 · 47	44 · 44
Age (# of years)	17	17	20	20
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	2 Stories Cont	2 Stories Cont	2 Stories Cont	2 Stories Cont
# Units	1	1	1	1
Living Sq. Feet	2,680	2,680	2,616	2,590
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	5 · 3	6 · 3
Total Room #	9	9	10	11
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.124 acres	0.1217 acres	0.1434 acres	0.1944 acres
Other	None	None	None	None

* Listing 1 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.

Current Listings - Cont.

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

- Listing 1** This 2-story home has a well-desired floorplan design among others in the Westlake Villages neighborhood. You'll find this charming home that offers the perfect blend of comfort and outdoor leisure. Enter into a spacious and inviting Lounge and continue passing the formal Dining, then arrive at the even more open Living room and Kitchen areas with a large Center Island. Fully tiled flooring reflects the highest use value but the lowest maintenance. The oversized range and powerful hood fulfill every cook's dream. Accesses to the side/back yards and a Half-Bath provide greater convenience to daily maneuvering. All bedrooms are upstairs -- spacious and private with a large Den in the open area for your Work-from-Home Station or other creative use. Fruit trees and vegetable garden blocks in the sideyard and backyard are ready for harvest. Easy access to main roads/highways and 10-minute driving distance to all convenience, restaurants, entertainment.
- Listing 2** Lowest Priced 5 Bedroom 3 Full bath home in the highly sought after Spanos West Community! Fantastic opportunity to a 2,616 living sq ft property with 6,245 lot size. Perfect for a large family or multi-generational. Buyers value includes full bathroom and bedroom on 1st floor, Open airy floor plan with natural lighting throughout. Low HOA includes community swimming pool, club house, and tennis courts. Located in the Lodi School District, close to Hwy & shopping. Great opportunity do not delay!!
- Listing 3** Gorgeous move-in ready home in the highly desired neighborhood of Spanos West! Tucked away in a cul-de-sac, this 6 bedroom, 3 bath, 3 car garage, beauty has a big floor plan, presenting 2590 sq ft of living space, with a large living, dining, and kitchen space with quartz countertops, perfect for entertaining! The kitchen includes ample cabinet storage, closet pantry, stainless steel appliances, your guests can stay in their own downstairs bedroom & full bathroom while you retreat to your own private master suite upstairs including double vanities, walk-in closet! Relax in your large yard, enough room to add your private pool, low HOA. Conveniently located a short walk to school and park, near golf club & Bike Trails, freeway, Top-Rated Stockton Schools, local restaurants, shopping & more! Come view today before it's gone!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	10102 Bay Harbor Drive	10410 Almanor Cir	5936 Lagraaaande Way	10533 Clarks Fork Cir
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95219	95219	95219	95219
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.14 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$550,000	\$600,000	\$650,000
List Price \$	--	\$550,000	\$585,000	\$635,000
Sale Price \$	--	\$550,000	\$585,000	\$592,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/03/2023	05/26/2023	07/14/2023
DOM · Cumulative DOM	-- · --	5 · 43	26 · 58	70 · 112
Age (# of years)	17	21	15	20
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	2 Stories Cont	2 Stories Cont	2 Stories Cont	2 Stories Cont
# Units	1	1	1	1
Living Sq. Feet	2,680	2,668	2,615	2,668
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 3	4 · 3
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 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	--	--	--	--
Lot Size	0.124 acres	0.14 acres	0.1174 acres	0.1454 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,100	+\$3,250	-\$4,100
Adjusted Price	--	\$551,100	\$588,250	\$587,900

