

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>	5649 Nostaw Street, Orangevale, CA 95662	<b>Order ID</b>	6903978	<b>Property ID</b>	28999682
<b>Inspection Date</b>	10/26/2020	<b>Date of Report</b>	10/29/2020		
<b>Loan Number</b>	42294	<b>APN</b>	253-0111-007-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

Tracking IDs					
<b>Order Tracking ID</b>	1024BPOs	<b>Tracking ID 1</b>	42294		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

		Condition Comments
<b>Owner</b>	Carey Leroy J	Subject property located in well established area. Subject property is in average visible condition. To find good comparable comps I was forced to increase radius up to 3/4 mile radius. Neighborhood consists of similar SF detached homes of average quality and maintenance levels. Close to schools, shopping, freeways, employment centers, entertainment and most services.
<b>R. E. Taxes</b>	\$1,614	
<b>Assessed Value</b>	\$139,258	
<b>Zoning Classification</b>	Residential	
<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>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

		Neighborhood Comments
<b>Location Type</b>	Urban	Subject property is located in average neighborhood. No Major problems.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$315,000 High: \$750,000	
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	5649 Nostaw Street	8912 Fortuna Way	5641 Beaugard Way	8860 Mohawk Way
<b>City, State</b>	Orangevale, CA	Orangevale, CA	Orangevale, CA	Fair Oaks, CA
<b>Zip Code</b>	95662	95662	95662	95628
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.62 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$422,000	\$399,000	\$439,800
<b>List Price \$</b>	--	\$422,000	\$399,000	\$439,800
<b>Original List Date</b>		09/30/2020	09/28/2020	10/08/2020
<b>DOM · Cumulative DOM</b>	-- · --	14 · 29	9 · 31	4 · 21
<b>Age (# of years)</b>	60	65	58	61
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,392	1,207	1,253	1,296
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 2 Car(s)	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>	.24 acres	0.29 acres	0.16 acres	0.27 acres
<b>Other</b>	None	None	None	None

\* Listing 2 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** Darling 3 bedroom, 1 bath with den or 4th bedroom option, single story home. Open floor plan with a beautiful totally remodeled kitchen featuring, New Cabinetry, Granite Slab counter tops, Subway tile backslash, Stainless Steel Appliances & updated lighting. Laminate flooring throughout, approximately 156 sq. ft sun room not included in sq. footage is free space for office, home gym, playroom. Private park like setting that you will fall in love with! Includes a dog run, tire swing, storage shed, RV access, designer chicken coop & several fruit trees. Plenty of room for all you're toys! Shopping and a convenience store in walking distance. Top rated schools Bella Vista, Carnegie & Pershing. Don't hesitate on viewing today you wont be disappointed!
- Listing 2** This single story home features 3 bedrooms, 2 bathrooms with a 2 car garage and RV access. Move in ready with recently painted interior and beautiful original refinished hardwood floors! The house also features recessed lighting and granite countertops in the kitchen. Also has a private backyard with a spacious deck and patio cover. All of this and conveniently located near shopping centers, schools, and easy access to Hwy 50.
- Listing 3** This amazing home Open floor plan \*New cabinets \* New quartz counter tops \*New stainless steel appliances \*New flooring throughout \* Dual pane windows \* New electrical panel. \*Updated stylish design \*Large front and backyard \*This home is also located near great restaurant's and shopping \*The list goes on!!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5649 Nostaw Street	8916 Pershing Ave	8910 Aksarben Dr	5432 Waldron St
<b>City, State</b>	Orangevale, CA	Orangevale, CA	Orangevale, CA	Fair Oaks, CA
<b>Zip Code</b>	95662	95662	95662	95628
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.32 <sup>1</sup>	0.35 <sup>1</sup>	0.26 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$415,000	\$385,000	\$350,000
<b>List Price \$</b>	--	\$415,000	\$385,000	\$350,000
<b>Sale Price \$</b>	--	\$428,000	\$410,000	\$375,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/23/2020	07/28/2020	10/13/2020
<b>DOM · Cumulative DOM</b>	-- · --	6 · 80	5 · 55	6 · 28
<b>Age (# of years)</b>	60	62	49	49
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,392	1,427	1,344	1,296
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	6	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	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>	.24 acres	0.23 acres	0.13 acres	0.25 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$2,600	+\$8,520	+\$1,440
<b>Adjusted Price</b>	--	\$430,600	\$418,520	\$376,440

