

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>	4416 Overend Avenue Ave, Richmond, CALIFORNIA 94804	<b>Order ID</b>	9274959	<b>Property ID</b>	35299577
<b>Inspection Date</b>	04/12/2024	<b>Date of Report</b>	04/15/2024		
<b>Loan Number</b>	57242	<b>APN</b>	513-131-047-5		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Contra Costa		

Tracking IDs					
<b>Order Tracking ID</b>	4.12_BPO	<b>Tracking ID 1</b>	4.12_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	August Tangel M	<b>Condition Comments</b> Residential property in a nice neighborhood the home is assumed to be in average condition. All homes in the immediate area are well maintained. All properties in the area are located near schools, shopping, and transportation, etc.. The home is in need of exterior paint.
<b>R. E. Taxes</b>	\$10,340	
<b>Assessed Value</b>	\$207,429	
<b>Zoning Classification</b>	R1-5	
<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>	\$8,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$8,000	
<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> This is a residential neighborhood, where all the properties in the immediate area are very well maintained and are in good condition. All properties are located near schools, shopping and transportation, etc..
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$580,000 High: \$760,000	
<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>	4416 Overend Avenue Ave	345 S 25th St	311 S 3rd,	4519 Fall Ave
<b>City, State</b>	Richmond, CALIFORNIA	Richmond, CA	Richmond, CA	Richmond, CA
<b>Zip Code</b>	94804	94804	94804	94804
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.99 <sup>1</sup>	2.14 <sup>1</sup>	0.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$470,000	\$600,000	\$638,000
<b>List Price \$</b>	--	\$470,000	\$600,000	\$638,000
<b>Original List Date</b>		04/11/2024	03/06/2024	03/13/2024
<b>DOM · Cumulative DOM</b>	-- · --	4 · 4	35 · 40	33 · 33
<b>Age (# of years)</b>	63	61	75	67
<b>Condition</b>	Average	Average	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>	2 Stories Contemporary	1 Story Contemporary	1 Story Contemporary	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,623	1,558	1,612	1,560
<b>Bdrm · Bths · ½ Bths</b>	4 · 1 · 1	4 · 2	5 · 2	4 · 3
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	None	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>	.07 acres	.13 acres	.11 acres	0.07 acres
<b>Other</b>	0	0	0	0

\* Listing 3 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** BEST DEAL IN TOWN! 4 Bedroom 2 FULL Bath, CORONADO FIXER just waiting for your personal touches to make it shine. This home is a COSMETIC FIXER IN NEED OF REPAIRS. Home has REAL HARDWOOD floors, cozy fireplace, dual pane windows, a large modern kitchen, inside laundry room, a nice backyard and more! HOME HAS A POSSIBLE ROOF LEAK, Foundation has no known issues. NO INSPECTIONS HAVE BEEN COMPLETED BRING YOUR HIGHEST AND BEST OFFER Hurry, this one wont last long Thank you
- Listing 2** Corner Lot Located In A Cul-De-Sac. Recently Replaced Brand New Roof. The Roof Was Stripped Down To The Bones, Plywood Replaced, And All Brand New Roof. Large Lot With Plenty Of Front Yard Space. In-Law Unit On Property. Some Newer Flooring, Well Maintained By Owners, Spacious Entry / Living Room. Total of 5 Bedrooms and 2 Bathrooms On Property. Don't Sleep On This One With A Nice In-Law Unit On Property.
- Listing 3** Don't miss this 4B/3B SFH at premium Laurel Park neighborhood of Richmond. Move in ready. Over 1500 sqft living space. 4 spacious bedrooms and 3 full baths can accommodate the need of expanding generation. It could also turn into a great investment or house hacking opportunity with converting two rooms to bedrooms make it as total 6 bedrooms house. Facing the Park Plaza and walking distance to schools. Few mins driving to freeway. Easy commute. Price affordable. Don't miss it.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4416 Overend Avenue Ave	4506 Wall Ave	515 S 50th St	4812 Wall Ave
City, State	Richmond, CALIFORNIA	Richmond, CA	Richmond, CA	Richmond, CA
Zip Code	94804	94804	94804	94804
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 <sup>1</sup>	0.28 <sup>1</sup>	0.23 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,000	\$630,000	\$595,695
List Price \$	--	\$599,000	\$630,000	\$595,695
Sale Price \$	--	\$560,000	\$590,000	\$651,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/31/2024	03/22/2024	10/27/2023
DOM · Cumulative DOM	-- · --	27 · 49	84 · 156	14 · 43
Age (# of years)	63	59	56	60
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	2 Stories Contemporary	2 Stories Contemporary	1 Story Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,623	1,425	1,652	1,425
Bdrm · Bths · ½ Bths	4 · 1 · 1	4 · 1 · 1	4 · 2	4 · 1 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 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	.07 acres	0.08 acres	0.13 acres	0.07 acres
Other	0	0	0	0
Net Adjustment	--	+\$11,850	-\$10,175	-\$14,850
Adjusted Price	--	\$571,850	\$579,825	\$636,150

