

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	1670 Marthella Avenue, Merced, CA 95341	Order ID	9176966	Property ID	35122519
Inspection Date	02/22/2024	Date of Report	02/26/2024		
Loan Number	56724	APN	035122002000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Merced		

Tracking IDs					
Order Tracking ID	2.22_BPO	Tracking ID 1	2.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BOWEN CALVIN C & DONNA M EST	Condition Comments	
R. E. Taxes	\$2,788	Exterior paint/trim is in poor condition. Home appears to need some minor exterior repair and new paint. Roof appears to be in average condition. Windows in front are dual pane (newer).	
Assessed Value	\$257,040		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$7,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$7,500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Slow	Neighborhood is in a central eastern area of town close to the edge of town and freeway access. It is an older developed neighborhood with similar homes and some apartments nearby.	
Sales Prices in this Neighborhood	Low: \$185000 High: \$375000		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1670 Marthella Avenue	2000 Carol Ave	2695 Midge Avenue	1605 E 26th St
City, State	Merced, CA	Merced, CA	Merced, CA	Merced, CA
Zip Code	95341	95341	95340	95340
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.82 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$334,999	\$359,999	\$289,000
List Price \$	--	\$334,999	\$359,999	\$295,000
Original List Date		01/19/2024	01/29/2024	12/11/2023
DOM · Cumulative DOM	-- · --	35 · 38	25 · 28	74 · 77
Age (# of years)	65	76	63	69
Condition	Fair	Excellent	Excellent	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Waterfront	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	1,110	1,240	1,280	1,024
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	3 · 2
Total Room #	6	5	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	.205 acres	0.19 acres	.1465 acres	0.20 acres
Other	0	0	0	0

* 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 This comp is in close proximity to subject property. It has a one car garage, is approximately 11 years older and has one less bedroom. It has been updated inside.

Listing 2 This comp is further north from subject property. It is similar in build and age and somewhat outdated.

Listing 3 This comp is in close proximity to subject property. It is a similar style and also has a larger lot.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1670 Marthella Avenue	1665 Marthella Ave	1645 Bette St	1535 Ann Ct
City, State	Merced, CA	Merced, CA	Merced, CA	Merced, CA
Zip Code	95341	95341	95341	95341
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.09 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$229,900	\$289,000
List Price \$	--	\$315,000	\$229,900	\$289,000
Sale Price \$	--	\$330,000	\$185,000	\$295,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	07/20/2023	10/06/2023	07/13/2023
DOM · Cumulative DOM	-- · --	57 · 57	12 · 87	61 · 61
Age (# of years)	65	64	69	69
Condition	Fair	Average	Fair	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	1,110	1,170	1,220	1,176
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.205 acres	0.21 acres	.15 acres	0.15 acres
Other	0	0	0	0
Net Adjustment	--	-\$25,000	-\$3,600	-\$5,000
Adjusted Price	--	\$305,000	\$181,400	\$290,000

* 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 in close proximity to subject property. It is a similar style, also on a larger lot. It appears to be somewhat outdated like the subject property. It has newer windows and an additional bathroom. -\$5,000 bath: condition adjustment -\$20,000.
- Sold 2** This comp appears to very outdated and in need of some repairs. The flooring, paint and cabinets are outdated. This home was advertised as a "handyman special". The lot is somewhat smaller than the subject property. Sq ft adjustment \$6,600, bath -\$5,000, No garage \$8,000.
- Sold 3** This comp is in close proximity to subject property. It is similar in style. Lot size is a bit smaller than subject property. I feel this comp is the most comparable to subject property but in a little better condition. One more bathroom -\$5,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history found.				
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	\$289,000	\$305,000
Sales Price	\$289,000	\$305,000
30 Day Price	\$289,000	--
Comments Regarding Pricing Strategy		
<p>This home is in a well-established area close to shopping, schools and freeway access. It is also located close to UC Merced (within a 10-15 min drive). It would be a good starter home or investment property. It is on a larger lot which gives it a little more value. With some updates like newer paint and windows it would sell for more. I don't have any knowledge of the inside but if it's similar to the exterior, I feel my pricing is accurate.</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