\* Sold 2 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** Roomy 3-bed, 2 bath home, 1,427 sq. ft., with a large yard. The perfect starter home for new families to enjoy for a lifetime. Located on Pershing Avenue in the heart of Orangevale, close to Hazel Avenue and easy freeway access. This home is a great place for family to stay and play through the years. The home sits in a fast moving sales area of Orangevale with lots of new young families moving in. Only minutes from downtown Orangevale. The above ground lap pool offers both privacy and safety behind the second backyard fenced area. Two large sheds for garden equipment and tools or workshop use. The large gazebo style addition offers a wonderful covered cooling space and a firepit for long summer or fall evenings. Mature trees scattered throughout the property for privacy and summer's shade. See the uploaded list of home features and improvements on MLS. Price adjusted for bedroom +\$3000, SqFt -\$1400, lot size +\$1000.
- Sold 2** Beautifully updated single story 4 bedroom 2 bath home, in a great neighborhood in Orangevale. Tasteful low maintenance landscaping front and back. Exterior paint 2019. New Eco Bee thermostat. Custom closet and pantry shelve system, plus much more. Price adjusted for SqFt +\$1920, age -\$4400, and lot size \$11000.
- Sold 3** Come step back in time in style! This 3 bedroom, 2 bathroom home offers a huge living room, large bedrooms, storm windows throughout and tons of charm! Located on a large, corner lot, with RV parking and 2 car garage! Great neighborhood, close to schools and shopping. Bike riding distance from American River Bike Trail & Natomas Lake. All this house needs is the right buyer and a little love to make it even better. At this price, this one will go fast! Price adjusted for bedroom +\$3000, SqFt +\$3840, age -\$4400, lot size -\$1000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject property was not listed in last 12 months.			
<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>	\$420,000	\$420,000
<b>Sales Price</b>	\$405,000	\$405,000
<b>30 Day Price</b>	\$385,000	--
<b>Comments Regarding Pricing Strategy</b>		
Price is based on closest and most comparable comps in the area.		

