

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	5500 36th Avenue, Sacramento, CA 95824	Order ID	7317790	Property ID	30373509
Inspection Date	05/25/2021	Date of Report	05/25/2021		
Loan Number	45007	APN	02701730010000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	0524BPO_BOTW	Tracking ID 1	0524BPO_BOTW
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JOHN A LECLERCQ	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$2,744	
Assessed Value	\$231,495	
Zoning Classification	Residential R-1	
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: \$240,000 High: \$505,000	
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	5500 36th Avenue	6038 Fruitridge Rd	5531 37th Ave	5736 63rd St
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95824	95820	95824	95824
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.03 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$345,000	\$349,000	\$325,000
List Price \$	--	\$345,000	\$349,000	\$325,000
Original List Date		04/14/2021	05/06/2021	05/08/2021
DOM · Cumulative DOM	-- · --	12 · 41	6 · 19	6 · 17
Age (# of years)	74	74	74	74
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 Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,100	1,094	1,135	1,033
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.14 acres	0.12 acres	0.17 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** Step right into this beautiful updated home w/long driveway to a 2-car garage w/new garage door, covered front porch, large fenced-in yard w/cement patio, new roof, dual pane windows, plus fresh interior & exterior paint. This bright & beautiful home displays new waterproof luxury vinyl plank flooring throughout & galley kitchen w/granite counters & new cabinets. Central heat & air conditioning add to the home's easy care convenience. Great up & coming area minutes from West Campus High School.
- Listing 2** This charming home is in an adorable neighborhood. Great first time starter home or investment property. New laminate flooring and fresh interior paint. Newer kitchen. Fireplace for cozy winter nights and a patio in back yard for summer BBQ's.
- Listing 3** A small home with a big heart! Pride of ownership is evident in this neat and tidy, move in ready home. Bold paint colors inside & out add to the ray of sunshine this home exudes. Many updates through the the last 10-15 years.... like some dual paned windows, HVAC & roof to name a few. Sewer replacement in 2017. Beautiful old vintage wood floors have been re-finished. Covered but open patio workshop area in the backyard plus a large shed for storage. 1 car garage and RV parking too! Close to schools, shopping and restaurants. Easy access to US-50 for commute to Downtown.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5500 36th Avenue	5213 61st St	5541 39th Ave	5755 62nd St
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95824	95820	95824	95824
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.17 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$301,500	\$315,000
List Price \$	--	\$325,000	\$301,500	\$315,000
Sale Price \$	--	\$325,000	\$315,000	\$345,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/24/2020	01/27/2021	03/16/2021
DOM · Cumulative DOM	-- · --	42 · 98	7 · 37	7 · 35
Age (# of years)	74	71	74	74
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 Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,100	1,039	1,108	1,033
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.13 acres	0.16 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$325,000	\$315,000	\$345,000

* 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** ABSOLUTELY CHARMING Tallac Village 3 bed 1 bath 1,039 square foot single story home w/carport on a beautiful tree lined street. Many new updates. You must see this home to really appreciate. Beautiful granite countertop in kitchen. Wonderful new flooring throughout. Fresh updated kitchen and bathroom. Dual pane windows throughout. Carport has a great storage room, ready for tools, craft items, or possibly setting up as a future laundry room. The backyard is a blank slate ready for the new owner to create their own oasis. This is one adorable home!
- Sold 2** Move in ready. Beautiful backyard. Character and charm. Perfect opportunity for first time Home Owner.
- Sold 3** Welcome to Fruitridge Manor! Grow roots in a great, well established neighborhood! This home has had only 2 owners in 74 yrs! Nice curb appeal & huge backyard w/ plenty of room for a pool! Great layout w/ large windows in the family room for lots of natural light (& sun screens on the West facing windows to reduce heat in the summer.) Lovingly maintained w/ original hardwood floors that would really shine w/ refinishing. New 50 yr High Definition CA Cool roof installed in 2020! New exterior paint in May 2020. New HVAC installed ~12 yrs ago. New sewer line in 2007. Dual pane windows ~11 yrs old (all but the kitchen window are dual pane.) Garage door is ~10 years old & garage door opener is only 6 months old. New back fence installed in Nov 2018 & 1 side fence replaced in Jan 2019. Ceiling fans in the dining room & 2 of the bedrooms. Attached garage has laundry hook-ups & utility sink. Refrigerator included. The big ticket items are done, this lovely home just needs your personal touch!

