

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.

<b>Address</b>	1909 Adria Ave, Santa Maria, CA 93458	<b>Order ID</b>	9189080	<b>Property ID</b>	35141611
<b>Inspection Date</b>	03/01/2024	<b>Date of Report</b>	03/02/2024		
<b>Loan Number</b>	56789	<b>APN</b>	117-530-037		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Santa Barbara		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	2.29_BPO	<b>Tracking ID 1</b>	2.29_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	REBECCA C GUTIERREZ	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,409	<p>Legal Description: TR 05213 WHITESTINE ESTATES The subject is a single story, Ranch/Rambler style, single family residence home with 1,721 sq. foot living area (per tax records) and contains (5) rooms, (4) bedrooms and (2) bathrooms. The subject was built in 1979. 0.14 acre lot size. The subject has Q4 quality of construction rating. Condition is estimated to be C4 (average) condition rating. There is no current documentation to support a higher or lower condition rating for the subject. No adverse influences that could potentially negatively effect its market value. The subject has an attached (2) car garage. Neighborhood views. No items noted for repair at the time of inspection. All exterior components of the home viewed at the time of inspection appear to be in serviceable condition. Yards are landscaped and fenced.</p>	
<b>Assessed Value</b>	\$217,024		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>The subject is located in a non gated neighborhood of SFR homes in northwest Santa Maria just north of W Taylor Street, west of Broadway Avenue and east of N Blosser Road. Fee simple land. No HOA. The subjects neighborhood is Urban, and within range of typical amenities - schools, shopping and services. The subjects conforms to the surrounding SFR homes in the neighborhood in age of construction, architectural style and quality of construction. The subjects floor plan size is in the middle to higher tier of GLA values for its neighborhood and general geographical area. Vandalism risk is low to...</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$500,000 High: \$697,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

The subject is located in a non gated neighborhood of SFR homes in northwest Santa Maria just north of W Taylor Street, west of Broadway Avenue and east of N Blosser Road. Fee simple land. No HOA. The subjects neighborhood is Urban, and within range of typical amenities - schools, shopping and services. The subjects conforms to the surrounding SFR homes in the neighborhood in age of construction, architectural style and quality of construction. The subjects floor plan size is in the middle to higher tier of GLA values for its neighborhood and general geographical area. Vandalism risk is low to moderate. REO and Short Sale properties are in short supply in this area and across Santa Maria in the current market. No boarded up homes noted in the neighborhood.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1909 Adria Ave	1627 N School Street	2420 Darbeton Avenue	2432 Cesar E Chavez Drive
<b>City, State</b>	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
<b>Zip Code</b>	93458	93454	93458	93458
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.71 <sup>1</sup>	1.05 <sup>1</sup>	0.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$635,000	\$619,900	\$699,000
<b>List Price \$</b>	--	\$629,900	\$619,900	\$699,000
<b>Original List Date</b>		01/15/2024	12/26/2023	02/29/2024
<b>DOM · Cumulative DOM</b>	-- · --	18 · 47	67 · 67	2 · 2
<b>Age (# of years)</b>	45	62	20	21
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,721	1,342	1,699	1,699
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	5	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	Spa - Yes
<b>Lot Size</b>	0.16 acres	0.14 acres	0.14 acres	0.14 acres
<b>Other</b>	--	Renovated	--	Superior amenities