## 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.

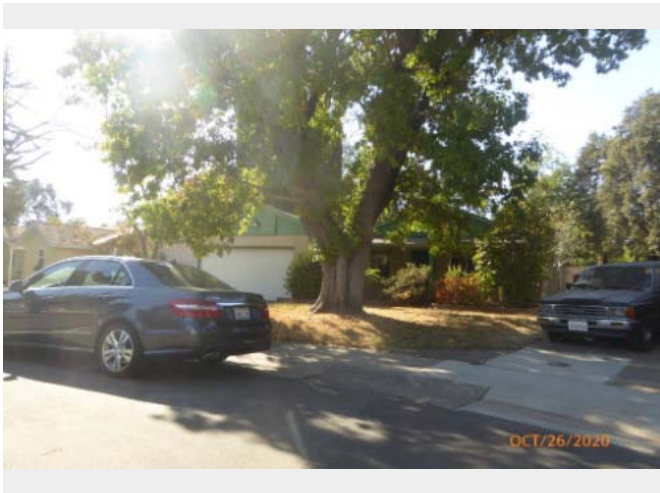
## Subject Photos



Front



Address Verification



Side



Side

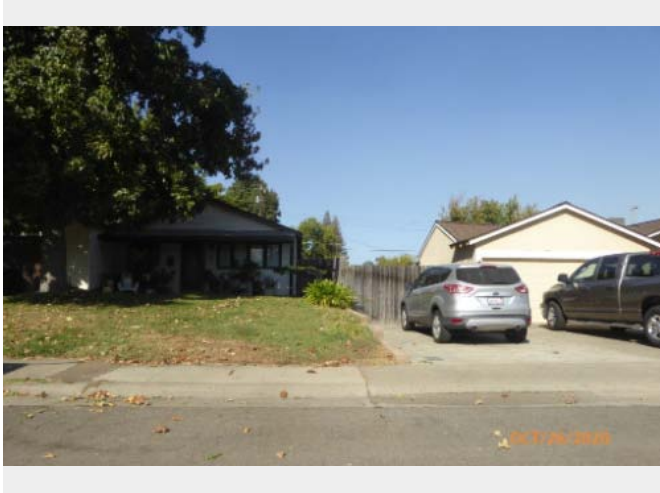


Street



Street

## Subject Photos



Other



Other



## Listing Photos

**L1** 8912 Fortuna Way  
Orangevale, CA 95662



Front

**L2** 5641 Beauregard way  
Orangevale, CA 95662



Front

**L3** 8860 Mohawk Way  
Fair Oaks, CA 95628



Front

## Sales Photos

**S1** 8916 Pershing Ave  
Orangevale, CA 95662



Front

**S2** 8910 Aksarben Dr  
Orangevale, CA 95662



Front

**S3** 5432 Waldron St  
Fair Oaks, CA 95628



Front

### ClearMaps Addendum

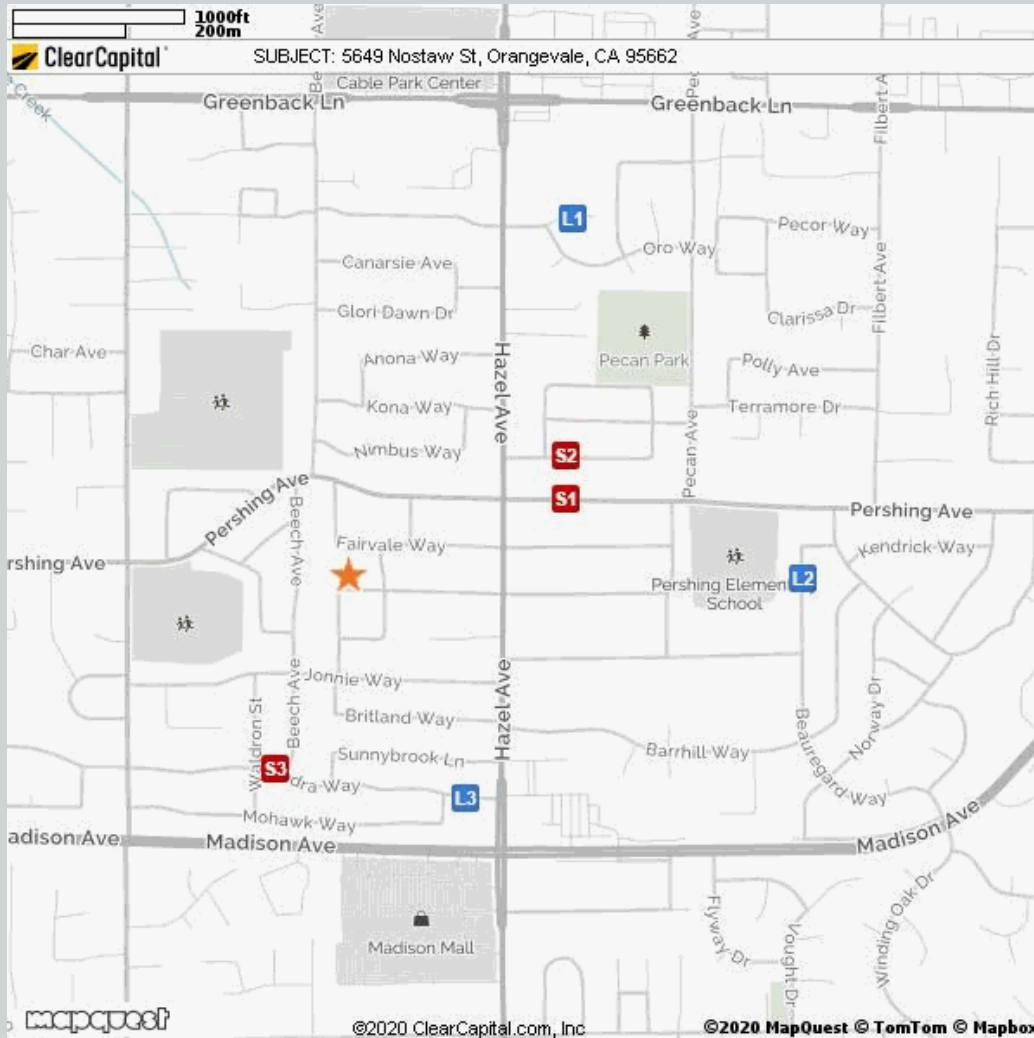
**Address** ★ 5649 Nostaw Street, Orangevale, CA 95662

**Loan Number** 42294

**Suggested List** \$420,000

**Suggested Repaired** \$420,000

**Sale** \$405,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5649 Nostaw Street, Orangevale, CA 95662	--	Parcel Match
L1 Listing 1	8912 Fortuna Way, Orangevale, CA 95662	0.58 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5641 Beauregard Way, Orangevale, CA 95662	0.62 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8860 Mohawk Way, Fair Oaks, CA 95628	0.33 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8916 Pershing Ave, Orangevale, CA 95662	0.32 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	8910 Aksarben Dr, Orangevale, CA 95662	0.35 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5432 Waldron St, Fair Oaks, CA 95628	0.26 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>	Sergey Pustynovich	<b>Company/Brokerage</b>	Usko Realty Inc
<b>License No</b>	01735065	<b>Address</b>	5245 Harston Way Antelope CA 95843
<b>License Expiration</b>	02/14/2022	<b>License State</b>	CA
<b>Phone</b>	9167184319	<b>Email</b>	Sergrealtor@icloud.com
<b>Broker Distance to Subject</b>	6.61 miles	<b>Date Signed</b>	10/26/2020

*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.**