

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>	1187 Pino Solo Drive, Santa Maria, CA 93455	<b>Order ID</b>	9228841	<b>Property ID</b>	35225246
<b>Inspection Date</b>	03/21/2024	<b>Date of Report</b>	03/22/2024		
<b>Loan Number</b>	57009	<b>APN</b>	103255005		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Santa Barbara		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	3.21_BPO	<b>Tracking ID 1</b>	3.21_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	SUSAN ROSCHE RAYNEA	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,528	exterior needs work, roof, fascia, eaves, and landscaping all in poor condition.	
<b>Assessed Value</b>	\$313,124		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$30,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$30,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	older single family homes that are mostly renovated , very desirable area. Close to a newly developed downtown.	
<b>Sales Prices in this Neighborhood</b>	Low: \$450000 High: \$868500		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1187 Pino Solo Drive	1099 Via Esmeralda	888 Calle De La Rosa	895 Patterson Rd
<b>City, State</b>	Santa Maria, CA	Santa Maria, CA	Orcutt, CA	Santa Maria, CA
<b>Zip Code</b>	93455	93455	93455	93455
<b>Datasource</b>	Public Records	Public Records	Public Records	Public Records
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.32 <sup>1</sup>	0.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$659,000	\$850,000	\$754,500
<b>List Price \$</b>	--	\$659,000	\$825,000	\$754,900
<b>Original List Date</b>		02/08/2024	01/08/2024	02/10/2024
<b>DOM · Cumulative DOM</b>	-- · --	42 · 43	73 · 74	40 · 41
<b>Age (# of years)</b>	63	62	9	55
<b>Condition</b>	Fair	Good	Good	Good
<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 Historical	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,648	1,589	1,934	1,877
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 1 · 1	3 · 2	4 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	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>	--	--	--	--
<b>Lot Size</b>	0.22 acres	0.18 acres	0.15 acres	0.22 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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.

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

**Listing 1** listing 1 is inferior due to not having a garage but otherwise is very similar and is in the same neighborhood.

**Listing 2** listing 2 is a larger home and is much newer.

**Listing 3** listing 3 is a larger home but otherwise very similar.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1187 Pino Solo Drive	715 Sage Crest Dr	1286 Via Pavion	1173 Grand Meadow Way
<b>City, State</b>	Santa Maria, CA	Orcutt, CA	Santa Maria, CA	Santa Maria, CA
<b>Zip Code</b>	93455	93455	93455	93455
<b>Datasource</b>	Public Records	Public Records	Public Records	Public Records
<b>Miles to Subj.</b>	--	0.52 <sup>1</sup>	0.15 <sup>1</sup>	0.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$775,000	\$750,000	\$750,000
<b>List Price \$</b>	--	\$775,000	\$750,000	\$750,000
<b>Sale Price \$</b>	--	\$790,000	\$752,000	\$815,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	01/24/2024	11/01/2023	11/19/2023
<b>DOM · Cumulative DOM</b>	-- · --	56 · 56	59 · 92	91 · 123
<b>Age (# of years)</b>	63	9	63	5
<b>Condition</b>	Fair	Good	Good	Good
<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	Beneficial ; Mountain	Neutral ; Residential	Beneficial ; Mountain
<b>Style/Design</b>	1 Story Historical	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,648	1,776	1,746	1,834
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	4 · 3	3 · 2 · 1
<b>Total Room #</b>	6	6	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.22 acres	0.20 acres	0.29 acres	0.15 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$75,000	-\$40,000	-\$60,000
<b>Adjusted Price</b>	--	\$715,000	\$712,000	\$755,000

\* Sold 2 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.

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

**Sold 1** home is larger and much newer and also has a very nice mountain view in a very beautiful newer neighborhood with parks and amenities.

**Sold 2** sold 2 is slightly larger and has a slightly larger lot but otherwise is very similar

**Sold 3** sold 3 is larger and also has a 3 car garage and is much newer.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			property has not been listed or sold in the last 12 months.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$712,000	\$750,000
<b>Sales Price</b>	\$712,000	\$750,000
<b>30 Day Price</b>	\$712,000	--
<b>Comments Regarding Pricing Strategy</b>		
the home appears to need a lot of work but is in a desirable area of mostly renovated/remodeled homes. The real estate market is still very strong due to very low inventory.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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### Subject Photos



