

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	2245 Cambria Drive, Stockton, CALIFORNIA 95205	Order ID	9256294	Property ID	35270568
Inspection Date	04/04/2024	Date of Report	04/04/2024		
Loan Number	57156	APN	171-280-30		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	San Joaquin		

Tracking IDs					
Order Tracking ID	4.4_BPO	Tracking ID 1	4.4_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Zavier Alexander Wilson	Condition Comments	
R. E. Taxes	\$3,036	The subject is currently occupied. Exterior stucco, dual pane windows and one car garage. The subject was last sold 05/06/2020 for \$ 235,000. The roof may require repairs. Agent recommends having the roof inspected by a professional. 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. I recommend having the interior inspected.	
Assessed Value	\$247,024		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$2,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$2,500		
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: \$300,000 High: \$455,000		
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	2245 Cambria Drive	2420 E 6th St	1926 Nightingale Ave	1902 Nightingale Ave
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95205	95205	95205	95205
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.36 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$297,000	\$345,000
List Price \$	--	\$299,900	\$297,000	\$345,000
Original List Date		03/09/2024	03/10/2024	02/16/2024
DOM · Cumulative DOM	-- · --	12 · 26	12 · 25	18 · 48
Age (# of years)	53	63	61	62
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	1,000	1,032	1,032	1,032
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.120 acres	0.150 acres	0.130 acres	0.120 acres
Other	--	--	--	--

* Listing 2 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 Exterior stucco, composition roof, dual pane windows and 2 car garage. Adjustments \$ 299,000 - \$ 3000 (garage space) - \$2000 (baths) - \$ 3000 (garage) = \$ 291,000 Pending sale.

Listing 2 Newer kitchen with tile flooring. Living room with laminate flooring and fireplace. Pending sale. Adjustments \$ 297,000 + \$ 2000 (baths) - \$ 3000 (garage) = \$ 296,000

Listing 3 Newer kitchen. Garage has been converted. Adjustments \$ 345,000 + \$ 3000 (garage)+ \$ 2000 (baths) = \$ 350,000 Pending sale.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2245 Cambria Drive	2121 Time Square Ln	2605 Clearfield Dr	3319 E Marsh St
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95205	95206	95205	95205
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.05 ¹	1.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$345,000	\$399,950	\$395,000
List Price \$	--	\$345,000	\$399,950	\$395,000
Sale Price \$	--	\$335,000	\$399,950	\$315,000
Type of Financing	--	Cash	Fha	Cash
Date of Sale	--	01/14/2024	10/20/2023	03/12/2024
DOM · Cumulative DOM	-- · --	5 · 15	87 · 172	4 · 18
Age (# of years)	53	25	53	56
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,000	1,080	1,000	963
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 1 · 1	3 · 1 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.120 acres	0.120 acres	0.120 acres	0.110 acres
Other	--	--	--	--
Net Adjustment	--	-\$11,000	-\$35,000	\$0
Adjusted Price	--	\$324,000	\$364,950	\$315,000

* Sold 1 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 Kitchen with laminate flooring. Backyard with cover patio. Adjustments \$ 335,000 - \$ 9000 (age)- \$ 2000 (baths) = \$ 324,000

Sold 2 New kitchen, new baths. new flooring. Seller paid \$5000 fort buyer closing cost. Adjustments \$ 399,950 - \$ 5000 (concession) - \$ 30000 (condition) = \$ 364,950

Sold 3 Home features granite counter tops and cabinetry in kitchen. Plantation shutters throughout, central heat and air. No adjustments necessary.

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 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	\$340,000	\$345,000
Sales Price	\$330,000	\$335,000
30 Day Price	\$320,000	--
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 800 to 1200 sq. ft., the year built ranged from 1966 to 1976. The search returned 1 sale 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 2 miles on distance, regardless of size and age. The most recent relevant comparable were used in this report. Currently, the subject's immediate and general markets are experiencing stable or decreasing values in some neighborhood due to the change of the high interest rate. Some neighborhoods are still very sought with less supply available. Homes appear to continue to sell less than three months when priced a fair market value for these current conditions. **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



