

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	127 Rio Del Mar, American Canyon, CALIFORNIA 94503	Order ID	9256294	Property ID	35270413
Inspection Date	04/08/2024	Date of Report	04/08/2024		
Loan Number	57158	APN	058-103-002-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Napa		

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

General Conditions		
Owner	Karl Porter	Condition Comments Subject isa detached, ranch style home. Exterior is wood siding with tar and gravel roof, average condition. The yard is overground and the garage door is original and appears to need replacement.
R. E. Taxes	\$2,027	
Assessed Value	\$171,512	
Zoning Classification	Single Fam Res	
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 Suburban residential neighborhood of average quality homes. Centrally located to shopping, schools, employment and transportation. Shortage of inventory in the area Values have increased and the number of distressed sales remain low, making up less than 5% of sales in the last year.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$385,500 High: \$612,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	127 Rio Del Mar	143 Carolyn Dr.	222 Los Altos Pl	2006 Elliott Dr.
City, State	American Canyon, CALIFORNIA	American Canyon, CA	American Canyon, CA	American Canyon, CA
Zip Code	94503	94503	94503	94503
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.19 ¹	1.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$465,000	\$540,000	\$589,000
List Price \$	--	\$375,000	\$540,000	\$589,000
Original List Date		08/14/2023	04/03/2024	03/27/2024
DOM · Cumulative DOM	-- · --	119 · 238	5 · 5	12 · 12
Age (# of years)	69	68	70	56
Condition	Average	Fair	Good	Good
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	987	975	1,085	1,020
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	3 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	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	0.19 acres	0.13 acres	0.22 acres
Other	none	none	none	none

* 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 Traditional resale, no seller concessions offered in MLS. Located in a similar market area, similar GLA and room count. Property in need of cosmetic repairs. No additional 12 month MLS history.

Listing 2 Traditional resale, no seller concessions offered in MLS. Located in a similar market area, similar GLA and room count, superior condition. Updated kitchen and baths, roof replaced in 2021, new waterproof vinyl flooring. No additional 12 month MLS history.

Listing 3 Traditional resale, no seller concessions offered in MLS, currently pending sale. Located in a similar market area, superior GLA, room count and condition. Updated kitchen, new appliances, fresh interior/exterior paint. No additional 12 month MLS history.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	127 Rio Del Mar	1611 Rio Grande	246 Los Alts	207 Carolyn Dr.
City, State	American Canyon, CALIFORNIA	American Canyon, CA	American Canyon, CA	American Canyon, CA
Zip Code	94503	94503	94503	94503
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.28 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$439,000	\$560,000	\$499,000
List Price \$	--	\$439,000	\$560,000	\$499,000
Sale Price \$	--	\$450,000	\$560,000	\$499,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	03/29/2024	01/19/2024	12/29/2023
DOM · Cumulative DOM	-- · --	37 · 37	39 · 40	23 · 23
Age (# of years)	69	67	70	70
Condition	Average	Fair	Good	Good
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	987	1,032	1,085	1,284
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.14 acres	0.15 acres	0.18 acres
Other	none	none	none	none
Net Adjustment	--	+\$11,486	-\$24,152	-\$36,518
Adjusted Price	--	\$461,486	\$535,848	\$462,482

* 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** Traditional resale, no seller concessions, cash sale. Multiple offers received, sold over list price. Located in a similar market area, similar GLA and room count, interior condition. Adjustment for condition(+20000), lot size (+1486) bath count(-5000), garage count(-5000)
- Sold 2** Traditional resale, no seller concessions, conventional financing. Located in a similar market area, similar GLA and room count, superior condition. Remodeled kitchen and bathrooms, new flooring, new appliances, new roof and windows. Previously sold in fair condition for \$405,000 on 04/17/2023 MLS#323016497. Adjustment for condition(-20000), bath count(-5000), lot size(+848)
- Sold 3** Traditional resale, seller credit of \$4251 towards repairs, conventional financing. Located in a similar market area, similar room count, superior GLA and condition. Updated kitchen, new flooring, fresh paint, new roof. No additional 12 month MLS history. Adjustment for GLA(-14850), condition(-40000), Lot size(-1668)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no 12 month MLS history.				
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	\$470,000	\$474,000
Sales Price	\$465,000	\$470,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
Values based on recent area sales with most weight given to comp sale 1 for the similarity in GLA, room count and condition.		