Front



Address Verification



Side



Side



Street



Street



### Subject Photos



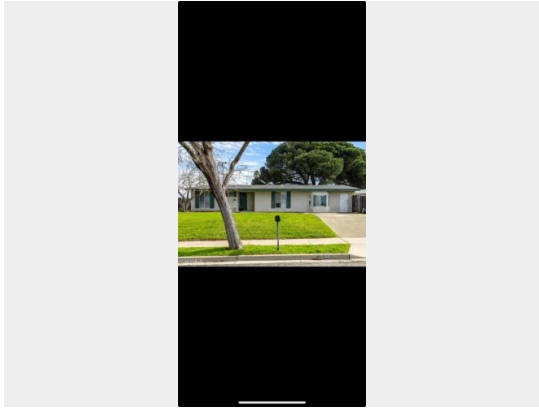
Other



Other

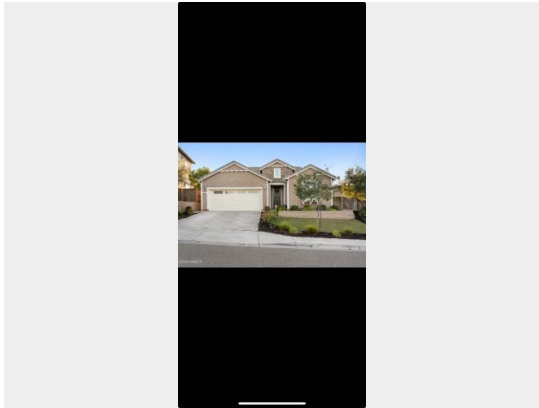
## Listing Photos

**L1** 1099 Via Esmeralda  
Santa Maria, CA 93455



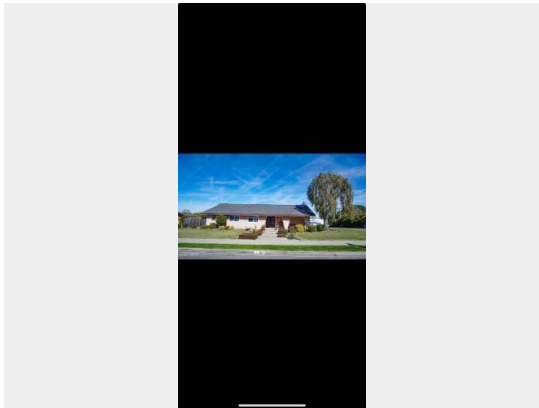
Front

**L2** 888 Calle De La Rosa  
Orcutt, CA 93455



Front

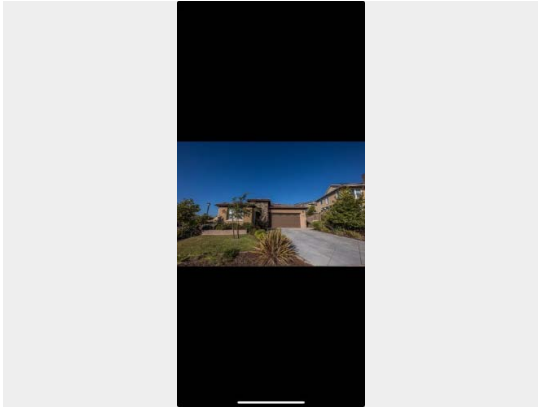
**L3** 895 Patterson Rd  
Santa Maria, CA 93455



