

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	2229 Juliesse Avenue, Sacramento, CA 95821	Order ID	6413063	Property ID	27523413
Inspection Date	11/13/2019	Date of Report	11/14/2019		
Loan Number	39297	APN	266-0181-028-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.12.19	Tracking ID 1	BotW New Fac-DriveBy BPO 11.12.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Curry Teresa	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$2,169	
Assessed Value	\$184,696	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments The subject property is located in well established neighborhood. Price has been going up due to improved economy and limited availability of listings on the market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$213,000 High: \$415,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2229 Juliesse Avenue	2003keith Way	2240 Pyramid Way	2950 Glacier St
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95821	95825	95821	95821
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.18 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$345,900	\$288,999
List Price \$	--	\$299,900	\$345,900	\$288,999
Original List Date		10/28/2019	10/18/2019	11/08/2019
DOM · Cumulative DOM	-- · --	13 · 17	18 · 27	5 · 6
Age (# of years)	72	64	79	79
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	1,229	1,260	1,108	1,293
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	2 · 1	2 · 2
Total Room #	6	6	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	Detached 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	.23 acres	.24 acres	0.36 acres	0.21 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** Great opportunity for a first time home buyer or an investor. Front unit is a cute and cozy 2 bedroom, 1 bath home. Good size kitchen, fully equipped with stainless steel appliances and updated flooring. Ample sized front and back yard, allows room for an RV or boat storage. Rear unit is 1 bedroom, 1 bath home with kitchenette hook-ups. Home is conveniently located near Arden Fair Mall, freeway access, parks and so much more!
- Listing 2** Beautiful TURN-KEY home! You will not want to miss your opportunity to make this charming home yours! Located on a quiet street with convenient access to shopping, freeways, schools and public transportation. This home is truly a GEM!
- Listing 3** PRICED TO SELL. Come!! check this out! This property offers 2 beds and 2 full baths. Newer wood laminate floor, fresh interior and exterior paint, full iron fence around, RV accessible and a huge corner lot. Great value, great place to call home or even have room for investor for their expansion and earn sweet equity.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2229 Juliesse Avenue	2650 Danube Dr	2216 Ralston Rd	2616 Anna Way
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95821	95821	95821	95821
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.17 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,000	\$325,900	\$289,900
List Price \$	--	\$319,000	\$325,900	\$289,900
Sale Price \$	--	\$325,000	\$325,900	\$289,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/28/2019	06/28/2019	08/29/2019
DOM · Cumulative DOM	-- · --	9 · 29	4 · 39	5 · 28
Age (# of years)	72	65	79	67
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	1,229	1,264	1,050	1,100
Bdrm · Bths · ½ Bths	3 · 1	3 · 2 · 1	2 · 2	3 · 2
Total Room #	6	6	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	.23 acres	0.21 acres	0.4 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	\$0	+\$7,160	+\$4,000
Adjusted Price	--	\$325,000	\$333,060	\$293,900

* Sold 2 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** Fantastic opportunity to own! Located on a quiet, tree-lined street, it's the perfect starter home or even great if you're downsizing. Charming floor plan with a large step-down master bedroom, separate dressing area and spacious master bathroom. Kitchen is updated with granite countertops, some new cabinetry, stainless steel appliances, faucet & sink. New flooring and interior paint. Bright and open with a HUGE yard and possible RV access. Don't miss out on this lovely home. Clear pest report. Buyer to verify all information in MLS.
- Sold 2** Welcome home folks! The pride of ownership this home exudes is endless. The hardwood floors have been meticulously maintained. The bathroom is a picturesque oasis. The kitchen has been updated with top of the line appliances and granite countertops. The garage has been converted into an oversize family room with ample space for opportunity. Nearly half an acre of land gives you a covered patio, sauna, storage shed, beautiful courtyard area, over-sized lawn and lets not forget the covered workshop behind the fence. Also this property gives you a full drive-thru driveway that leads to a 50 foot RV shelter. Do not miss out on owning a gem of a property that feels like every day is vacation. Price adjusted for Sqft difference.
- Sold 3** Welcome to a BKSP Properties Home. This Beautiful House features \$80,000 worth of Retail Improvements The PROPERTY COMES WITH THE INDUSTRY BEST 1 YEAR HOME WARRANTY. Price adjusted for Garage difference.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Not listed in 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	\$325,000	\$325,000
Sales Price	\$315,000	\$315,000
30 Day Price	\$305,000	--
Comments Regarding Pricing Strategy		
Value is based on closest and most comparable comps in the area. Due to limited availability of comparable comps I was forced to use superior/inferior comps and do price adjustments for the difference.		

