

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	26835 Hayward Boulevard, Hayward, CA 94542	Order ID	9269595	Property ID	35291571
Inspection Date	04/12/2024	Date of Report	04/13/2024		
Loan Number	57227	APN	081D161511400		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Alameda		

Tracking IDs					
Order Tracking ID	4.10_BPO	Tracking ID 1	4.10_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	ANGELA C BRANSFORD	The subject is located in a gated community. No access to the actual unit during the drive by inspection. The building appears to be in average exterior condition with an average view. The gated entrance is located on the side street (Civic) and is directly across from a strip mall. One of the ground floor units has a damaged fence however it is unknown if the fence belongs to the subject and if the HOA is responsible. Noted but no repair estimated recorded. Recommend an interior inspection for more details.
R. E. Taxes	\$6,112	
Assessed Value	\$493,177	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Leasehold	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Unknown 510-388-3873	
Association Fees	\$355 / Month (Landscaping,Other: security gate, trash, water)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in an established neighborhood of mixed styles and values. The area is nearby the university and directly across from a strip mall which may all impact marketability. Marketing trends are stable with a balance of supply and demand for the area. Seller concessions remain at an acceptable range. There is minimal REO activity in the immediate area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$465000 High: \$750000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	26835 Hayward Boulevard	26937 Hayward Blvd Apt 343	26843 Hayward Blvd	2419 Saint Helena Dr Apt 3
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94542	94542	94542	94542
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.00 ¹	0.23 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$598,888	\$530,000	\$515,000
List Price \$	--	\$598,888	\$530,000	\$515,000
Original List Date		03/15/2024	03/14/2024	04/03/2024
DOM · Cumulative DOM	-- · --	29 · 29	30 · 30	10 · 10
Age (# of years)	37	42	37	40
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Other	1 Story Contemporary	1 Story Other	1 Story Contemporary
# Units	24	24	24	78
Living Sq. Feet	839	1,162	839	787
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	1 · 1
Total Room #	3	3	3	3
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	community pool	--	community pool

* 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 This home is superior to the subject in GLA and condition offering many recent updates and access to a community pool.

Listing 2 This home is similar to the subject yet superior in condition offering recent updates.

Listing 3 This home is inferior to the subject in GLA offering fewer bedrooms yet superior in condition with recent updates and offers access to a community pool.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	26835 Hayward Boulevard	26953 Hayward Blvd Apt 210	2436 Sebastopol Ln Apt 3	2497 Creekside Ct
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94542	94542	94542	94542
Datasource	Public Records	MLS	MLS	Public Records
Miles to Subj.	--	0.08 ¹	0.18 ¹	0.12 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$520,000	\$449,000	\$525,000
List Price \$	--	\$499,800	\$465,000	\$52,500
Sale Price \$	--	\$487,500	\$465,000	\$525,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/05/2023	08/15/2023	08/10/2023
DOM · Cumulative DOM	-- · --	84 · 84	14 · 27	1 · 0
Age (# of years)	37	41	40	33
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Other	1 Story Traditional	1 Story Conventional	1 Story Other
# Units	24	76	1	36
Living Sq. Feet	839	869	705	936
Bdrm · Bths · ½ Bths	2 · 2	1 · 1	1 · 1	2 · 2
Total Room #	3	3	3	5
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	community pool	community pool	--
Net Adjustment	--	-\$2,000	+\$14,400	-\$9,700
Adjusted Price	--	\$485,500	\$479,400	\$515,300

* 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 home is superior to the subject in GLA (-3000) yet offers fewer bedrooms (5000) and is located within an HOA that offers a community pool (-4000)
- Sold 2** This home is inferior to the subject in GLA (13400) yet offers fewer bedrooms (5000) superior as it is located within an HOA that offers a community pool (-4000)
- Sold 3** This home is superior to the subject in GLA (-9700) and was sold off market. No details available

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no indication that the subject has been listed for sale in the last 12 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	\$515,000	\$515,000
Sales Price	\$515,000	\$515,000
30 Day Price	\$494,000	--
Comments Regarding Pricing Strategy		
<p>The suggested pricing is based on the subjects condition and the value is consistent with the likeness of most similar to the subject with a strong emphasis on the pending current listed values. The property should be priced competitively based on the most recent sales and pending sales in the immediate market. The comps in the record has created the best available sales bracket based on most similar to the subject. There are no known issues that would have a negative impact on the value of the subject property except its distance to the local strip mall and university proximity. Necessary to exceed guidelines in some area due to all listed properties found have some form of updating. All variances considered when determining the suggested value.</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



Street



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 26937 Hayward Blvd Apt 343
Hayward, CA 94542