* Sold 1 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** Welcome to this charming spacious 4 Bedrooms, 3 full baths, located in an exclusive Spanos West. Huge kitchen with granite countertops, stainless steel appliances, throughout kitchen area, a big island, a family room, a dining room and a full bedroom and 1 bath are on the first level. upper level with laundry room and loft entertaining has upgraded laminate floors thought the stairs. this community also provided playgrounds, a clubhouse and pool. Close to Target, shopping mall and restaurants. Don't miss the opportunity to call this house your home. Adjusted 600 for footage, 500 for age.
- Sold 2** Welcome to your dream home! This stunning 4-bedroom, 3-bathroom property is the perfect blend of luxury and comfort. With great curb appeal, natural lighting throughout, plantation shutters, and top-of-the-line stainless steel appliances, this home is sure to impress. Located in a great neighborhood near parks, a golf course, and plenty of shopping destinations, this property offers convenience and tranquility. The spacious bedrooms with walk-in closets, inside laundry, and sleek granite countertops in the kitchen provide an added touch of luxury. The backyard is an entertainer's dream, providing plenty of space for outdoor activities and gatherings. Whether you enjoy barbecues, gardening, or simply relaxing, this backyard has it all. Overall, this home is a must-see for anyone looking for the perfect balance of style, comfort, and convenience. Don't wait, come see this home today and experience the magic of this incredible property for yourself! Adjusted 3250 for footage.
- Sold 3** Villages at Spanos West premium home with plenty of space. Feature four bedrooms, three full bathrooms plus nice open loft area perfect for a home office or workout space, also a desirable downstairs bedroom. This home has a great living room space and dining room area. An open kitchen with island open out to family room sitting area. Large backyard next to city park. The community has a clubhouse, pool, tennis court and school, Super shopping center in walking distance. Convenient access to I-5, easily travel to Bay Area and Sacramento. Adjusted 600 for footage, 300 for age, -5000 for garage

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sold 10/11/2006 for \$486500				
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	\$575,000	\$575,000
30 Day Price	\$570,000	--
Comments Regarding Pricing Strategy		
Value is based on footage and location		

