

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	2541 Oliver Drive, Hayward, CA 94545	Order ID	9165448	Property ID	35095014
Inspection Date	02/17/2024	Date of Report	02/26/2024		
Loan Number	56666	APN	456 003611600		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Alameda		

Tracking IDs

Order Tracking ID	2.15_BPO	Tracking ID 1	2.15_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHARLES WHITE	Condition Comments The subject is an end unit townhome that appears to be in average exterior condition.
R. E. Taxes	\$1,923	
Assessed Value	\$137,066	
Zoning Classification	Residential	
Property Type	townhouse	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Glen Eden HOA 510 456 5670	
Association Fees	\$268 / Month (Greenbelt,Other: guest parking)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject is located in an established neighborhood that appears well maintained. The area is near shopping and dining with easy freeway access. Marketing trends are shifting with very little supply yet a steady demand for the area.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$527500 High: \$955100	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2541 Oliver Drive	27463 Ponderosa Ct	27384 Marigold Ct	27788 Hummingbird Ct
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94545	94545	94545	94545
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.17 ¹	0.11 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$499,888	\$749,950	\$749,000
List Price \$	--	\$499,888	\$699,000	\$749,000
Original List Date		06/13/2023	01/11/2024	06/22/2023
DOM · Cumulative DOM	-- · --	249 · 258	37 · 46	240 · 249
Age (# of years)	53	54	53	11
Condition	Average	Average	Good	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 townhouse	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	988	988	1,474	1,474
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	5	5	7	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 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 home is similar to the subject in GLA and located within the same HOA community. No adjustment needed.

Listing 2 This home is superior to the subject property in GLA (-60,750) offering 2 more bedrooms than the subject.

Listing 3 This home is superior to the subject property in GLA (-60,750) offering 2 more bedrooms than the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2541 Oliver Drive	27392 Marigold Ct	27763 Del Norte Ct	2469 Arf Ave
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94545	94545	94545	94545
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.21 ¹	0.25 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$589,000	\$680,000	\$550,000
List Price \$	--	\$589,000	\$649,000	\$550,000
Sale Price \$	--	\$600,000	\$637,000	\$572,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/12/2024	12/15/2023	09/22/2023
DOM · Cumulative DOM	-- · --	37 · 37	98 · 98	16 · 46
Age (# of years)	53	53	54	54
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 townhouse	1 Story townhouse	2 Stories townhouse	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	988	884	1,254	988
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1	3 · 1 · 1	2 · 1 · 1
Total Room #	5	5	6	5
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	+\$13,000	-\$33,250	\$0
Adjusted Price	--	\$613,000	\$603,750	\$572,000

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 This home is inferior to the subject property in GLA () offering one bath and is a one story unit.

Sold 2 Superior to the subject in GLA () providing one more bedroom than the subject.

Sold 3 This home is similar to the subject property in all aspects and located within the same HOA community.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no indication that the subject property has been listed on the MLS 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	\$603,000	\$603,000
Sales Price	\$588,000	\$588,000
30 Day Price	\$572,000	--
Comments Regarding Pricing Strategy		
<p>The suggested pricing is based on the subjects exterior condition and the value is consistent with the likeness of most similar comps in the record at the time of inspection. There are no known issues that would prevent a fair market sale. Note that it was necessary to use the selected comps due to a lack of more similar comps to select from at the time of inspection due to low inventory. To expand the search parameters beyond 2 miles would impact pricing and provide a larger than 15% pricing gap. The best possible comps have been provided.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (2/26/2024)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Address Verification