\* Sold 1 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** Welcome to 4506 Wall Ave in Richmond. Starter Home Fixer Upper that dreams are made from. 4 bedrooms 2 bath plus bonus room-jewel has a clear canvas for creating the home sweet home you have dreamed of. All bedrooms are upstairs with hardwood floors. This spacious layout needs your personal touches. Downstairs beautiful, beamed ceilings, Living/Dining Combo, remodeled bathroom, the eat in kitchen has newer flooring with access to your rear yard & bonus room. Extended driveway offers off street parking. Embrace the outdoors with your fenced rear yard. The possibilities are endless for landscaping, entertaining, privacy, & expansion. 1st time on the market since 1965 by original owners. Envision the possibilities of transformation & make it especially yours! Let your imagination take over with designing the upgrades & updates throughout this special house. Location! Convenient to freeways i80, BART, Ferry, Kaiser, Chevron, UC Berkeley, Marin, Walking Trails, Dog Parks, Shopping, Schools, & Restaurants. All these accessible amenities make this a sought after & desired location. A blank canvas for those who love a good project. Don't miss this! Add your polish to this jewel to make it sparkle! Pictures (30) \$14,850 SQ FT-\$2,000 GARAGE -\$1,000 ACRES
- Sold 2** Introducing this spacious 4-bedroom, 2-bath home in the heart of Laurel Park! Though it's in need of some TLC, this property presents a unique opportunity for those looking to customize their dream home. Nestled in a convenient location, it's within easy reach of schools, parks, and restaurants, making it ideal for families and anyone who appreciates local amenities. Don't miss out on this exciting renovation project with endless possibilities -\$2,175 SQ FT -\$2,000 GARAGE -\$6,000 ACRES
- Sold 3** Live your best life at 4812 Wall Ave - your gateway to chic suburban living in a desirable pocket of East Richmond. With a commendable 71/100 walk score, this home offers proximity to picturesque parks, the convenience of the El Cerrito Del Norte Bart, and a plethora of shopping and dining options just moments away. Step inside to discover a modern kitchen adorned with seemingly endless cherry cabinets, providing abundant storage. Upstairs you will find four versatile bedrooms that await your imaginative touch. Downstairs the family/dining room boasts an enchanting full-wall view of your sprawling gardenan entertainer's paradise. Delight in the presence of lush trees and a patio perfect for indulging in al fresco dining. An attached garage serves as a convenient bonus, offering a secure parking spot for your car or valuable storage space. The previous owner's meticulous modernization means you can relax and embrace the charm the day you move in! \$14,850 SQ FT

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				N/A			
<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>	\$572,100	\$584,100
<b>Sales Price</b>	\$572,000	\$584,000
<b>30 Day Price</b>	\$537,680	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The values that were used to determined the subject properties overall value were based on the homes in the immediate area of the subject that sold within .28 miles of the subject property. There are very limited comps available that matches the subject's criteria. It was necessary expend the GLA to 20% and go back 11 month to find suitable comps. There are no other listings available.</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