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** MLS Status: "Pending" - List #1 is a standard sale. List #1 is located in the same general area in Santa Maria, approximately 0.71 miles away from the subject. List #1 is a (17) year older home than the subject built in 1962. Comp exceeding the (15) year age of construction threshold tolerance was used in the report due to extremely scarce LIST comp factors in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #1 is a (1) story home, with Ranch/Rambler architectural style like the subject. Estimated similar Q4 quality of construction rating. List #1 has the same (5) room count as the subject. List #1 has the same (3) bedroom count as the subject. List #1 has the same (2) bathroom as the subject. List #1 has a inferior sized floor plan and inferior GLA values to the subject. Comp exceeding the +/- 20% GLA value variance threshold tolerance was used in the report due to extremely scarce LIST comp factors in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #1 is has estimated superior C3 (good) condition rating over the subject. List #1 has been updated and remodeled. The subject has estimated inferior C4 (average) condition rating to List #1. List #1 has a slightly inferior sized 0.14 acre lot to the subject and slightly inferior lot and land value to the subject. List #1 has landscaped and fenced yards like the subject. List #1 has an attached (2) car garage like the subject. List #1 has similar neighborhood lot location value - both List #1 and the subject have no adverse influences. List #1 has a residential views only like the subject. View values are similar. List #1 has estimated similar fair market resale value to the subject with adjustments, due to the subjects newer age of construction, superior sized lot and superior GLA values , versus List #1 superior C3 (good) condition rating. List #1 has estimated inferior fair market resale value to the subject with adjustments. The subject is superior.
- Listing 2** MLS Status: "Active Under Contract" - List #2 is located in the North Preisker Ranch Park area of Santa Maria, approximately 1.05 miles away from the subject. Comp exceeding the (1) mile distance radius threshold tolerance for SUBURBAN location was used in the report due to extremely scarce LIST comp factors in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #2 is a (25) year newer home than the subject built in 2004. Comp exceeding the (15) year age of construction threshold tolerance was used in the report due to extremely scarce LIST comp factors in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #2 is a (1) story home, with Ranch/Rambler architectural style like the subject. Estimated similar Q4 quality of construction rating. List #2 has superior (6) room count over the subject. List #2 has the same (4) bedroom count as the subject. List #2 has the same (2) bathroom count as the subject. List #2 has a similar sized floor plan and similar GLA values to the subject. GLA values are very close. List #2 is has estimated similar C4 (average) condition rating like the subject. List #2 has a slightly inferior sized 0.14 acre lot to the subject and slightly inferior lot and land value to the subject. List #2 has landscaped yards like the subject. Both homes have fenced yards. List #2 has an attached (2) car garage. The subject has a like kind, attached (2) car garage. List #2 has similar neighborhood lot location value. List #2 has no adverse influence. The subject has no adverse influences. List #2 has a neighborhood views only like the subject. View values are similar. List #2 has estimated similar fair market resale value to the subject with adjustments, due to List #2 newer age of construction, and superior room count, versus the subjects superior sized parcel. List #2 has estimated similar fair market resale value to the subject with adjustments. Estimated edge to List #2. List #2 is the most heavily weighted LIST comp. Best LIST comp. The subjects resale value is estimated to be similar to List #2, with edge to List #2. Comp exceeding the (1) mile distance radius threshold tolerance for SUBURBAN location was used in the report due to extremely scarce LIST comp factors in the current market for properties that match the subjects DNA profile and estimated range of resale value.