Side



Side



Back



Street

Subject Photos



Street



Street



Other

Listing Photos

L1 27463 Ponderosa Ct
Hayward, CA 94545



Front

L2 27384 Marigold Ct
Hayward, CA 94545



Front

L3 27788 Hummingbird Ct
Hayward, CA 94545



Front

Sales Photos

S1 27392 Marigold Ct
Hayward, CA 94545



Front

S2 27763 Del Norte Ct
Hayward, CA 94545



Front

S3 2469 Arf Ave
Hayward, CA 94545



Front

ClearMaps Addendum

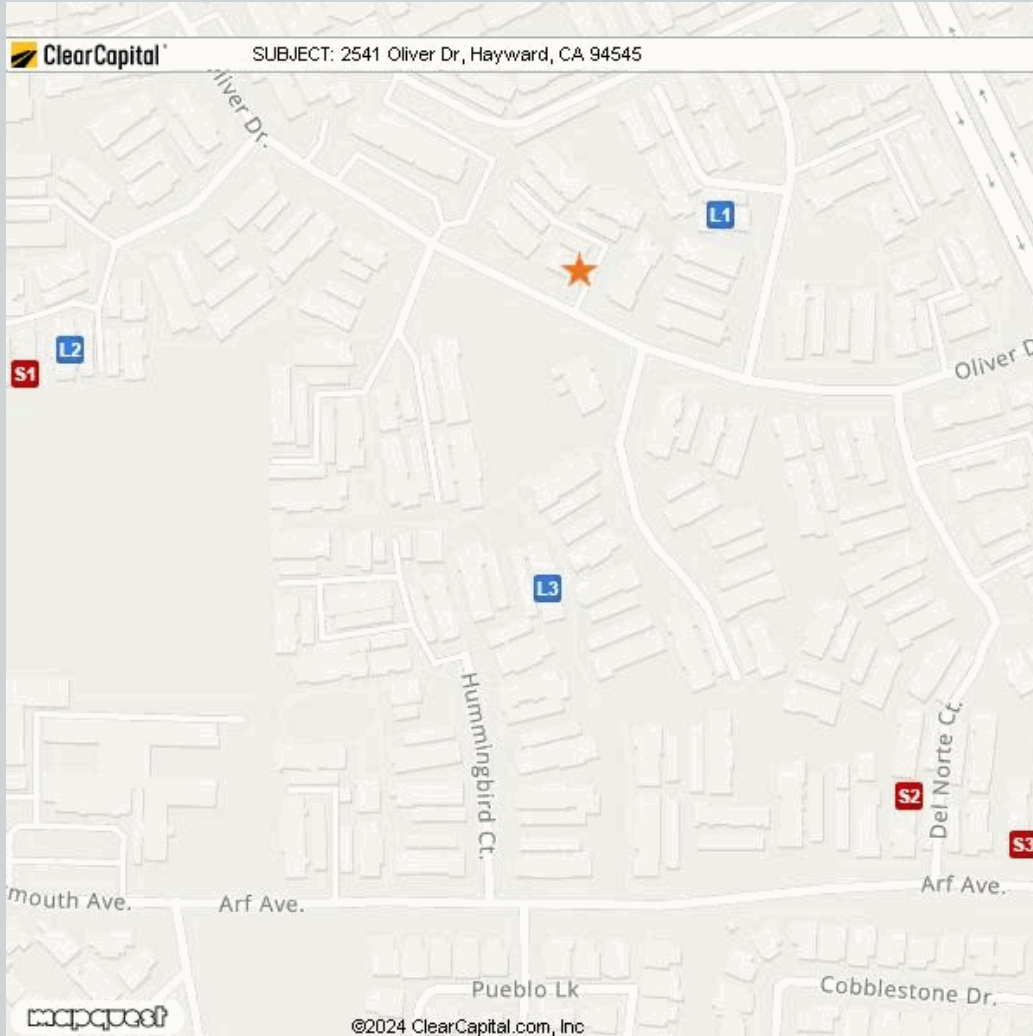
Address ★ 2541 Oliver Drive, Hayward, CA 94545

Loan Number 56666

Suggested List \$603,000

Suggested Repaired \$603,000

Sale \$588,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2541 Oliver Drive, Hayward, CA 94545	--	Parcel Match
L1 Listing 1	27463 Ponderosa Ct, Hayward, CA 94545	0.05 Miles ¹	Parcel Match
L2 Listing 2	27384 Marigold Ct, Hayward, CA 94545	0.17 Miles ¹	Parcel Match
L3 Listing 3	27788 Hummingbird Ct, Hayward, CA 94545	0.11 Miles ¹	Parcel Match
S1 Sold 1	27392 Marigold Ct, Hayward, CA 94545	0.19 Miles ¹	Parcel Match
S2 Sold 2	27763 Del Norte Ct, Hayward, CA 94545	0.21 Miles ¹	Parcel Match
S3 Sold 3	2469 Arf Ave, Hayward, CA 94545	0.25 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	Leticia Charles	Company/Brokerage	Realty One Group Future
License No	02044671	Address	3300 E. Castro Valley Blvd Ste D Castro Valley CA 94552
License Expiration	09/13/2025	License State	CA
Phone	5108282381	Email	homeservicesbytish@gmail.com
Broker Distance to Subject	5.02 miles	Date Signed	02/26/2024

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.