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



Street



Street

Subject Photos



Other

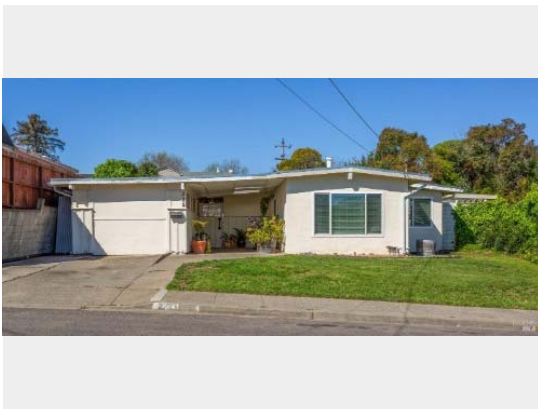
Listing Photos

L1 143 Carolyn Dr.
American Canyon, CA 94503



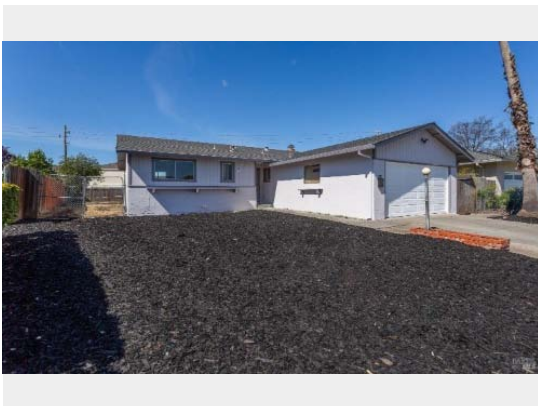
Front

L2 222 Los Altos Pl
American Canyon, CA 94503



Front

L3 2006 Elliott Dr.
American Canyon, CA 94503



Front

Sales Photos

S1 1611 Rio Grande
American Canyon, CA 94503



Front

S2 246 Los Alts
American Canyon, CA 94503



Front

S3 207 Carolyn Dr.
American Canyon, CA 94503



Front

ClearMaps Addendum

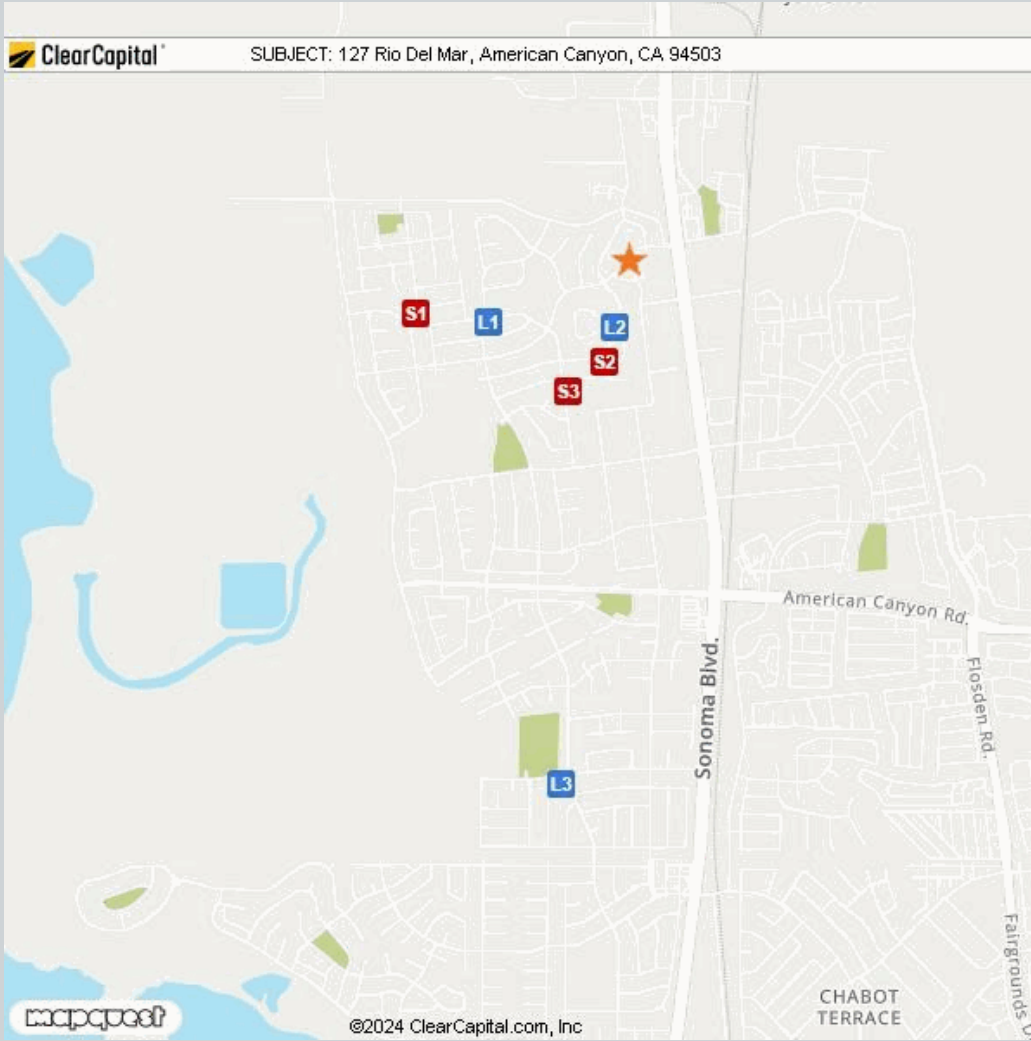
Address ★ 127 Rio Del Mar, American Canyon, CALIFORNIA 94503

Loan Number 57158

Suggested List \$470,000

Suggested Repaired \$474,000

Sale \$465,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	127 Rio Del Mar, American Canyon, California 94503	--	Parcel Match
L1 Listing 1	143 Carolyn Dr., American Canyon, CA 94503	0.41 Miles ¹	Parcel Match
L2 Listing 2	222 Los Altos Pl, American Canyon, CA 94503	0.19 Miles ¹	Parcel Match
L3 Listing 3	2006 Elliott Dr., American Canyon, CA 94503	1.43 Miles ¹	Parcel Match
S1 Sold 1	1611 Rio Grande, American Canyon, CA 94503	0.59 Miles ¹	Parcel Match
S2 Sold 2	246 Los Alts, American Canyon, CA 94503	0.28 Miles ¹	Parcel Match
S3 Sold 3	207 Carolyn Dr., American Canyon, CA 94503	0.39 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	Vanessa Nelson	Company/Brokerage	Ashmun and Associates, Inc.
License No	01425175	Address	8328 Bennington Ct. Vallejo CA 94591
License Expiration	03/15/2026	License State	CA
Phone	7076472020	Email	vanessa@ashmunteam.com
Broker Distance to Subject	5.72 miles	Date Signed	04/08/2024

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.