Front

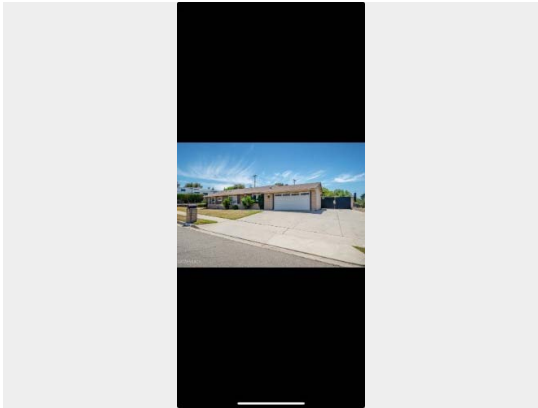
## Sales Photos

**S1** 715 Sage Crest Dr  
Orcutt, CA 93455



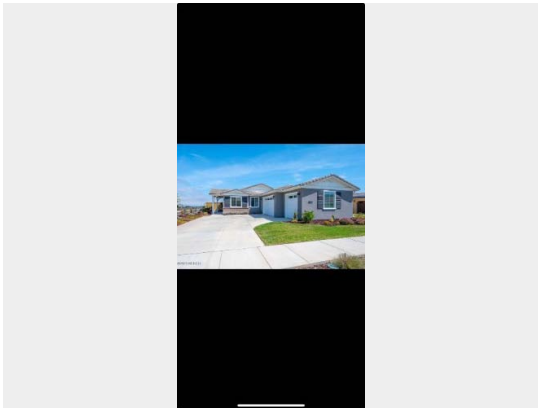
Front

**S2** 1286 Via Pavion  
Santa Maria, CA 93455



Front

**S3** 1173 Grand Meadow Way  
Santa Maria, CA 93455



Front



### ClearMaps Addendum

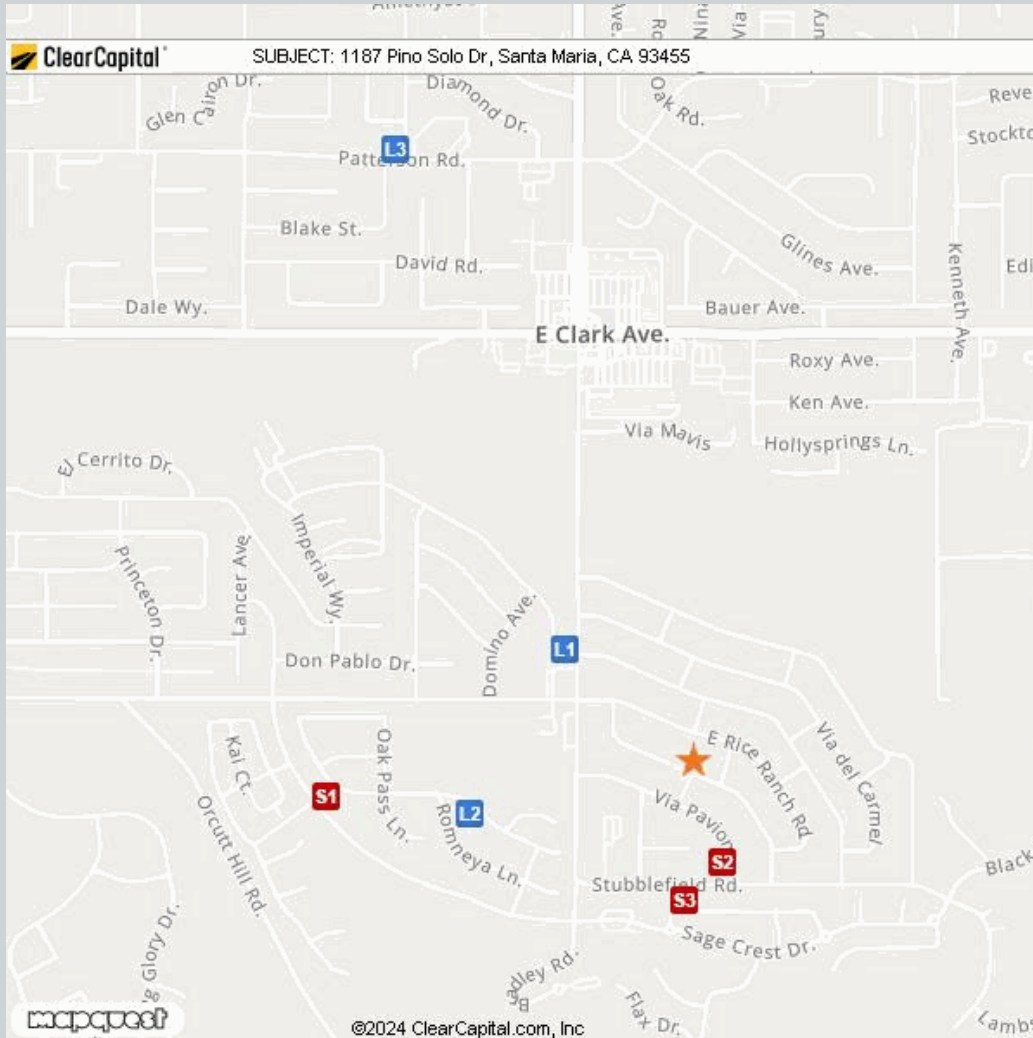
**Address** ★ 1187 Pino Solo Drive, Santa Maria, CA 93455

**Loan Number** 57009

**Suggested List** \$712,000

**Suggested Repaired** \$750,000

**Sale** \$712,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1187 Pino Solo Drive, Santa Maria, CA 93455	--	Parcel Match
L1 Listing 1	1099 Via Esmeralda, Santa Maria, CA 93455	0.24 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	888 Calle De La Rosa, Santa Maria, CA 93455	0.32 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	895 Patterson Rd, Santa Maria, CA 93455	0.96 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	715 Sage Crest Dr, Santa Maria, CA 93455	0.52 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1286 Via Pavior, Santa Maria, CA 93455	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1173 Grand Meadow Way, Santa Maria, CA 93455	0.20 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>	Jason Adams	<b>Company/Brokerage</b>	Oliver G Ries broker
<b>License No</b>	01852296	<b>Address</b>	1545 jensen ranch rd orcutt CA 93455
<b>License Expiration</b>	10/29/2024	<b>License State</b>	CA
<b>Phone</b>	8058787901	<b>Email</b>	adamsjdar@yahoo.com
<b>Broker Distance to Subject</b>	0.85 miles	<b>Date Signed</b>	03/22/2024

*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:**

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