

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	6860 21st Street, Sacramento, CA 95822	Order ID	7629684	Property ID	31312168
Inspection Date	10/02/2021	Date of Report	10/04/2021		
Loan Number	46339	APN	035-0232-007-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	0930BPO	Tracking ID 1	0930BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Holman Herbert M & Holman Nina L	Condition Comments The subject appears reasonably maintained, however, the MLS listing says the subject is a major "FIXER".
R. E. Taxes	\$994	
Assessed Value	\$60,177	
Zoning Classification	R-1-EA	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Doors are locked)	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$25,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$25,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject neighborhood is an older, modest area of south Sacramento county
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$346,750 High: \$450,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6860 21st Street	6711 21st	7301 Benbow	7230 Amherst
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95822	95822	95822	95822
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.59 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,500	\$330,000	\$349,000
List Price \$	--	\$299,500	\$330,000	\$349,000
Original List Date		09/01/2021	10/01/2021	09/30/2021
DOM · Cumulative DOM	-- · --	7 · 33	1 · 3	2 · 4
Age (# of years)	64	60	64	62
Condition	Fair	Fair	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	1,446	1,368	1,350	1,470
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.15 acres	0.19 acres	0.18 acres
Other	--	--	--	--

* Listing 1 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.

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

Listing 1 According to the MLS: Wonderful opportunity to buy 3bd-1ba home tucked away in Golf Course Terrace subdivision. This home is a FIXER that features great curb appeal and a nice floor plan. Separate living room and family room. Dining room leads to outside covered patio area.

Listing 2 According to the MLS: Enjoy a classic breed of design which interprets the past in ways that are formal and sophisticated yet also friendly and livable. Craftsmanship and a spirit of refinement are key to home including the large and inviting foyer, great room & breezy porches just minutes away from shopping & dining...could be designed to step into the future!

Listing 3 According to the MLS: This home is 3 bedrooms 2 bathrooms that are move in ready.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6860 21st Street	2064 63rd	6850 21st	1941 Newport
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95822	95822	95822	95822
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	0.02 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,900	\$350,000	\$340,000
List Price \$	--	\$329,900	\$350,000	\$340,000
Sale Price \$	--	\$360,000	\$350,000	\$380,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	09/08/2021	05/10/2021	07/08/2021
DOM · Cumulative DOM	-- · --	5 · 21	6 · 39	6 · 59
Age (# of years)	64	65	64	63
Condition	Fair	Fair	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	1,446	1,334	1,440	1,334
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.18 acres	0.20 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$360,000	\$350,000	\$380,000

* Sold 1 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** According to the MLS: FIXER...Apply Your Personal Touches to Make it Your Own Beautiful Home. Just Some DIY with New Flooring & Paint. Open Floor Plan with Dual Fireplace in Big Great Room & Formal Dining Room.
- Sold 2** According to the MLS: Location ! Close to Bing Maloney Golf Course !A very generous sized home with RV access and great back yard. Newer HVAC system installed with newer electrical panel and fence all done in 2019.
- Sold 3** According to the MLS: Beautifully and lovingly maintained for almost 50 years, with hardwood floors, carpet and tile flooring, good sized bedrooms, dual pane windows, double wood burning fireplace, whole house fan, covered patio, installed Ring doorbell. New whole house fan installed in 2010; HVAC installed in 2013; water heater in 2015 and new roof in 2016.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			MLS shows the subject closed on 09/29/21				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/31/2021	\$359,000	--	--	Sold	09/29/2021	\$346,750	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$355,000	\$380,000
Sales Price	\$350,000	\$375,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
The suggested value is bracketed by the sold comps		

