

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>	1701 Pennsylvania Avenue, West Sacramento, CA 95691	<b>Order ID</b>	7610137	<b>Property ID</b>	31261394
<b>Inspection Date</b>	09/25/2021	<b>Date of Report</b>	09/25/2021		
<b>Loan Number</b>	46299	<b>APN</b>	058098010000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Yolo		

### Tracking IDs

<b>Order Tracking ID</b>	0923BPO	<b>Tracking ID 1</b>	0923BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	ROBERTO MCCOY	<b>Condition Comments</b> The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$3,091	
<b>Assessed Value</b>	\$243,598	
<b>Zoning Classification</b>	Residential R1A	
<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

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b> 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.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$256,600 High: \$599,300	
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1701 Pennsylvania Avenue	1608 Norfolk Ave	1812 Deerwood	50 15th Street
<b>City, State</b>	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
<b>Zip Code</b>	95691	95691	95691	95691
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.64 <sup>1</sup>	0.36 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$419,500	\$400,000	\$450,000
<b>List Price \$</b>	--	\$419,500	\$400,000	\$450,000
<b>Original List Date</b>		07/15/2021	07/26/2021	09/16/2021
<b>DOM · Cumulative DOM</b>	-- · --	31 · 72	29 · 61	5 · 9
<b>Age (# of years)</b>	62	66	60	16
<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 Historical	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,507	1,451	1,307	1,430
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 1 · 1	3 · 2	4 · 2
<b>Total Room #</b>	6	6	6	6
<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>	0.18 acres	0.14 acres	0.16 acres	0.12 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** Welcome Home! This amazing and spacious 3 Bed 1.5 bath SOLAR home is located on a large .14/Acre lot complete with side boat/smaller RV access and is the one you have been waiting for! Features include beautiful curb appeal, large family room, light and bright remodeled kitchen, vaulted ceiling, new flooring, newer HVAC, newer water heater, original hardwood flooring in bedrooms, vinyl dual pane windows, indoor laundry with storage area and so much more! This is the one you have been waiting for and is within walking distance to Westmore Oaks Elementary School! Washer/dryer/refrigerator are included!
- Listing 2** Three bedroom and two bath home in a nice West Sacramento neighborhood! This lot has mature trees, no neighbors behind you and a dog run/kennel. Close to downtown Sacramento government offices, Golden 1 Arena, restaurants, bars and nightlife! Choose your own color palette and make this home.
- Listing 3** Don't miss out on this West Sacramento gem! Nestled in the heart of West Sacramento, this 4 bedroom/ 2 bath home features new luxury vinyl flooring throughout and solar. Close to restaurants, shopping, including a gym within walking distance, close proximity to freeways and downtown Sacramento, this home has it all!

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1701 Pennsylvania Avenue	1305 Meadow Rd	1733 Park Blvd	1151 Clarendon St
<b>City, State</b>	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
<b>Zip Code</b>	95691	95691	95691	95691
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.47 <sup>1</sup>	0.17 <sup>1</sup>	0.51 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$379,000	\$379,900	\$489,000
<b>List Price \$</b>	--	\$379,000	\$379,900	\$489,000
<b>Sale Price \$</b>	--	\$430,000	\$429,000	\$450,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	04/15/2021	05/11/2021	08/25/2021
<b>DOM · Cumulative DOM</b>	-- · --	7 · 31	6 · 43	34 · 71
<b>Age (# of years)</b>	62	67	80	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>	1 Story Historical	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,507	1,375	1,357	1,590
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 2	3 · 1	3 · 2
<b>Total Room #</b>	6	6	6	6
<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>	0.18 acres	0.1374 acres	0.1894 acres	0.1418 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$10,000	+\$14,200	+\$1,500
<b>Adjusted Price</b>	--	\$440,000	\$443,200	\$451,500

\* 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** Come check out this home that is situated in a beautiful, private neighborhood with a fantastic curb appeal, & where pride of ownership shines. Once inside the home you're greeted by large living space and a beautiful fireplace. This house offers a great kitchen, with a stainless steel gas range, and freshly painted white cabinets. This home has a great layout and lots of natural light for your family to enjoy. This expansive lot has a large covered patio that is perfect for summer BBQ's and family gatherings. The location is ideal, close to parks, shopping, fine dining and easy freeway access. This beautiful home will not last long and will be perfect for your family, come check it out!!!!
- Sold 2** Tucked away under gorgeous mature oak trees is an adorable storybook 3 bedroom 1 bathroom on the one and only Park Blvd in West Sacramento. Immaculate and charming, stunning wood floors and endless natural lighting enhance this original masterpiece. Sweet shutters in the large living room windows and wood burning fireplace is perfect for any setting. Additional enclosed sunroom off the back of the house give even more room for entertaining or storage. The huge backyard is one you'll never forget. Trees, flowers, roses, green grass and a charming pergola will remind anyone of an enchanted garden. This property is just waiting for new memories to be made, don't wait!!
- Sold 3** Charming single story home on established street. This desirable floorplan includes a bright living room with wood burning fireplace and glass french doors overlooking the covered porch, bonus family room with wet bar, formal dining area and additional cozy sitting area. Features include original hardwood floors, indoor laundry, newer roof and newer AC unit. Excellent location within walking distance of elementary school and parks. Biking distance to downtown, levee, shopping, restaurants and multiple biking trails.

## 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 recently sold on MLS for \$390000 on 09/22/2021.			
<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>	1						
<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>
09/03/2021	\$325,000	09/22/2021	\$390,000	Sold	09/22/2021	\$390,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$445,000	\$445,000
<b>Sales Price</b>	\$440,000	\$440,000
<b>30 Day Price</b>	\$420,000	--
<b>Comments Regarding Pricing Strategy</b>		
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.