- Listing 3** MLS Status: "Active" - List #3 is located in the in the North Preisker Ranch Park area of Santa Maria, approximately 0.96 miles away from the subject. List #3 is a (24) year newer home than the subject built in 2001. Comp exceeding the (15) year age of construction threshold tolerance was used in the report due to extremely scarce LIST comp factors in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #3 is a (1) story home, with Contemporary architectural style. Estimated similar Q4 quality of construction rating. List #3 has superior (6) room count over the subject. List #3 has the same (4) bedroom count as the subject. List #3 has the same (2) bathroom count as the subject. List #3 has a similar sized floor plan and similar GLA values to the subject. GLA values are close. List #3 is has estimated similar C4 (average) condition rating like the subject. List #3 has standard builder finish per its MLS information and photos. List #3 has a slightly inferior sized 0.14 acre lot to the subject and slightly inferior lot and land value to the subject. List #3 and the subject both have landscaped yards. Both homes have fenced yards. List #3 has an attached (2) car garage. The subject has a like kind, attached (2) car garage. List #3 has similar neutral neighborhood lot location value. List #3 has no adverse influences. The subject has no adverse influences. List #3 has a neighborhood views only like the subject. View values are similar. List #3 has superior amenities - Built-in outdoor kitchen with Santa Maria style BBQ pit, propane grill, sink, burner, mini fridge and granite counter tops all under a pergola with lighting and a ceiling fan Backyard also features a above ground spa, fire pit, custom stone wall with lighting, stamped concrete patio, waterfall pond and mini putting green. List #3 has estimated superior fair market resale value over the subject with adjustments, due to List #3 newer age of construction, superior bath count and superior amenities. List #3 has estimated superior fair market resale value over the subject with adjustments. Estimated edge to List #3.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1909 Adria Ave	504 Washington Circle	2008 Gaucho Way	1020 W Mcelhany Avenue
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93458	93458
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 <sup>1</sup>	0.44 <sup>1</sup>	1.09 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$549,000	\$625,000	\$550,000
List Price \$	--	\$549,000	\$615,000	\$550,000
Sale Price \$	--	\$529,000	\$592,000	\$561,000
Type of Financing	--	Cntl	Va	Conventional
Date of Sale	--	08/11/2023	01/29/2024	05/12/2023
DOM · Cumulative DOM	-- · --	30 · 76	55 · 98	5 · 28
Age (# of years)	45	29	37	43
Condition	Average	Average	Good	Average
Sales Type	--	Investor	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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,721	1,517	1,385	1,600
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
Total Room #	5	6	6	6
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	0.11 acres	0.12 acres	0.14 acres
Other	--	--	Remodeled	--
Net Adjustment	--	+\$19,260	-\$23,160	+\$8,365
Adjusted Price	--	\$548,260	\$568,840	\$569,365