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



Street

Listing Photos

L1 6711 21st
Sacramento, CA 95822



Front

L2 7301 Benbow
Sacramento, CA 95822



Front

L3 7230 Amherst
Sacramento, CA 95822



Front

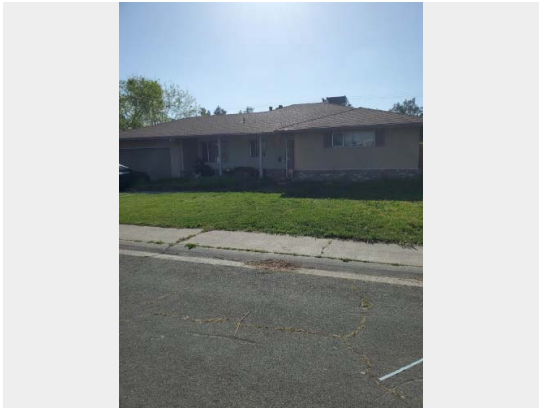
Sales Photos

S1 2064 63RD
Sacramento, CA 95822



Front

S2 6850 21st
Sacramento, CA 95822



Front

S3 1941 Newport
Sacramento, CA 95822



Front

ClearMaps Addendum

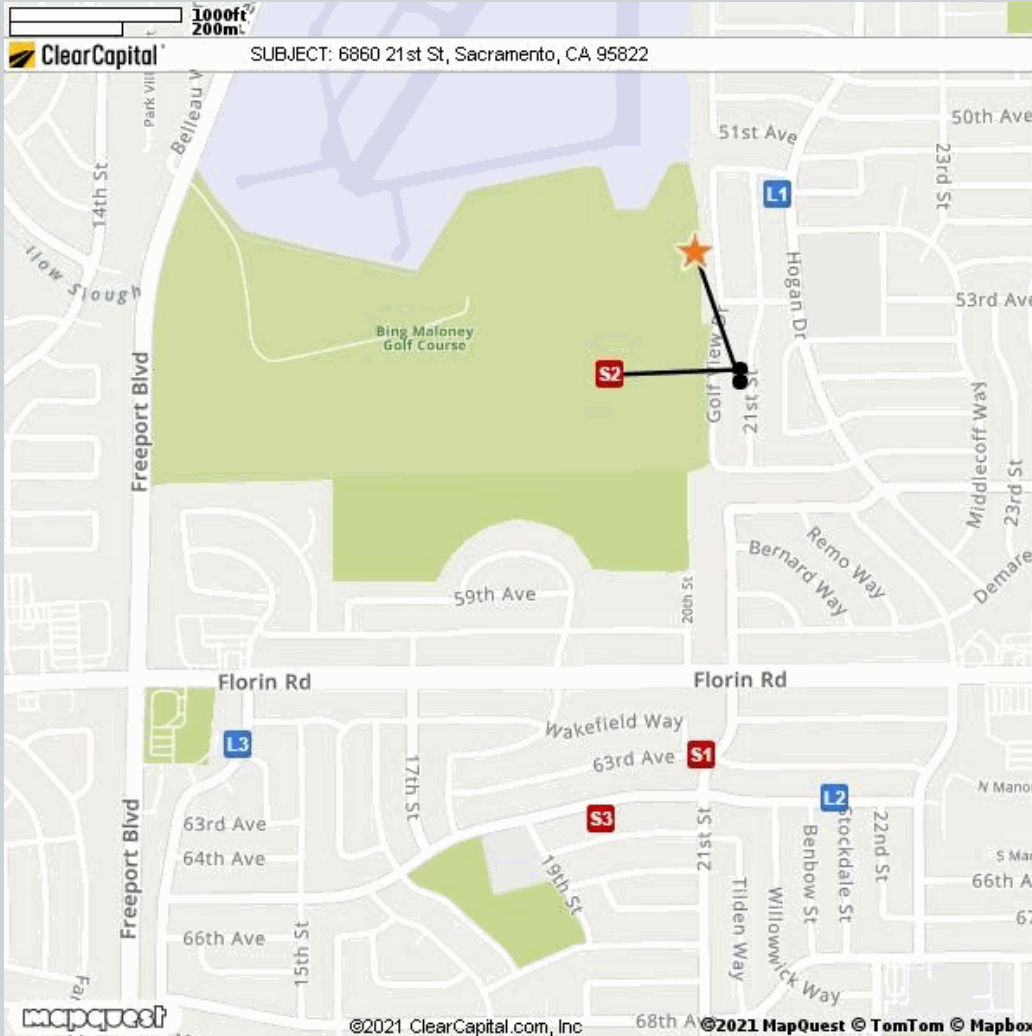
Address ★ 6860 21st Street, Sacramento, CA 95822

Loan Number 46339

Suggested List \$355,000

Suggested Repaired \$380,000

Sale \$350,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6860 21st Street, Sacramento, CA 95822	--	Parcel Match
L1 Listing 1	6711 21st, Sacramento, CA 95822	0.23 Miles ¹	Parcel Match
L2 Listing 2	7301 Benbow, Sacramento, CA 95822	0.59 Miles ¹	Parcel Match
L3 Listing 3	7230 Amherst, Sacramento, CA 95822	0.86 Miles ¹	Parcel Match
S1 Sold 1	2064 63rd, Sacramento, CA 95822	0.53 Miles ¹	Parcel Match
S2 Sold 2	6850 21st, Sacramento, CA 95822	0.02 Miles ¹	Parcel Match
S3 Sold 3	1941 Newport, Sacramento, CA 95822	0.64 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	Steven Brock	Company/Brokerage	Elite REO Services
License No	00425910	Address	8643 Beauxart Cir Sacramento CA 95828
License Expiration	09/25/2024	License State	CA
Phone	9162959446	Email	steve.brock@elitereo.com
Broker Distance to Subject	5.99 miles	Date Signed	10/04/2021

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.