## Subject Photos



Front



Front



Address Verification



Side



Side



Side

## Subject Photos



Side



Side



Street



Street



Street



Street



## Subject Photos



Other



Other

## Listing Photos

**L1** 1608 Norfolk Ave  
West Sacramento, CA 95691



Front

**L2** 1812 Deerwood  
West Sacramento, CA 95691



Front

**L3** 50 15th Street  
West Sacramento, CA 95691



Front

## Sales Photos

**S1** 1305 Meadow Rd  
West Sacramento, CA 95691



Front

**S2** 1733 Park Blvd  
West Sacramento, CA 95691



Front

**S3** 1151 Clarendon St  
West Sacramento, CA 95691



Front

## ClearMaps Addendum

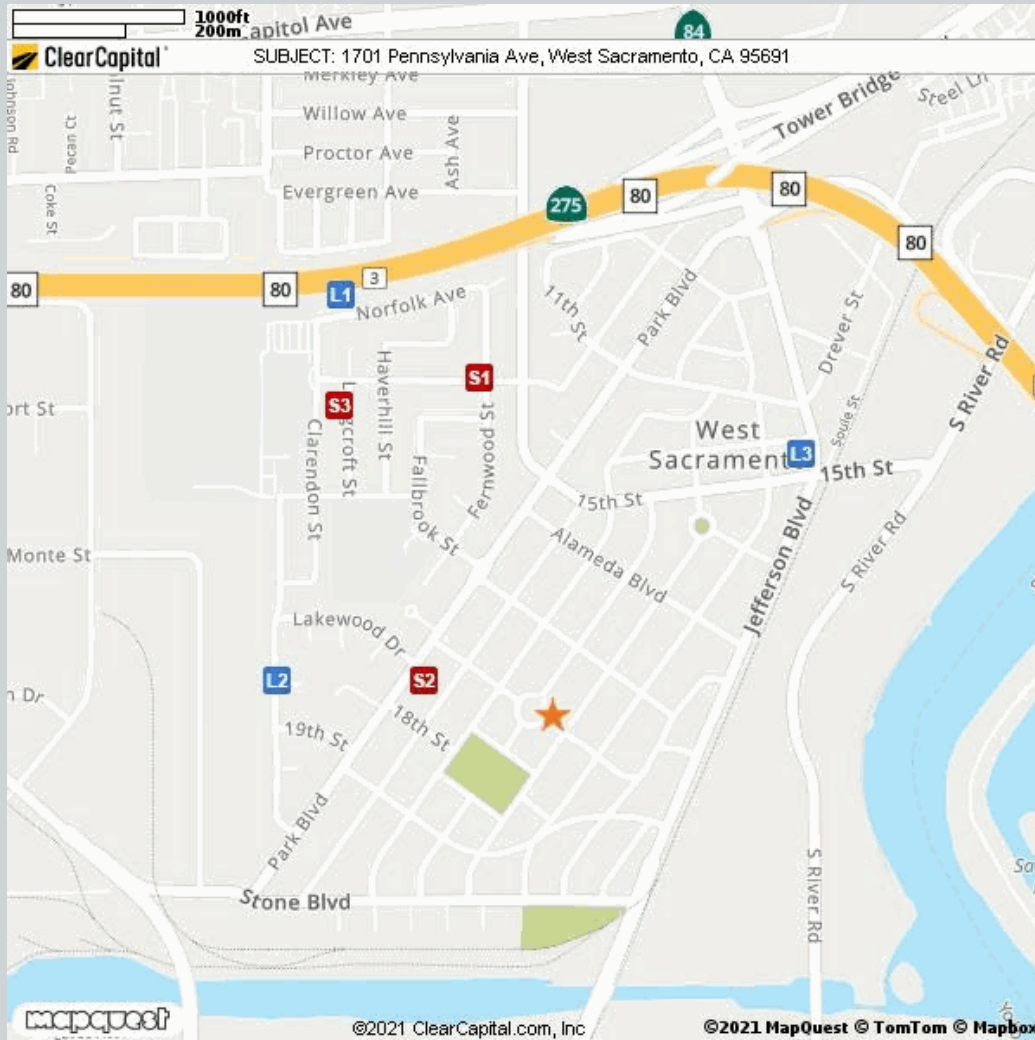
**Address** ★ 1701 Pennsylvania Avenue, West Sacramento, CA 95691

**Loan Number** 46299

**Suggested List** \$445,000

**Suggested Repaired** \$445,000

**Sale** \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1701 Pennsylvania Avenue, West Sacramento, CA 95691	--	Parcel Match
L1 Listing 1	1608 Norfolk Ave, West Sacramento, CA 95691	0.64 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1812 Deerwood, West Sacramento, CA 95691	0.36 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	50 15th Street, West Sacramento, CA 95691	0.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1305 Meadow Rd, West Sacramento, CA 95691	0.47 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1733 Park Blvd, West Sacramento, CA 95691	0.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1151 Clarendon St, West Sacramento, CA 95691	0.51 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>	Alina Pustynovich	<b>Company/Brokerage</b>	Usko Realty Inc.
<b>License No</b>	01904396	<b>Address</b>	5245 Harston Way Antelope CA 95843
<b>License Expiration</b>	04/03/2024	<b>License State</b>	CA
<b>Phone</b>	9168066386	<b>Email</b>	bpoalina@gmail.com
<b>Broker Distance to Subject</b>	14.20 miles	<b>Date Signed</b>	09/25/2021

*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:**

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