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Sold #1 was a tenant occupied investor sale per MLS information. S1 is located less than 1/2 mile away from the subject. Sold #1 is a single story, Ranch/Rambler style home like the subject. Adjustments - Age - 16 year newer home (-\$4,000) Quality of construction - both Q4 rating (\$0) Room Count (-\$5,000) Bedroom Count (\$0) Bathroom Count (\$0) GLA Count (+\$13,260) Condition - both C4 (average) condition rating (\$0) Location - both neutral (\$0) View - both residential (\$0) Garage - both attached (2) car garage (\$0) Lot Size - subject larger lot (+\$15,000) With adjustments, Sold #1 has an estimated downward adjustment of \$19,260 to the subject. Subjects adjusted value: \$548,260. Sold #1 is a dated comp that closed escrow over (6) months ago. Prices have increased in the subjects neighborhood since Sold #1 closed escrow. Subjects market value is estimated to be potentially higher due to appreciation that has occurred in the marketplace since Sold #1 closed escrow. Sold #1 had Cash to New Loan financing type with a reported \$10,000 seller credit. The subject has estimated superior fair market resale value over Sold #1. BUYER FINANCING: Cash to New Loan CONCESSIONS: \$10k CONCESSION CMTS: Seller credit for repairs
- Sold #2** Sold #2 was a fair market sale per MLS information. S2 is located approximately a 1/2 mile away from the subject. Sold #2 is a single story, Ranch/Rambler style home like the subject. Adjustments - Age - 8 year newer home (-\$2,000) Quality of construction - both Q4 rating (\$0) Room Count - S2 has superior (6) rooms (-\$5,000) Bedroom Count (\$0) Bathroom Count - both (2) baths (\$0) GLA Count (+\$21,840) Condition - S2 comp has superior C3 (Good) condition. S2 comp has been fully renovated and remodeled. The subject has estimated inferior C4 (average) condition rating (-\$50,000) Location - both neutral (\$0) View amenity - both residential views (\$0) Garage - both attached (2) car garage (\$0) Lot Size - subject larger lot (+\$12,000) With adjustments, Sold #2 has an estimated upward adjustment of \$23,160 over the subject. Subjects adjusted value: \$568,840. Sold #2 is a current comp that closed escrow less than (2) months ago. Prices have been stable in the marketplace since Sold #2 closed escrow. Sold #2 had VA loan financing type with a reported \$5,000 seller credit for BCC. Sold #2 has estimated superior fair market resale value the subject with adjustments due to its newer age, superior room count and superior remodeled C3 (good) condition rating. Sold #2 is estimated to be superior and have higher resale value over the subject. BUYER FINANCING: VA CONCESSIONS: \$5,000 CONCESSION CMTS: Closing costs
- Sold #3** Sold #3 was a fair market sale. Sold #3 is a single story, Ranch/Rambler style home like the subject. Comp exceeding the (1) mile distance radius threshold tolerance and was used in the report due to extremely scarce SOLD comp factors in the current market for properties that match the subjects DNA and condition profile. Adjustments - Age - S3 is a (2) year newer home (-\$500) Quality of construction - both Q4 rating (\$0) Room Count - S3 has superior (6) rooms (-\$5,000) Bedroom Count (\$0) Bathroom Count (\$0) GLA Count (+\$7,865) Condition - both C4 (average) condition rating (\$0) Location - both neutral (\$0) View - both residential views (\$0) Garage - both attached (2) car garage (\$0) Lot Size - inferior sized lot to the subject (+\$6,000) With adjustments, Sold #3 has an estimated downward adjustment of \$8,365 to the subject. Subjects adjusted value: \$569,365. Sold #3 had Conventional loan financing type per MLS information with no reported credits or concessions. Sold #3 is a dated comp that closed escrow over (9) months ago. Prices have increased in the subjects neighborhood since Sold #3 closed escrow. Subjects market value is estimated to be potentially higher due to appreciation that ahs occurred in the marketplace since Sold #3 closed escrow in mid May of 2023. The subject has estimated similar fair market resale value to Sold #3. Sold #3 has the lowest net adjustment to the subject. Sold #3 is the most heavily weighted SOLD comp. Best SOLD comp. The subjects resale value is estimated to be in line with Sold #3.