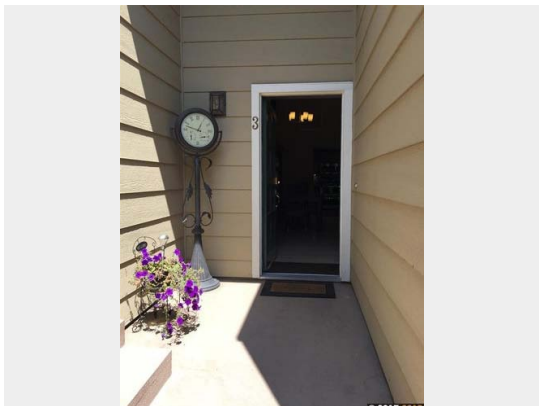
Front

L2 26843 Hayward Blvd
Hayward, CA 94542



Front

L3 2419 Saint Helena Dr Apt 3
Hayward, CA 94542



Front

Sales Photos

S1 26953 Hayward Blvd APT 210
Hayward, CA 94542



Front

S2 2436 Sebastopol Ln Apt 3
Hayward, CA 94542



Front

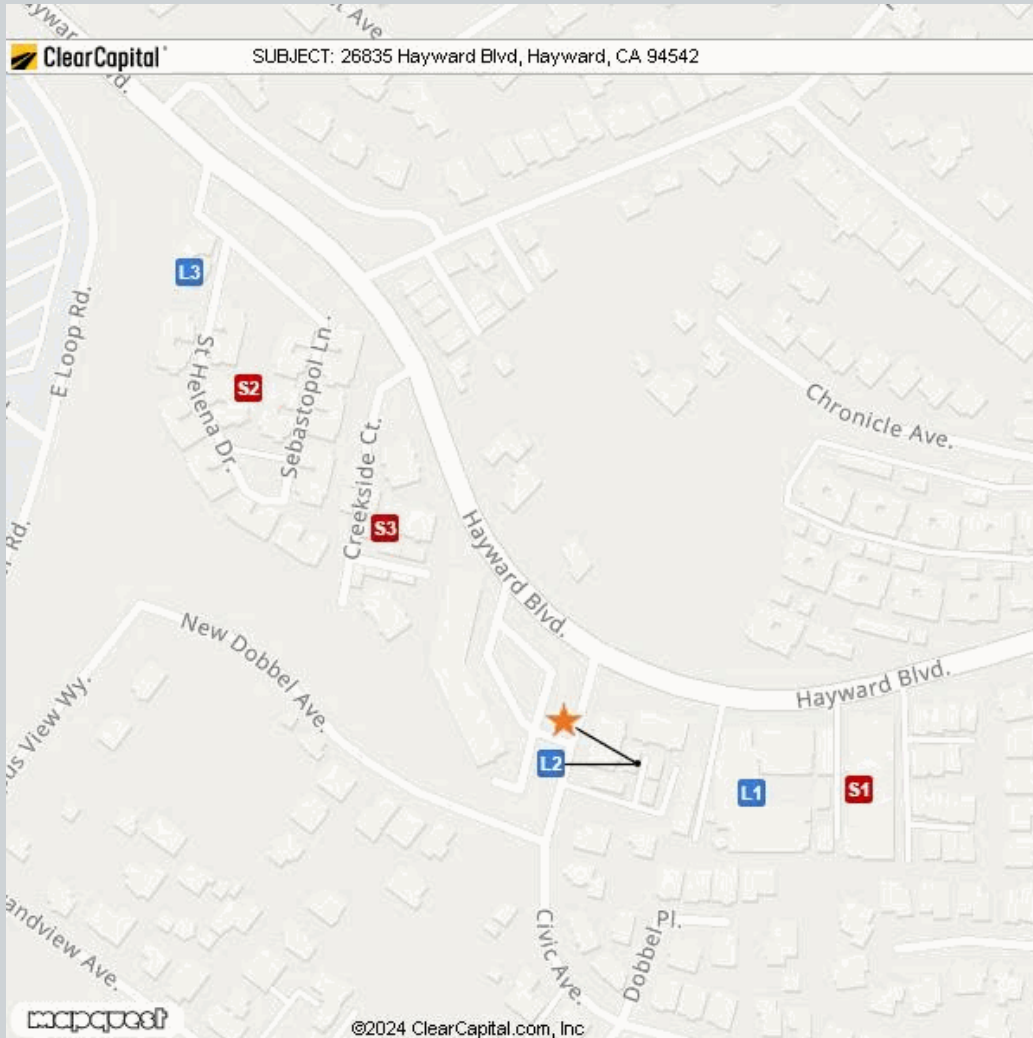
S3 2497 Creekside Ct
Hayward, CA 94542



Front

ClearMaps Addendum

Address ★ 26835 Hayward Boulevard, Hayward, CA 94542
Loan Number 57227 **Suggested List** \$515,000 **Suggested Repaired** \$515,000 **Sale** \$515,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	26835 Hayward Boulevard, Hayward, CA 94542	--	Parcel Match
L1 Listing 1	26937 Hayward Blvd Apt 343, Hayward, CA 94542	0.04 Miles ¹	Parcel Match
L2 Listing 2	26843 Hayward Blvd, Hayward, CA 94542	0.00 Miles ¹	Parcel Match
L3 Listing 3	2419 Saint Helena Dr Apt 3, Hayward, CA 94542	0.23 Miles ¹	Parcel Match
S1 Sold 1	26953 Hayward Blvd Apt 210, Hayward, CA 94542	0.08 Miles ¹	Parcel Match
S2 Sold 2	2436 Sebastopol Ln Apt 3, Hayward, CA 94542	0.18 Miles ¹	Parcel Match
S3 Sold 3	2497 Creekside Ct, Hayward, CA 94542	0.12 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	Leticia Charles	Company/Brokerage	Realty One Group Future
License No	02044671	Address	2355 San Ramon Valley Blvd Ste 100 San Ramon CA 94583
License Expiration	09/13/2025	License State	CA
Phone	5108282381	Email	homeservicesbytish@gmail.com
Broker Distance to Subject	9.19 miles	Date Signed	04/13/2024

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.