Address Verification



Street



Street

Listing Photos

L1 2000 Carol Ave
Merced, CA 95341



Front

L2 2695 Midge Avenue
Merced, CA 95340



Front

L3 1605 E 26th St
Merced, CA 95340



Front

Sales Photos

S1 1665 Marthella Ave
Merced, CA 95341



Front

S2 1645 Bette St
Merced, CA 95341



Front

S3 1535 Ann Ct
Merced, CA 95341



Front

ClearMaps Addendum

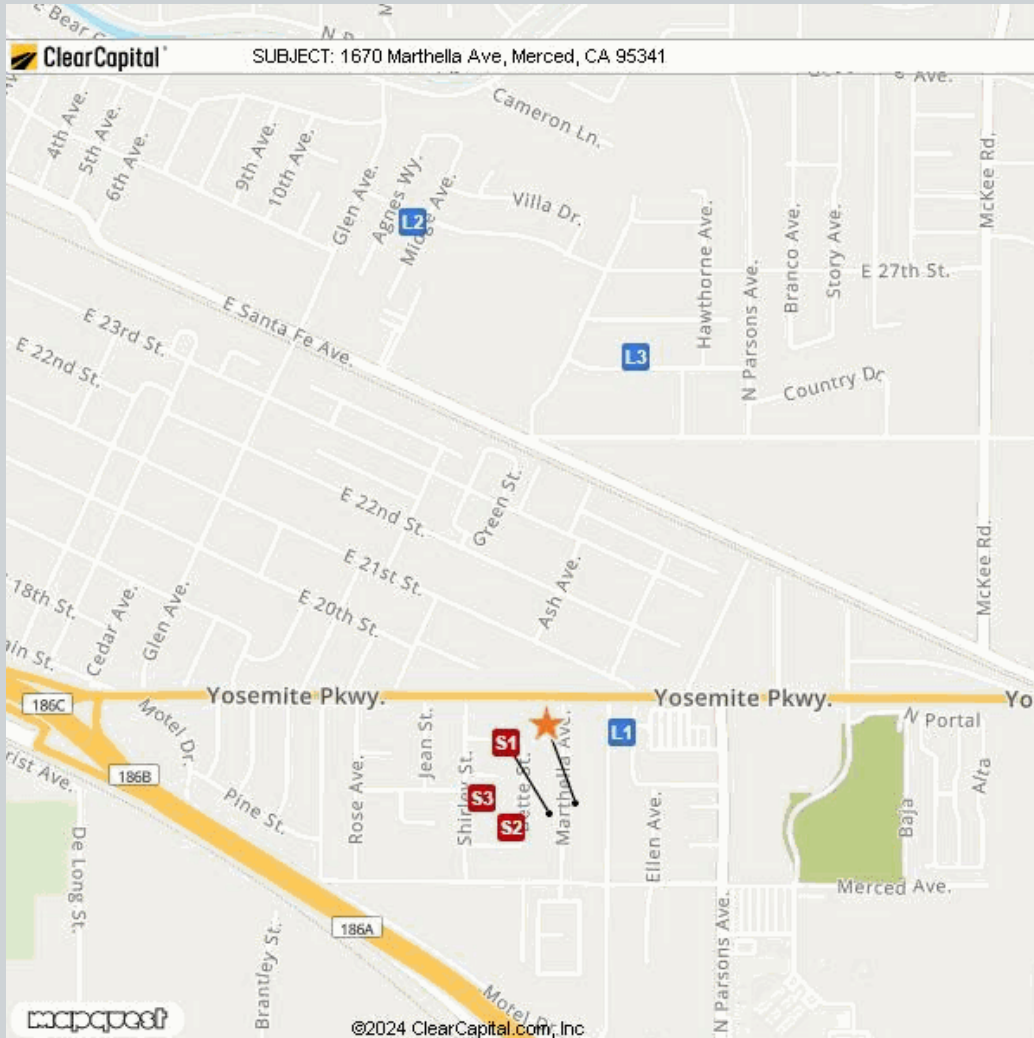
Address ★ 1670 Marthella Avenue, Merced, CA 95341

Loan Number 56724

Suggested List \$289,000

Suggested Repaired \$305,000

Sale \$289,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1670 Marthella Avenue, Merced, CA 95341	--	Parcel Match
L1 Listing 1	2000 Carol Ave, Merced, CA 95341	0.12 Miles ¹	Parcel Match
L2 Listing 2	2695 Midge Avenue, Merced, CA 95340	0.82 Miles ¹	Parcel Match
L3 Listing 3	1605 E 26th St, Merced, CA 95340	0.61 Miles ¹	Parcel Match
S1 Sold 1	1665 Marthella Ave, Merced, CA 95341	0.04 Miles ¹	Parcel Match
S2 Sold 2	1645 Bette St, Merced, CA 95341	0.09 Miles ¹	Parcel Match
S3 Sold 3	1535 Ann Ct, Merced, CA 95341	0.13 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	Debbie Engel	Company/Brokerage	Keller Williams Property Team
License No	01775282	Address	3319 M Street Merced CA 95348
License Expiration	04/25/2027	License State	CA
Phone	2097771661	Email	mercedagent@gmail.com
Broker Distance to Subject	2.48 miles	Date Signed	02/24/2024

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.