

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	621 Locust Avenue, Manteca, CA 95337	Order ID	9058867	Property ID	34865836
Inspection Date	12/08/2023	Date of Report	12/11/2023		
Loan Number	56078	APN	219-440-05		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Joaquin		

Tracking IDs					
Order Tracking ID	12.7_BPO	Tracking ID 1	12.7_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Maria Esther Navarro	Condition Comments	
R. E. Taxes	\$920	The subject is currently occupied. Exterior wood, composition roof and two car garage. Gate front yard. The all house has security bars on the windows. This report is based on an exterior visual inspection only. Agent did not see the amenities inside the house; therefore an assumption was made as to the interior of the subject property to being in of average condition. Age, room count and sq. ft. of living area were obtained from the tax records. Agent recommends having the interior inspected.	
Assessed Value	\$81,394		
Zoning Classification	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	Neighborhood consists of older and newer, detached and attached SFR's in average to good condition. Updating and Remodeling has increased within the neighborhood to improve the condition of the older homes. Close to all necessary conveniences including shopping, schools, and public transportation.	
Sales Prices in this Neighborhood	Low: \$367,000 High: \$535,000		
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	621 Locust Avenue	534 El Capitan Ave	625 Ebbetts Ave	550 Chablis Way
City, State	Manteca, CA	Manteca, CA	Manteca, CA	Manteca, CA
Zip Code	95337	95337	95337	95337
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.16 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,950	\$515,000	\$539,000
List Price \$	--	\$499,950	\$489,995	\$539,000
Original List Date		12/01/2023	09/11/2023	12/04/2023
DOM · Cumulative DOM	-- · --	4 · 10	73 · 91	7 · 7
Age (# of years)	47	59	47	31
Condition	Average	Good	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 Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,428	1,806	1,092	1,315
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	3 · 2
Total Room #	6	7	5	5
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	0.150 acres	0.140 acres	0.150 acres	0.140 acres
Other	--	--	--	--

* 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.

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

Listing 1 This comp is larger than subject property. Adjustments \$ 499,950 - \$ 4000 (baths) - \$ 19000 (size)- \$ 10000 (condition) = \$ 466,950

Listing 2 This comp is smaller than subject property. Pending sale. Adjustments \$ 489,995 + \$ 17000 (size) = \$ 506,995

Listing 3 Kitchen has tile counter and laminate flooring. Living room with fireplace and laminate flooring. This comp is newer than subject property. Adjustments \$ 539,000 + \$ 6000 (size) - \$ 10000 (age) - \$ 10000 (condition) = \$ 525,000

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	621 Locust Avenue	1096 Locust Ave	558 Michigan Ave	1063 Locust Ave
City, State	Manteca, CA	Manteca, CA	Manteca, CA	Manteca, CA
Zip Code	95337	95337	95337	95337
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.09 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$567,000	\$440,000	\$499,000
List Price \$	--	\$550,000	\$440,000	\$499,000
Sale Price \$	--	\$520,000	\$430,000	\$490,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	07/07/2023	07/26/2023	06/14/2023
DOM · Cumulative DOM	-- · --	45 · 73	16 · 62	21 · 48
Age (# of years)	47	36	66	45
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	1,428	1,720	1,346	2,174
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	7	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.150 acres	0.150 acres	0.220 acres	0.150 acres
Other	--	--	--	--
Net Adjustment	--	-\$15,000	-\$2,000	-\$47,000
Adjusted Price	--	\$505,000	\$428,000	\$443,000

* Sold 3 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 This comp is larger than subject property. Adjustments \$ 520,000 - \$ 15,000 (size) = \$ 505,000

Sold 2 Oversized formal living room and formal dining room with built in china cabinet. Updated kitchen with additional cabinets and custom tile backsplash. Adjustments \$ 430,000 + \$ 4,000 (garage space) - \$ 6,000 (lot size) = \$ 428,000

Sold 3 This comp is larger than subject property. Seller paid \$ 10,000 for buyer closing cost. Adjustments \$490,000 - \$ 10,000 (concession) - \$ 37,000 (size) = \$ 443,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has not been listed in the last 12 months			
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	\$465,000	\$465,000
Sales Price	\$450,000	\$450,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
<p>The pool of comparable used to derive the above data was obtained from a search completed on the local MLS system. The following parameters were used: MLS area Stockton, 0.500 mile radius, back 6 months in time, dwelling square footage ranged from 1144 to 1712 sq. ft., the year built ranged from 1966 to 1986. The search returned 43 sales and 0 active/pending listing. Due to a lack of recent activity, the comparable search parameters could not be meet. Search parameters were expanded up to 1 mile on distance, regardless of size and age. The most recent relevant comparable were used in this report. **Disclaimer** This is not a formal appraisal and is not to be used for the purpose of financing.</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



