

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	2345 Twede Way, Elverta, CALIFORNIA 95626	Order ID	7517736	Property ID	30870359
Inspection Date	08/19/2021	Date of Report	08/19/2021		
Loan Number	45987	APN	20304000110000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	0818BPO	Tracking ID 1	0818BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CLARA A MAXWELL	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$4,085	
Assessed Value	\$91,460	
Zoning Classification	Residential RD-5	
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	Suburban	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: \$320,000 High: \$710,000	
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	2345 Twede Way	2221 Armitage Way	3517 Ridge Rim Ct	7941 Dominion Way
City, State	Elverta, CALIFORNIA	Elverta, CA	Antelope, CA	Elverta, CA
Zip Code	95626	95626	95843	95626
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	1.44 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,500	\$419,800	\$369,900
List Price \$	--	\$379,500	\$419,800	\$369,900
Original List Date		07/09/2021	07/13/2021	07/28/2021
DOM · Cumulative DOM	-- · --	32 · 41	4 · 37	21 · 22
Age (# of years)	40	46	30	41
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	1,080	1,008	1,132	1,354
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	0.21 acres	0.16 acres	0.132 acres	0.1561 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** Enjoy family gatherings in this HUGE backyard! Covered patio with extra parking for all of your toys. Includes 2 sheds, one with electricity. This newly painted 3 bed, 2 bath home is located on a large lot in the highly desired area of Elverta. Minutes away from Cherry Island Golf Course and Gibson Ranch. Beautiful, updated flooring, new interior and exterior paint, spacious open kitchen with new appliances. Built in hall storage unit, garden boxes. This is a must see!
- Listing 2** Welcome to 3517 Ridge Rim Ct, a charming, single story home in Antelope. This lovely home features 3 bedrooms and 2 baths. Great location on the corner of a cul-de-sac. Convenient to Roseville and Sacramento! The updated kitchen has stainless appliances, Corian counters and lots of storage! HVAC and ducting were replaced in 2020! Newer Luxury Vinyl Plank floors throughout the home. Larger backyard with a covered patio...great for entertaining or relaxing! Grass will come right back now that the sprinklers have been repaired (and when the weather cools). Great neighborhood close to school, parks and more. Come take a look!
- Listing 3** HIGHLY MOTIVATED SELLER!! BRING ALL OFFERS!! Charming 3 bedroom, 2 bath home in a quiet neighborhood. Large parking area with RV access. Shed in back yard with attached patio cover, perfect for entertaining. Roof is only 9 months old! Spacious kitchen with tile floors. Walk in pantry off the dining area. There is a bonus sitting room off the master bedroom. Master bedroom is over-sized with access to the back yard. Great for any family!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2345 Twede Way	2436 Covered Wagon Cir	2348 Twede Way	2504 Zuider Zee Cir
City, State	Elverta, CALIFORNIA	Elverta, CA	Elverta, CA	Elverta, CA
Zip Code	95626	95626	95626	95626
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.03 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$402,500	\$349,500	\$360,000
List Price \$	--	\$402,500	\$349,500	\$360,000
Sale Price \$	--	\$401,000	\$362,500	\$370,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/16/2021	04/15/2021	07/08/2021
DOM · Cumulative DOM	-- · --	12 · 49	3 · 28	10 · 41
Age (# of years)	40	42	40	42
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	1,080	1,092	1,088	1,080
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
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	0.21 acres	0.15 acres	0.16 acres	0.1567 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$401,000	\$362,500	\$370,000

* 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** Ready to move-in 1 story beautiful home, conveniently located to HW 80, close to downtown Sacramento, Galleria Mall, numerous parks and shopping centers around. Owners took very good care of the property. Generous size of backyard with sparkling swimming pool and gazebo for your outdoor enjoyment.
- Sold 2** Great first-time buyer opportunity! Enjoy a spacious floor plan with 3 bedrooms and 2 baths. Open-concept kitchen/great room. Freshly painted interior and inside laundry. Spacious living throughout! Entertain outdoors in the private backyard with a huge covered patio, outdoor BBQ and tool shed for your hobbies. RV access. Quiet neighborhood close to park and golf course. Must see!
- Sold 3** Check out this 3 bed, 2 bath home with mature shade trees in front and back yards. Shady, private, peaceful, backyard getaway. TEX-COTE/COOLWALL Exterior Paint. Custom Kitchen cabinets (a little paint will modernize them). Front and back yard fully automated irrigation. Native drought tolerant vegetation front yard. Large 1 car garage with workbench/ attic storage. Large side yard for a boat, small trailer or other toys. Covered South facing back patio. Swamp Cooler for those premium power hours / power saving days. Gibson Ranch and 2 golf courses within walking distance. Sac Metro Fire Station less than 1/2 mile away.