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	\$340,000	\$340,000
Sales Price	\$330,000	\$330,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
Value 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



Front



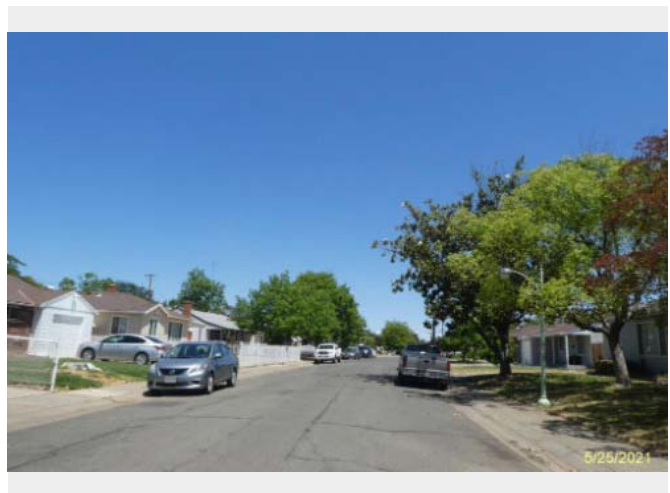
Address Verification



Side



Side



Street

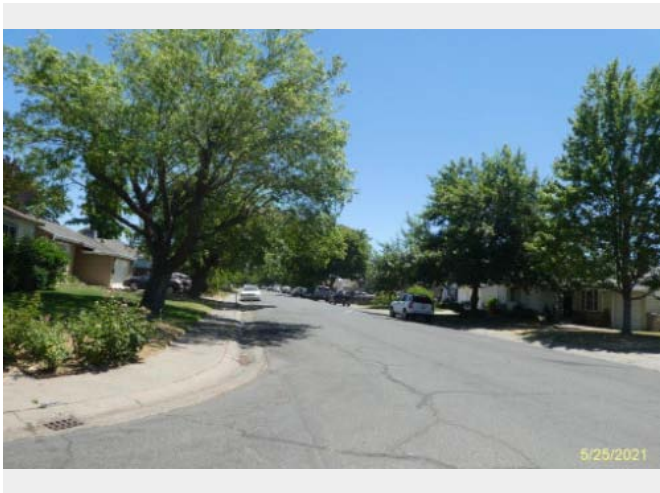
Subject Photos



Street



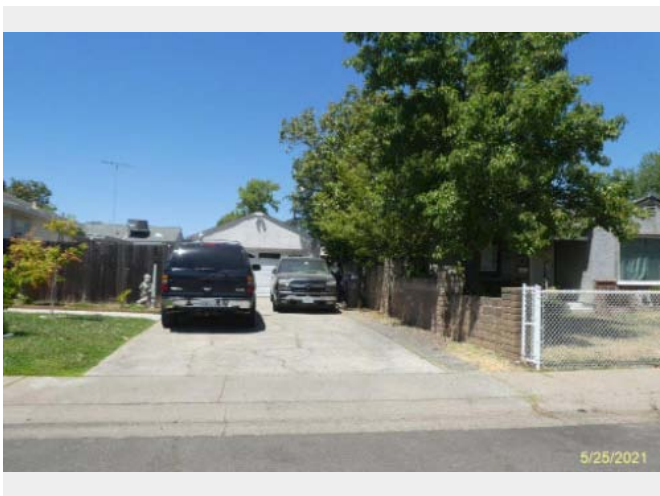
Street



Street



Other



Other

Listing Photos

L1 6038 Fruitridge Rd
Sacramento, CA 95820



Front

L2 5531 37th Ave
Sacramento, CA 95824



Front

L3 5736 63rd St
Sacramento, CA 95824



Front

Sales Photos

S1 5213 61st St
Sacramento, CA 95820



Front

S2 5541 39th Ave
Sacramento, CA 95824



Front

S3 5755 62nd St
Sacramento, CA 95824



Front

ClearMaps Addendum

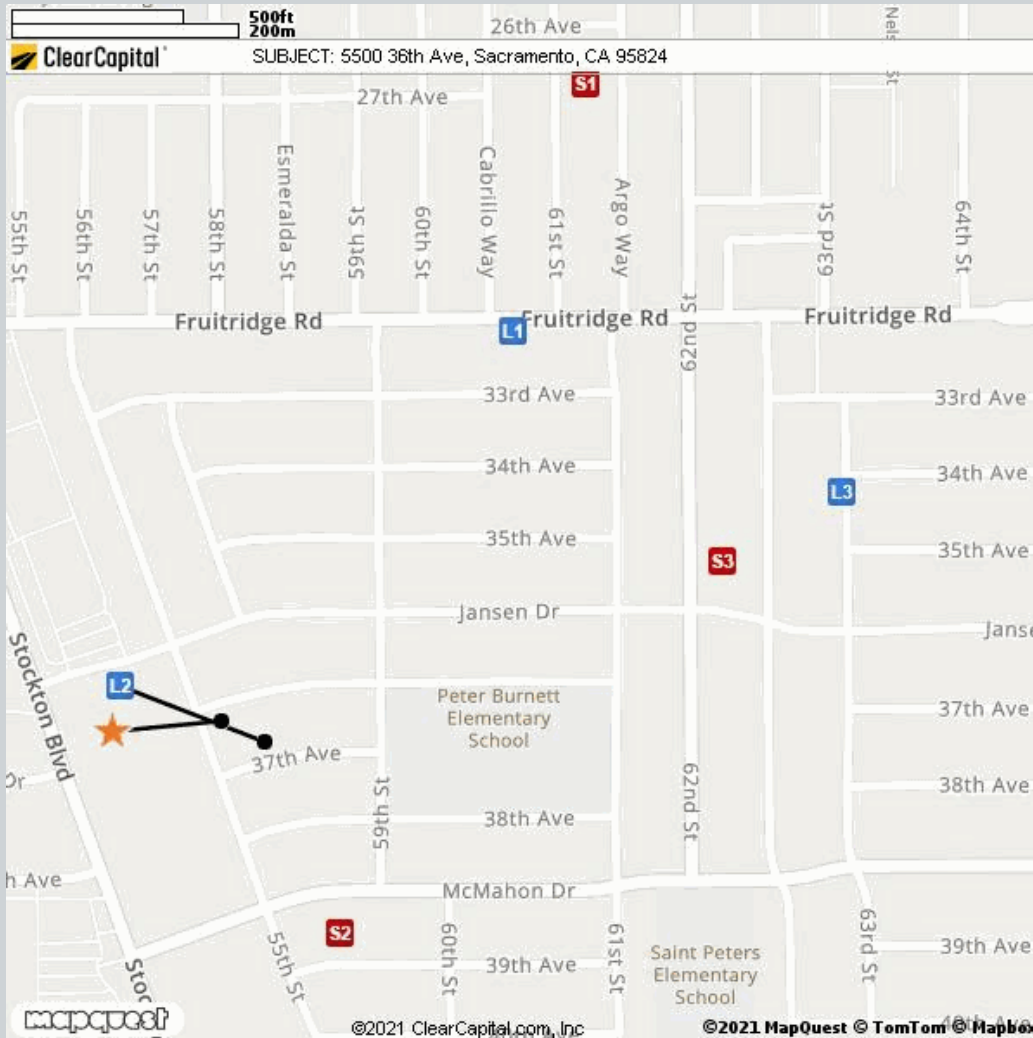
Address ★ 5500 36th Avenue, Sacramento, CA 95824

Loan Number 45007

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5500 36th Avenue, Sacramento, CA 95824	--	Parcel Match
L1 Listing 1	6038 Fruitridge Rd, Sacramento, CA 95820	0.31 Miles ¹	Parcel Match
L2 Listing 2	5531 37th Ave, Sacramento, CA 95824	0.03 Miles ¹	Parcel Match
L3 Listing 3	5736 63rd St, Sacramento, CA 95824	0.43 Miles ¹	Parcel Match
S1 Sold 1	5213 61st St, Sacramento, CA 95820	0.48 Miles ¹	Parcel Match
S2 Sold 2	5541 39th Ave, Sacramento, CA 95824	0.17 Miles ¹	Parcel Match
S3 Sold 3	5755 62nd St, Sacramento, CA 95824	0.34 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	Alina Pustynovich	Company/Brokerage	Usko Realty Inc.
License No	01904396	Address	5245 Harston Way Antelope CA 95843
License Expiration	04/03/2024	License State	CA
Phone	9168066386	Email	bpoalina@gmail.com
Broker Distance to Subject	14.02 miles	Date Signed	05/25/2021

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.