Street



## Listing Photos

**L1** 345 S 25th St  
Richmond, CA 94804



Front

**L2** 311 S 3rd,  
Richmond, CA 94804



Front

**L3** 4519 Fall Ave  
Richmond, CA 94804



Front

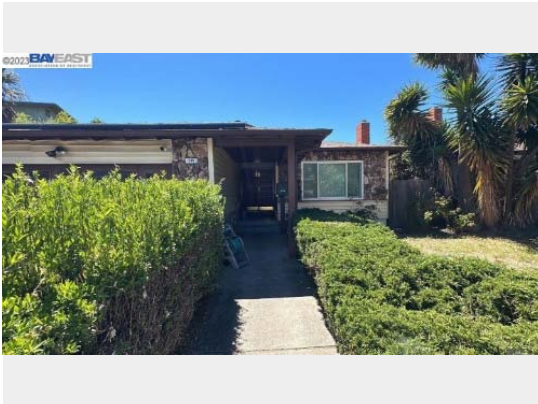
## Sales Photos

**S1** 4506 Wall Ave  
Richmond, CA 94804



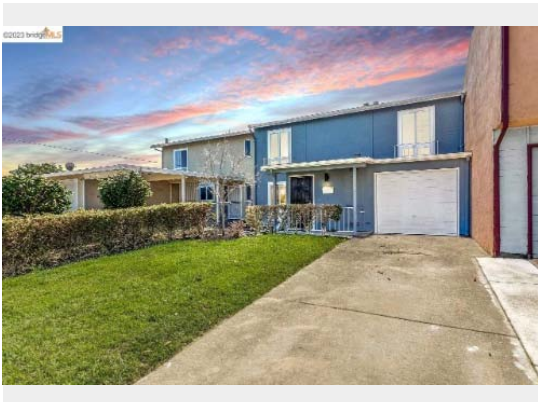
Front

**S2** 515 S 50th St  
Richmond, CA 94804



Front

**S3** 4812 Wall Ave  
Richmond, CA 94804



Front

## ClearMaps Addendum

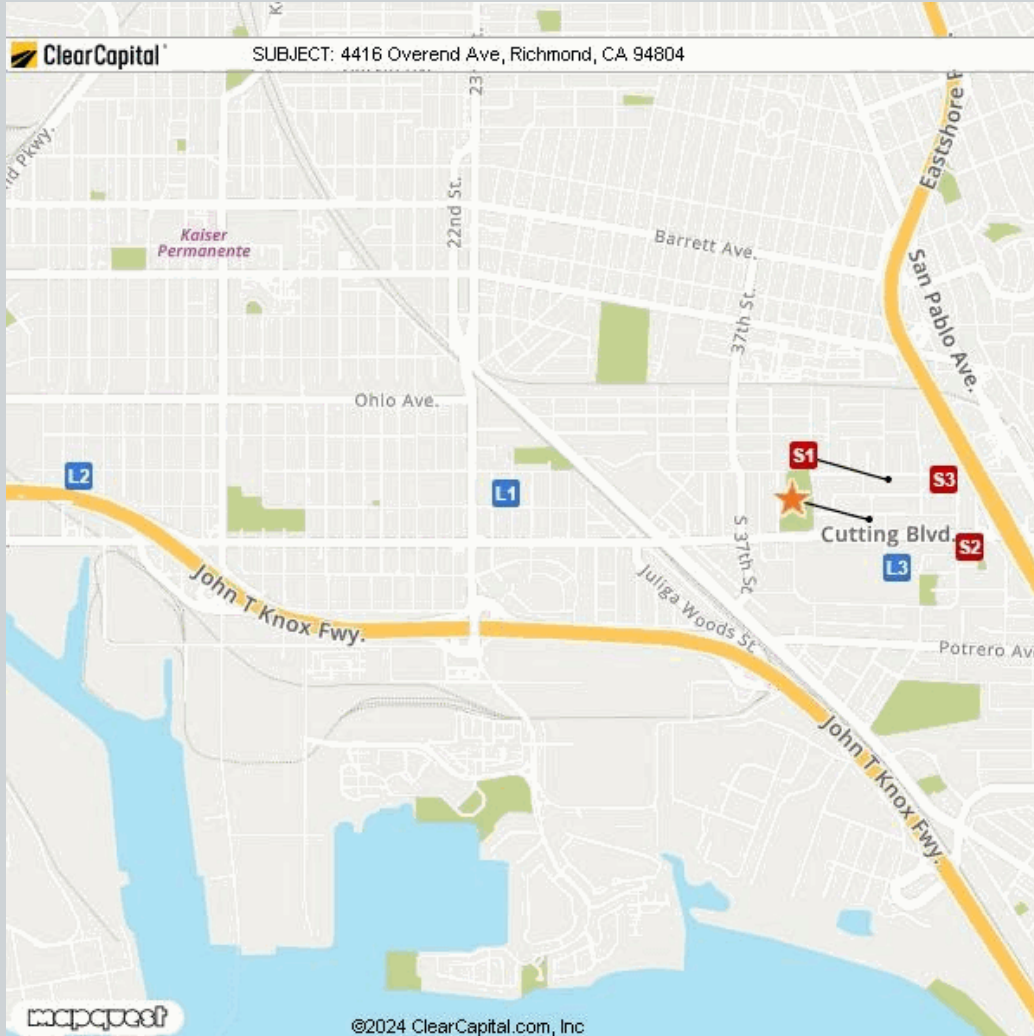
**Address** ★ 4416 Overend Avenue Ave, Richmond, CALIFORNIA 94804

**Loan Number** 57242

**Suggested List** \$572,100

**Suggested Repaired** \$584,100

**Sale** \$572,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4416 Overend Avenue Ave, Richmond, California 94804	--	Parcel Match
L1 Listing 1	345 S 25th St, Richmond, CA 94804	0.99 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	311 S 3rd., Richmond, CA 94804	2.14 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4519 Fall Ave, Richmond, CA 94804	0.15 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4506 Wall Ave, Richmond, CA 94804	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	515 S 50th St, Richmond, CA 94804	0.28 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4812 Wall Ave, Richmond, CA 94804	0.23 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>	Beate Bell	<b>Company/Brokerage</b>	Tier4
<b>License No</b>	02004917	<b>Address</b>	604 34th ST RICHMOND CA 94805
<b>License Expiration</b>	04/27/2024	<b>License State</b>	CA
<b>Phone</b>	4088026624	<b>Email</b>	Tier4real@gmail.com
<b>Broker Distance to Subject</b>	0.96 miles	<b>Date Signed</b>	04/15/2024

*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.**