Side



Back

Subject Photos



Street



Street

Listing Photos

L1 534 El Capitan Ave
Manteca, CA 95337



Front

L2 625 Ebbetts Ave
Manteca, CA 95337



Front

L3 550 Chablis Way
Manteca, CA 95337



Front

Sales Photos

S1 1096 Locust Ave
Manteca, CA 95337



Front

S2 558 Michigan Ave
Manteca, CA 95337



Front

S3 1063 Locust Ave
Manteca, CA 95337



Front

ClearMaps Addendum

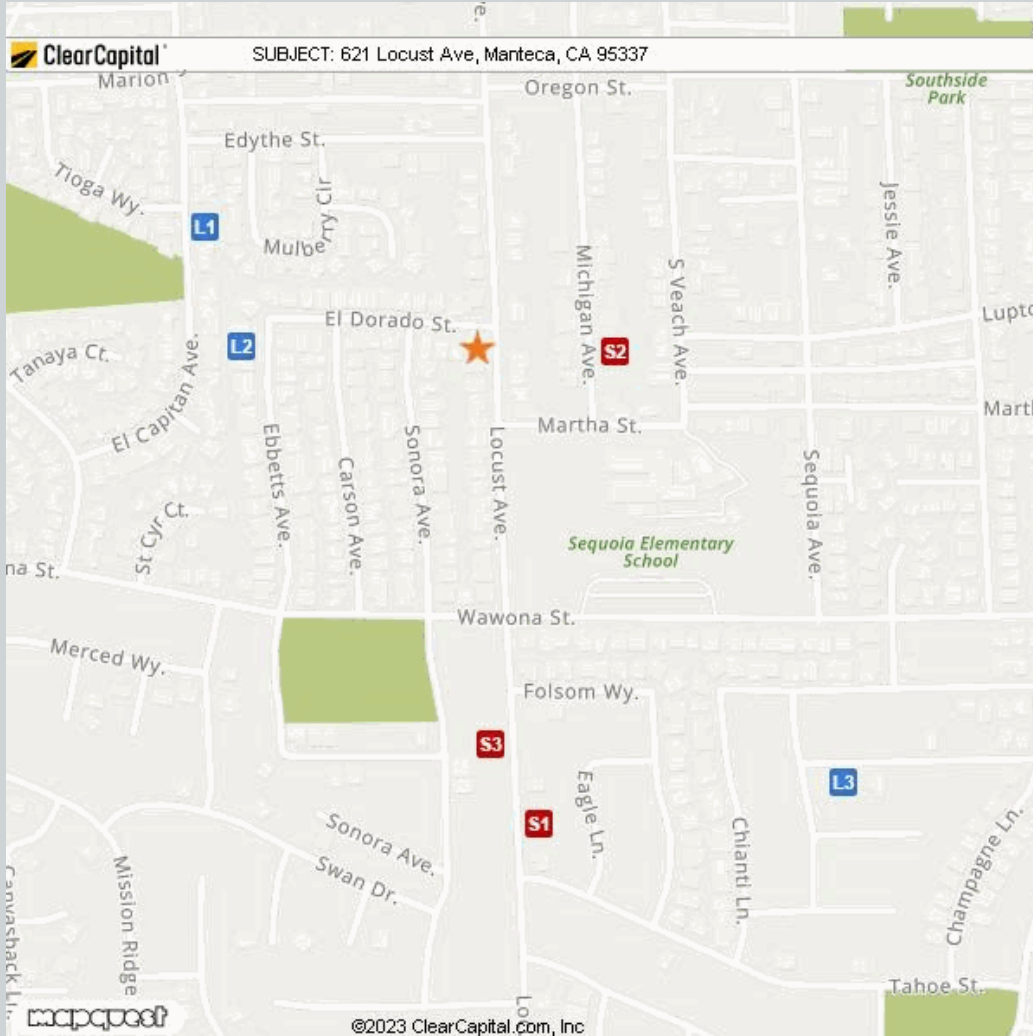
Address ★ 621 Locust Avenue, Manteca, CA 95337

Loan Number 56078

Suggested List \$465,000

Suggested Repaired \$465,000

Sale \$450,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	621 Locust Avenue, Manteca, CA 95337	--	Parcel Match
L1 Listing 1	534 El Capitan Ave, Manteca, CA 95337	0.20 Miles ¹	Parcel Match
L2 Listing 2	625 Ebbetts Ave, Manteca, CA 95337	0.16 Miles ¹	Parcel Match
L3 Listing 3	550 Chablis Way, Manteca, CA 95337	0.39 Miles ¹	Parcel Match
S1 Sold 1	1096 Locust Ave, Manteca, CA 95337	0.33 Miles ¹	Parcel Match
S2 Sold 2	558 Michigan Ave, Manteca, CA 95337	0.09 Miles ¹	Parcel Match
S3 Sold 3	1063 Locust Ave, Manteca, CA 95337	0.27 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	Gavina R. Franklin	Company/Brokerage	Riggs & Associates Inc.
License No	01349265	Address	4600 N. Pershing, Suite D Stockton CA 95207
License Expiration	08/20/2026	License State	CA
Phone	2095984510	Email	imgavina@sbcglobal.net
Broker Distance to Subject	14.52 miles	Date Signed	12/11/2023

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.