## Subject Sales & Listing History

**Current Listing Status** Not Currently Listed

**Listing Agency/Firm**

**Listing Agent Name**

**Listing Agent Phone**

**# of Removed Listings in Previous 12 Months** 0

**# of Sales in Previous 12 Months** 0

### Listing History Comments

\*No MLS history found in the CRMLS database. Last Market Sale & Sales History Per Tax Records Recording Date: 06/28/1999 Sale Type: Full Sale Date: 05/25/1999 Deed Type: Grant Deed Sale Price: \$119,500 Owner Name: Gutierrez, Rebecca C Price Per Square Foot: \$69.44 Multi/Split Sale Seller: Valero Alfredo P & Raquel T Document Number: 53485

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$619,900	\$619,900
<b>Sales Price</b>	\$569,000	\$569,000
<b>30 Day Price</b>	\$564,000	--

### Comments Regarding Pricing Strategy

I initially went back (3) months, out in distance (1) mile. List and Sold comps that match the subjects DNA and condition profile are scarce in Santa Maria in the current market. Sold comps that have closed in the past (90-120) days that match the subjects profile are extremely scarce. List comps that match the subjects GLA profile, lot size, age and estimated range of resale value are extremely scarce. Inventory of homes For Sale is extremely low in all price tiers in Santa Maria in the current market. List price variance is wide for comps used in the report due to extremely scarce LIST comp factors in the current market for properties that match the subjects DNA profile. Due to scarce comp factors, it was necessary to relax some of the variance threshold tolerances of the search criteria to find comps which I could use to complete the report. Sales dates were backed up (12) months and distance radius was expanded up to (5) miles and comp selection remained scarce. With relaxing the (1) mile distance radius variance for SUBURBAN location, the (90) day pending date, the +/- 20% GLA value variance, and the (15) year age of construction variance threshold tolerance of the search criteria, I was able to find comps of which I could use due to scarce comp factors. Comps used in the report are the best possible currently available comps within (5) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and the comps. S1 and S3 comps exceed the (90) day pending date variance tolerance threshold. L1 comp exceeds the +/- 20% GLA value variance threshold tolerance. S1, L1, L2 and L3 comps exceed the (15) year age of construction variance threshold tolerance. L2 and S3 comps exceed the (1) mile distance radius variance threshold tolerance for SUBURBAN location. S3 comp exceeds the architectural style variance threshold. Agent recommends an "AS-IS" sales strategy with a 90-120 day marketing period. Sold #3 is the most heavily weighted sales comp. The subjects current resale value is estimated to potentially exceed its adjusted sales price to Sold #3 as Sold #3 is a dated comp and prices have increased since Sold #3 closed escrow. The subjects current market value is estimated to be in line with its adjusted sales price to Sold #3. The subjects curb appeal & exterior condition is equal (average) to the surrounding homes in its neighborhood. The subjects GLA size is in the middle to higher tier for its immediate neighborhood. Sales prices appreciated rapidly in the subjects neighborhood over the course of 2021 and into the first quarter of 2023 (20%- 25% increase) Price appreciation has stabilized with the Fed's interest rate hikes, but due to a limited supply of homes For Sale in Santa Maria, market remains stable and home values still slightly appreciating as market is a sellers market. Marketing time is abbreviated and under (30) days. Adjusted SOLD comps are estimated to accurately bracket the range of the subjects current resale value. The subjects estimated range of "AS- IS" resale value is \$569,000 to \$619,900 in the current market due to extremely low inventory and stable buyer demand. The subjects estimated (30) day quick sale price is \$564,000. The initial list price can be marked up between 3% to 5% due to low inventory and stable buyer demand conditions in the current market. Marketing time is abbreviated and less than (30) days when properties are priced and positioned correctly in the marketplace. Current market remains as a "seller's" market, but trend appears to be moving towards stabilization. Demand continues to exceeds supply in Santa Maria in the current market. Sales volume, however, has slowed significantly since the FED interest rate hikes. Estimated Tax Value per Realist.com tax websites Corelogic algorithm - RealAVM™ Value: \$545,400 Confidence Score: 86 RealAVM™ Value Range: \$498,600 - \$592,300 Forecast Standard Deviation: 9 Value as of 02/20/2024 (1)RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2)The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3)The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.