Street

Subject Photos



Street



Other

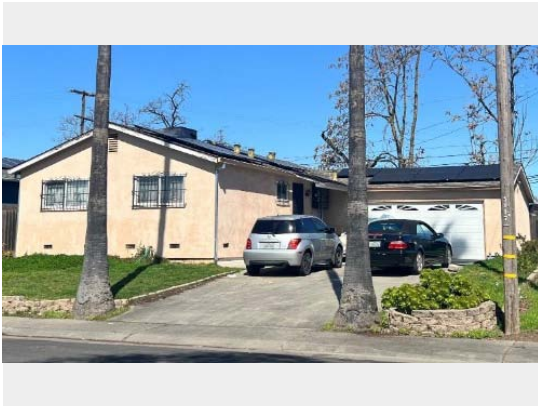
Listing Photos

L1 2420 E 6th St
Stockton, CA 95205



Front

L2 1926 Nightingale Ave
Stockton, CA 95205



Front

L3 1902 Nightingale Ave
Stockton, CA 95205



Front

Sales Photos

S1 2121 Time Square Ln
Stockton, CA 95206



Front

S2 2605 Clearfield Dr
Stockton, CA 95205



Front

S3 3319 E Marsh St
Stockton, CA 95205



Front

ClearMaps Addendum

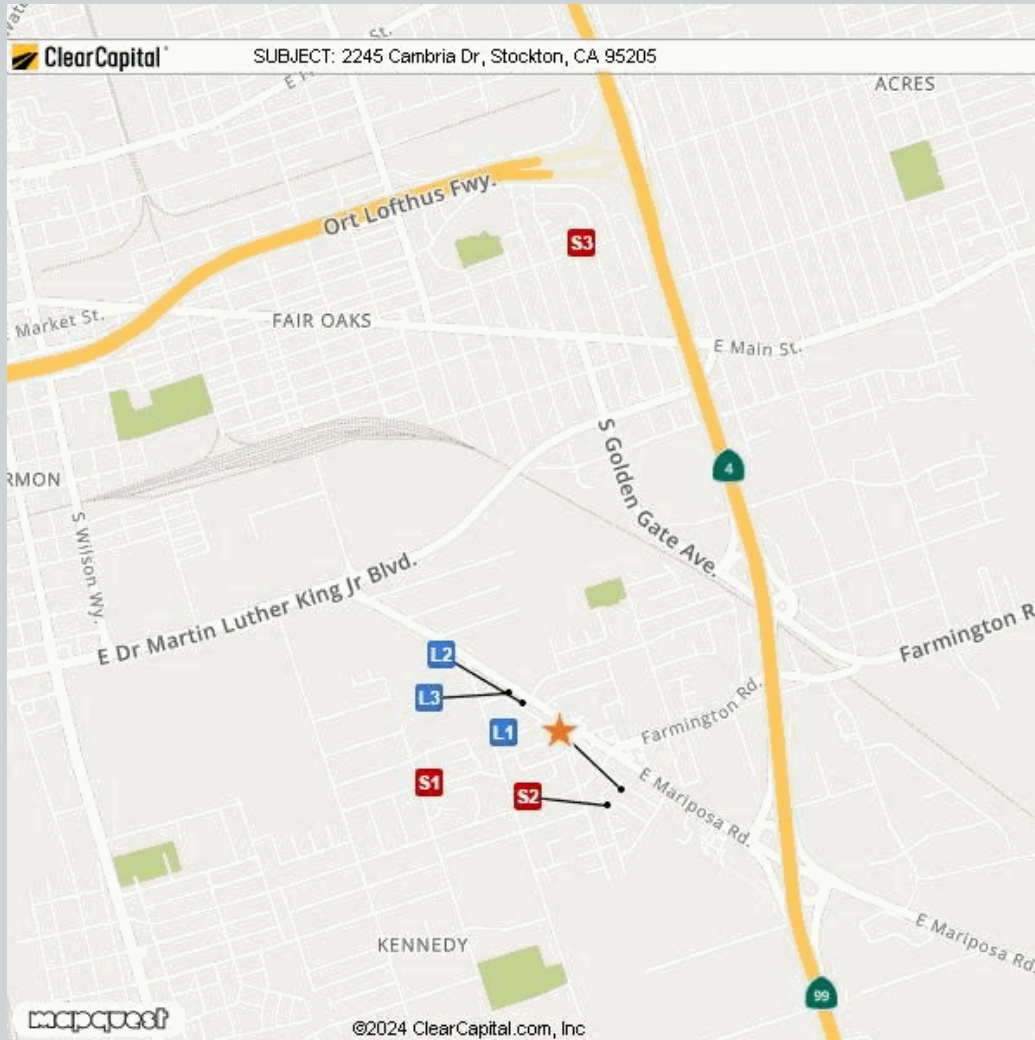
Address ★ 2245 Cambria Drive, Stockton, CALIFORNIA 95205

Loan Number 57156

Suggested List \$340,000

Suggested Repaired \$345,000

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2245 Cambria Drive, Stockton, California 95205	--	Parcel Match
L1 Listing 1	2420 E 6th St, Stockton, CA 95205	0.36 Miles ¹	Parcel Match
L2 Listing 2	1926 Nightingale Ave, Stockton, CA 95205	0.36 Miles ¹	Parcel Match
L3 Listing 3	1902 Nightingale Ave, Stockton, CA 95205	0.40 Miles ¹	Parcel Match
S1 Sold 1	2121 Time Square Ln, Stockton, CA 95206	0.52 Miles ¹	Parcel Match
S2 Sold 2	2605 Clearfield Dr, Stockton, CA 95206	0.05 Miles ¹	Parcel Match
S3 Sold 3	3319 E Marsh St, Stockton, CA 95205	1.48 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	Nye & 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@yahoo.com
Broker Distance to Subject	5.61 miles	Date Signed	04/04/2024

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.