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



Street



Street

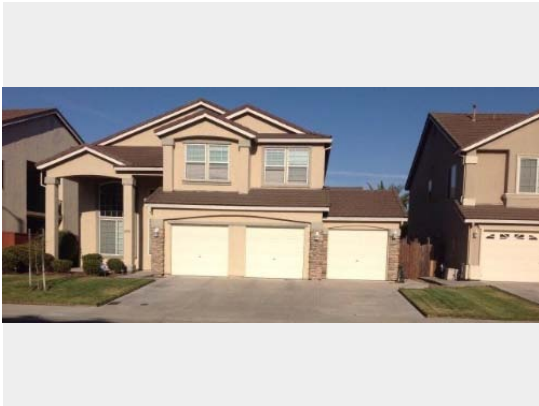
Listing Photos

L1 10113 Capetown Ln
Stockton, CA 95219



Front

L2 10330 Berryessa Dr
Stockton, CA 95219



Front

L3 10015 Havencrest Ct
Stockton, CA 95219



Front

Sales Photos

S1 10410 Almanor Cir
Stockton, CA 95219



Front

S2 5936 Lagraaaaande Way
Stockton, CA 95219



Front

S3 10533 Clarks Fork Cir
Stockton, CA 95219



Front

ClearMaps Addendum

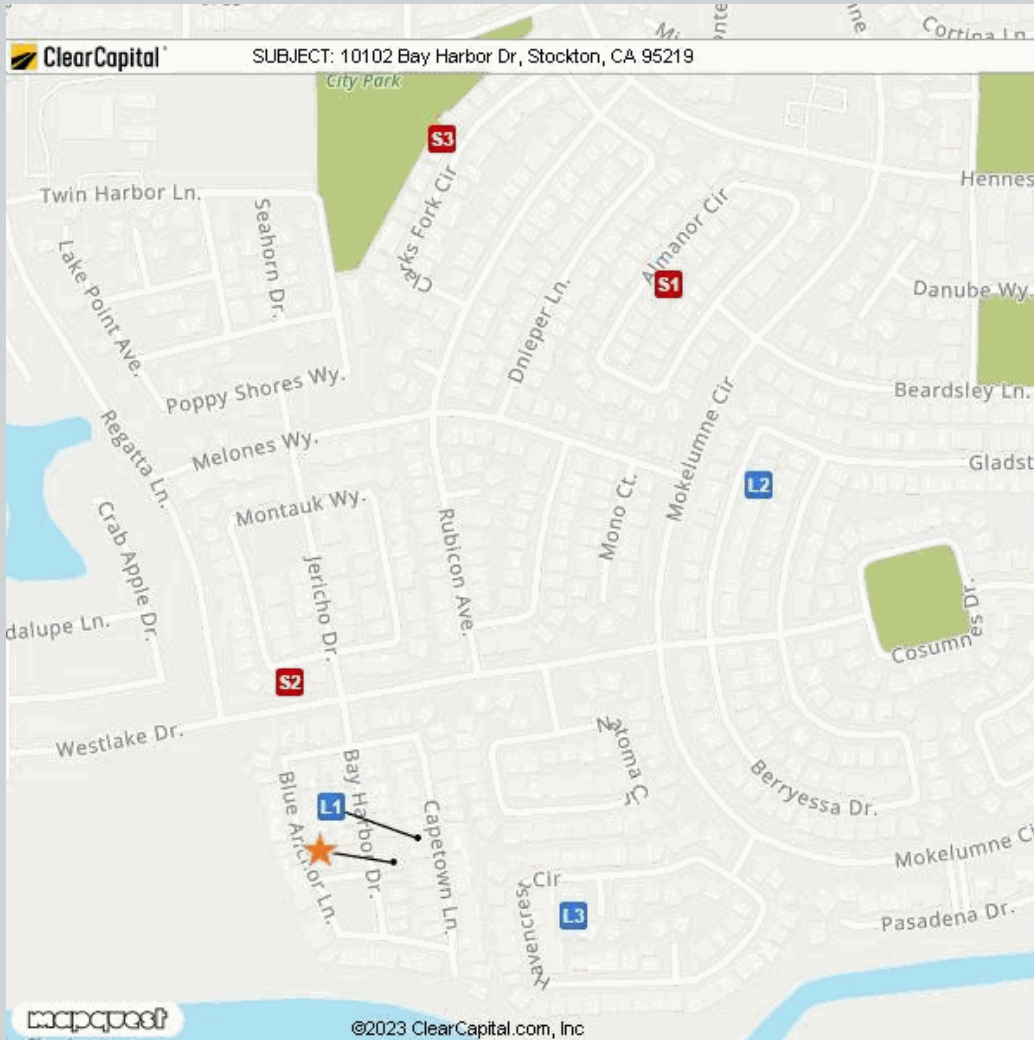
Address ★ 10102 Bay Harbor Drive, Stockton, CALIFORNIA 95219

Loan Number 55671

Suggested List \$595,000

Suggested Repaired \$595,000

Sale \$575,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10102 Bay Harbor Drive, Stockton, California 95219	--	Parcel Match
L1 Listing 1	10113 Capetown Ln, Stockton, CA 95219	0.02 Miles ¹	Parcel Match
L2 Listing 2	10330 Berryessa Dr, Stockton, CA 95219	0.36 Miles ¹	Parcel Match
L3 Listing 3	10015 Havencrest Ct, Stockton, CA 95219	0.13 Miles ¹	Parcel Match
S1 Sold 1	10410 Almanor Cir, Stockton, CA 95219	0.43 Miles ¹	Parcel Match
S2 Sold 2	5936 Lagraaaande Way, Stockton, CA 95219	0.14 Miles ¹	Parcel Match
S3 Sold 3	10533 Clarks Fork Cir, Stockton, CA 95219	0.49 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	Rick Lehr	Company/Brokerage	Century21 Select Real Estate
License No	01172432	Address	1510 W. Kettleman Ln Lodi CA 95242
License Expiration	02/08/2027	License State	CA
Phone	2097123089	Email	c21ricky@aol.com
Broker Distance to Subject	7.15 miles	Date Signed	11/19/2023

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.