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	\$390,000	\$390,000
Sales Price	\$375,000	\$375,000
30 Day Price	\$365,000	--
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

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 2221 Armitage Way
Elverta, CA 95626



Front

L2 3517 Ridge Rim Ct
Antelope, CA 95843



Front

L3 7941 Dominion Way
Elverta, CA 95626



Front

Sales Photos

S1 2436 Covered Wagon Cir
Elverta, CA 95626



Front

S2 2348 Twede Way
Elverta, CA 95626



Front

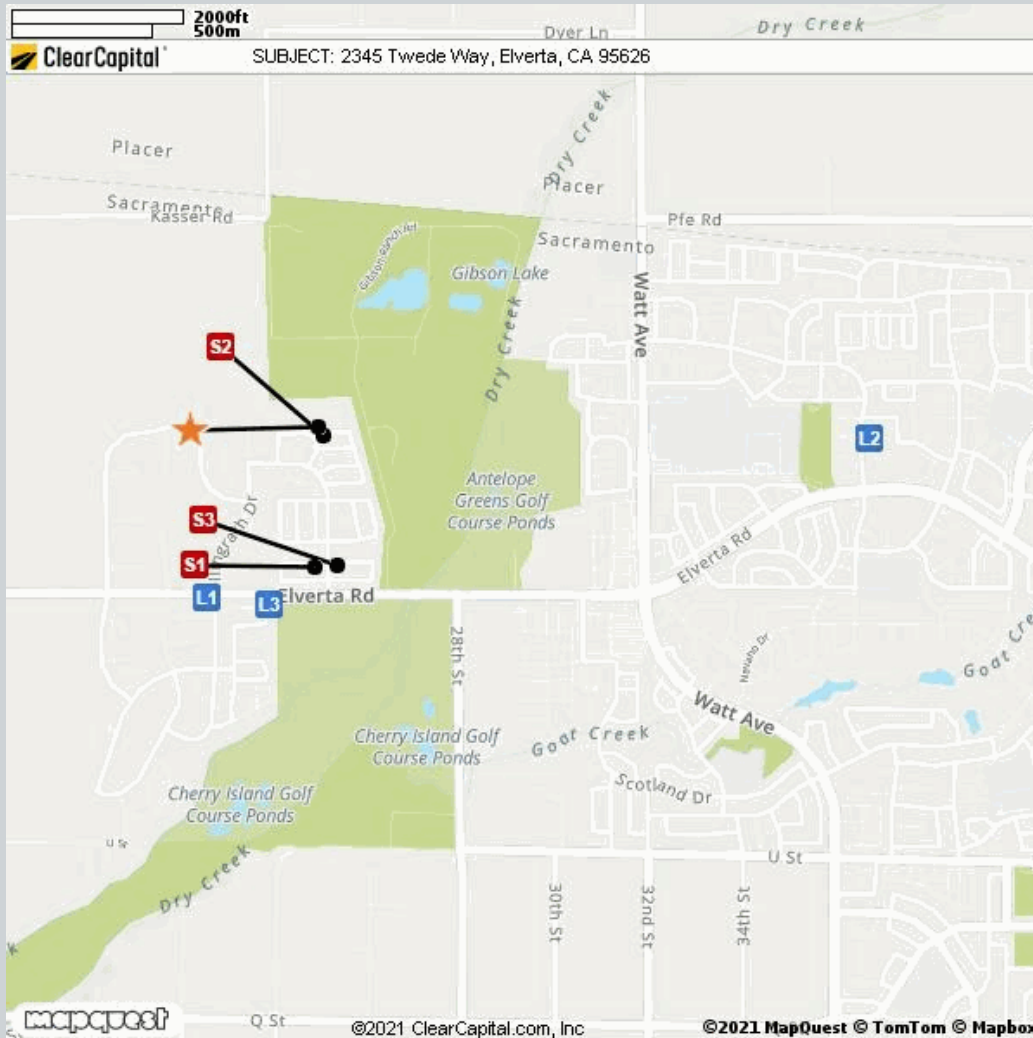
S3 2504 Zuider Zee Cir
Elverta, CA 95626



Front

ClearMaps Addendum

Address ★ 2345 Twede Way, Elverta, CALIFORNIA 95626
Loan Number 45987 **Suggested List** \$390,000 **Suggested Repaired** \$390,000 **Sale** \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2345 Twede Way, Elverta, California 95626	--	Parcel Match
L1 Listing 1	2221 Armitage Way, Elverta, CA 95626	0.60 Miles ¹	Parcel Match
L2 Listing 2	3517 Ridge Rim Ct, Antelope, CA 95843	1.44 Miles ¹	Parcel Match
L3 Listing 3	7941 Dominion Way, Elverta, CA 95626	0.54 Miles ¹	Parcel Match
S1 Sold 1	2436 Covered Wagon Cir, Elverta, CA 95626	0.37 Miles ¹	Parcel Match
S2 Sold 2	2348 Twede Way, Elverta, CA 95626	0.03 Miles ¹	Parcel Match
S3 Sold 3	2504 Zuider Zee Cir, Elverta, CA 95626	0.38 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	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	3.71 miles	Date Signed	08/19/2021

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.