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.
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Subject Photos



Front



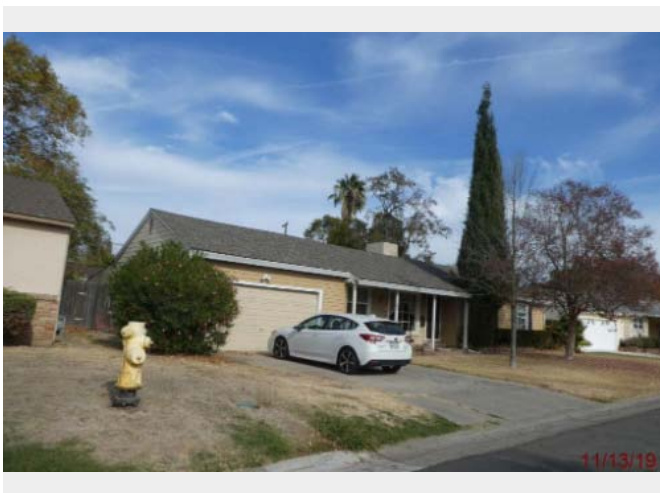
Front



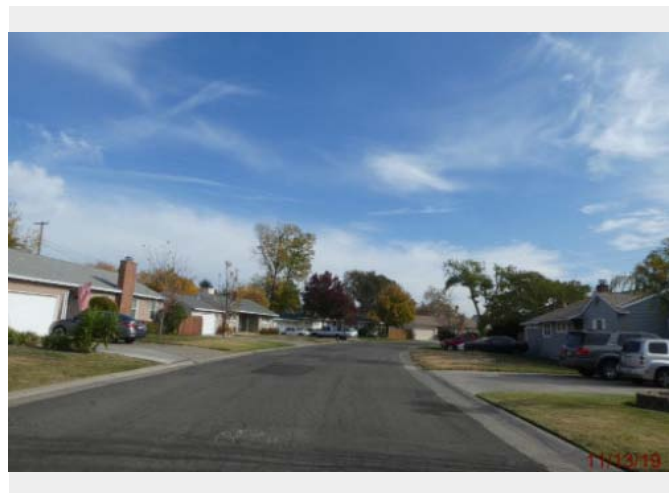
Front



Address Verification



Side

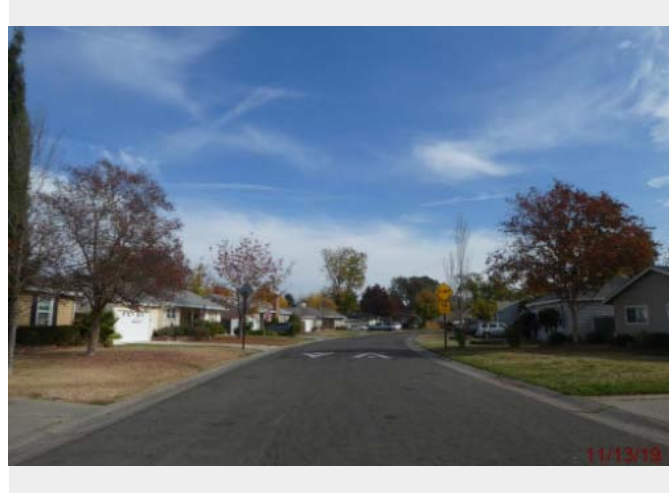


Street

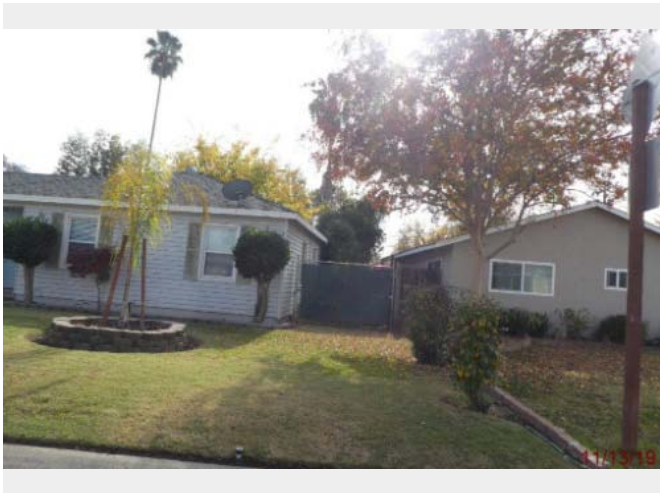
Subject Photos



Street



Street



Other



Other

Listing Photos

L1 2003 Keith Way
Sacramento, CA 95825



Front

L2 2240 Pyramid Way
Sacramento, CA 95821



Front

L3 2950 Glacier St
Sacramento, CA 95821



Front

Sales Photos

S1 2650 Danube Dr
Sacramento, CA 95821



Front

S2 2216 Ralston Rd
Sacramento, CA 95821



Front

S3 2616 Anna Way
Sacramento, CA 95821



Front

ClearMaps Addendum

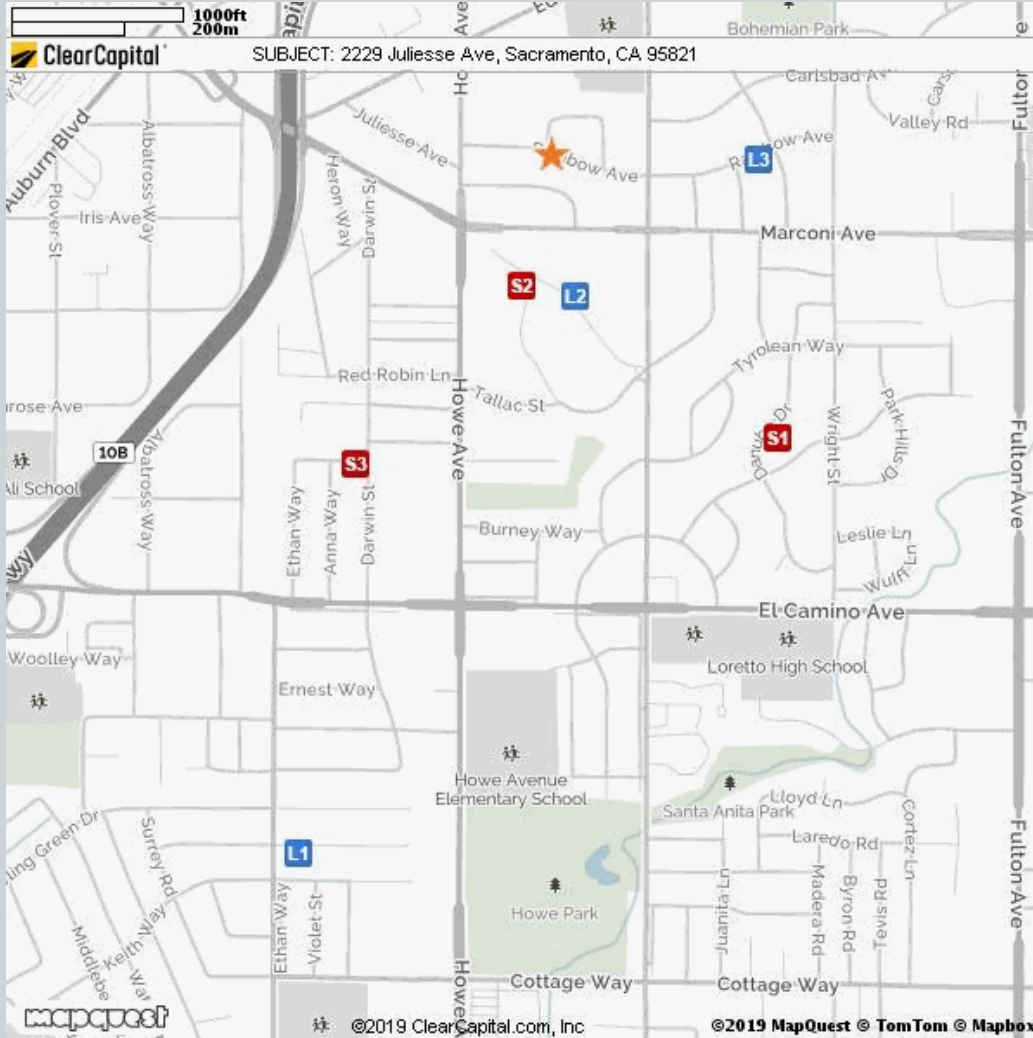
Address ★ 2229 Juliesse Avenue, Sacramento, CA 95821

Loan Number 39297

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$315,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2229 Juliesse Ave, Sacramento, CA	--	Parcel Match
L1	2003 Keith Way, Sacramento, CA	0.98 Miles ¹	Parcel Match
L2	2240 Pyramid Way, Sacramento, CA	0.18 Miles ¹	Parcel Match
L3	2950 Glacier St, Sacramento, CA	0.29 Miles ¹	Parcel Match
S1	2650 Danube Dr, Sacramento, CA	0.48 Miles ¹	Parcel Match
S2	2216 Ralston Rd, Sacramento, CA	0.17 Miles ¹	Parcel Match
S3	2616 Anna Way, Sacramento, CA	0.48 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Sergey Pustynovich	Company/Brokerage	Usko Realty Inc
License No	01735065	Address	5245 Harston Way Antelope CA 95843
License Expiration	02/14/2022	License State	CA
Phone	9167184319	Email	Sergrealtor@icloud.com
Broker Distance to Subject	7.34 miles	Date Signed	11/14/2019

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.