## 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



Side



Street



Street



Street

# DRIVE-BY BPO

by ClearCapital

1909 ADRIA AVE  
SANTA MARIA, CA 93458

56789  
Loan Number

\$569,000  
As-Is Value

## Subject Photos



Street



Other

## Listing Photos

**L1** 1627 N School Street  
Santa Maria, CA 93454



Front

**L2** 2420 Darbeton Avenue  
Santa Maria, CA 93458



Front

**L3** 2432 Cesar E Chavez Drive  
Santa Maria, CA 93458



Front

## Sales Photos

**S1** 504 Washington Circle  
Santa Maria, CA 93458



Front

**S2** 2008 Gaucho Way  
Santa Maria, CA 93458



Front

**S3** 1020 W McElhany Avenue  
Santa Maria, CA 93458



Front

## ClearMaps Addendum

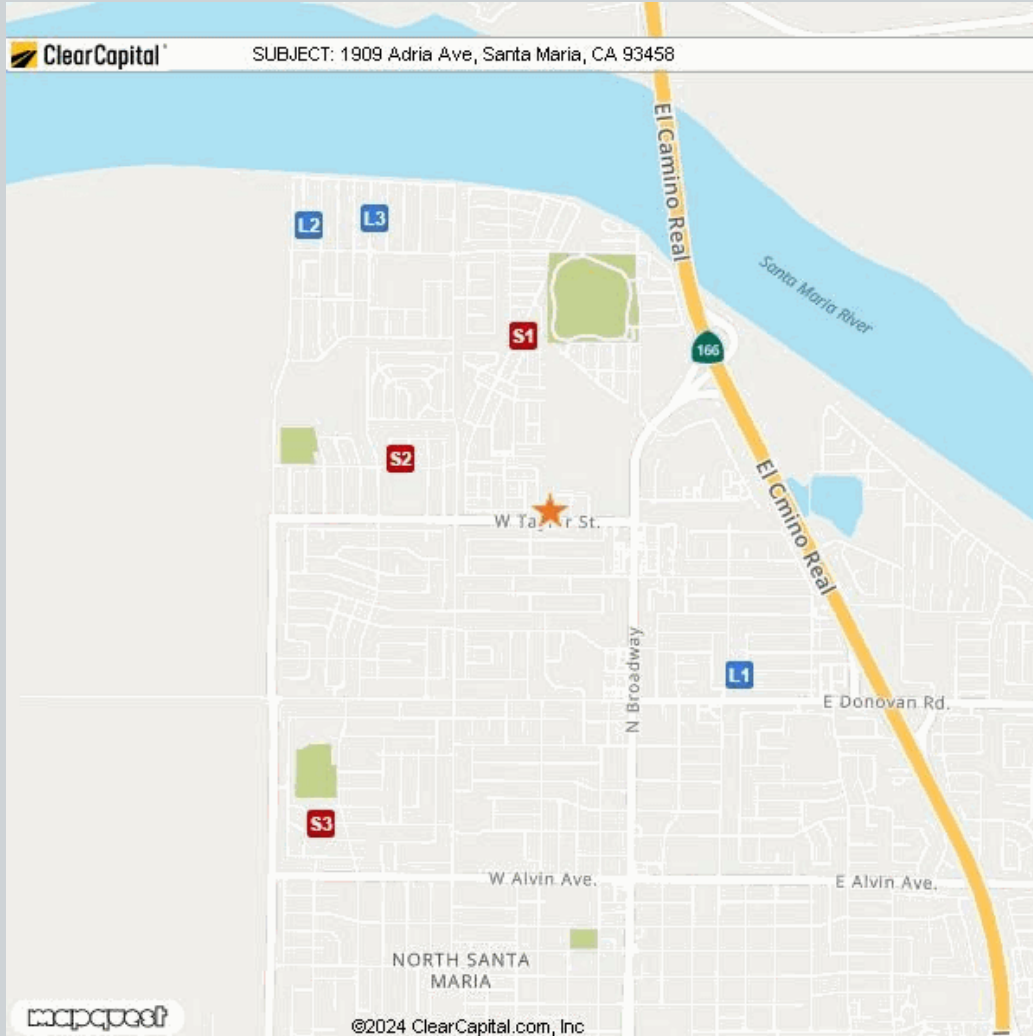
**Address** ★ 1909 Adria Ave, Santa Maria, CA 93458

**Loan Number** 56789

**Suggested List** \$619,900

**Suggested Repaired** \$619,900

**Sale** \$569,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1909 Adria Ave, Santa Maria, CA 93458	--	Parcel Match
L1 Listing 1	1627 N School Street, Santa Maria, CA 93454	0.71 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2420 Darbeton Avenue, Santa Maria, CA 93458	1.05 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2432 Cesar E Chavez Drive, Santa Maria, CA 93458	0.96 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	504 Washington Circle, Santa Maria, CA 93458	0.49 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2008 Gaucho Way, Santa Maria, CA 93458	0.44 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1020 W mcelhany Avenue, Santa Maria, CA 93454	1.09 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Christian Stuart Workmon	<b>Company/Brokerage</b>	Century 21 Hometown Realty - Pismo Beach,CA
<b>License No</b>	01317218	<b>Address</b>	727 South Halcyon Road #11 Arroyo Grande CA 93420
<b>License Expiration</b>	08/15/2025	<b>License State</b>	CA
<b>Phone</b>	7604048735	<b>Email</b>	chrisworkmon@gmail.com
<b>Broker Distance to Subject</b>	12.46 miles	<b>Date Signed</b>	03/02/2024

*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.**