

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	8255 Fieldpoppy Circle, Sacramento, CA 95828	Order ID	7691872	Property ID	31472990
Inspection Date	10/25/2021	Date of Report	10/26/2021		
Loan Number	46786	APN	115-0231-025-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	1025BPO	Tracking ID 1	1025BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Macaraeg Ildefonso F	Condition Comments The subject appears reasonably maintained with no obvious deferred repairs required.
R. E. Taxes	\$2,447	
Assessed Value	\$225,101	
Zoning Classification	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 neighborhood is an older, modest area of south Sacramento
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$450,000 High: \$458,500	
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	8255 Fieldpoppy Circle	7620 Mimosa	8624 Oldwoods	8379 Bloomington
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95828	95828	95828	95828
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.95 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$419,000	\$449,000	\$454,900
List Price \$	--	\$435,000	\$415,777	\$454,900
Original List Date		02/21/2021	08/21/2021	10/08/2021
DOM · Cumulative DOM	-- · --	225 · 247	20 · 66	3 · 18
Age (# of years)	41	0	39	34
Condition	Average	Excellent	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	1,300	1,365	1,381	1,468
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.14 acres	0.07 acres	0.13 acres	0.14 acres
Other	--	--	--	--

* 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** According to the MLS: A true hidden gem along the border of Elk Grove this is a truly spectacular community. The development is nestled in a gated community shared with homeowners and renters of Acacia Meadows. All homes will be pre-wired for smart home capability, include in-garage electric car charging ports, and solar panels.
- Listing 2** According to the MLS: Spacious home with four bedrooms, open Kitchen/dining area, newer HVAC unit, updated flooring and lighting, private and secured courtyard entrance, family friendly backyard, Elk Grove School District in the Boundaries of Tsukomoto, Smedburg and Sheldon High.
- Listing 3** According to the MLS: Lovely home waiting for new owners! Curb appeal is the first attention getter. Low maintenance front yard. Extra large driveway-possible additional parking. As you enter you will notice all the natural light that comes into this easy to live in home.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8255 Fieldpoppy Circle	8014 Springarden	8613 Oldwoods	7805 Roesboro
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95828	95828	95828	95828
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.91 ¹	0.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$440,000	\$429,999	\$410,000
List Price \$	--	\$440,000	\$429,999	\$410,000
Sale Price \$	--	\$450,000	\$455,000	\$458,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/11/2021	08/19/2021	07/01/2021
DOM · Cumulative DOM	-- · --	5 · 36	8 · 51	4 · 20
Age (# of years)	41	34	39	30
Condition	Average	Average	Average	Good
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	1,300	1,468	1,381	1,314
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	7	7	7	7
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	0.14 acres	0.18 acres	0.13 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$40,000
Adjusted Price	--	\$450,000	\$455,000	\$418,500

* Sold 3 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: Welcome to this beautiful Single Story spacious 4 bedroom, 2 full baths home ready for you to move in and enjoy. Home has Granite countertops and Laminated floors.
- Sold 2** According to the MLS: You will surely fall in love with this Beauty! This home checks all of the boxes when it comes to space (4 bedrooms and 2 baths) and location - in the Elk Grove Unified School District. There is upgraded flooring, lighting, designer paints and beautiful fixtures including recessed lights in living room and kitchen.
- Sold 3** According to the MLS: Fresh, clean and new- Custom quality- Turn Key! Remodeled and rebuilt in 2019- 2020 this Cambridge South home boasts designer touches, high-end appliances, a chefs kitchen, and upgrades throughout! Truly a new home with a delightfully spacious and private backyard. The adjustment is for the upgraded condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Tax records indicate the subject has not been listed/sold for many years.			
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	\$430,000	\$430,009
Sales Price	\$425,000	\$425,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
The suggested value is brackeed by the adjusted 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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 7620 Mimosa
Sacramento, CA 95828



Front

L2 8624 Oldwoods
Sacramento, CA 95828



Front

L3 8379 Bloomington
Sacramento, CA 95828



Front

Sales Photos

S1 8014 Springarden
Sacramento, CA 95828



Front

S2 8613 Oldwoods
Sacramento, CA 95828



Front

S3 7805 Roesboro
Sacramento, CA 95828



Front

ClearMaps Addendum

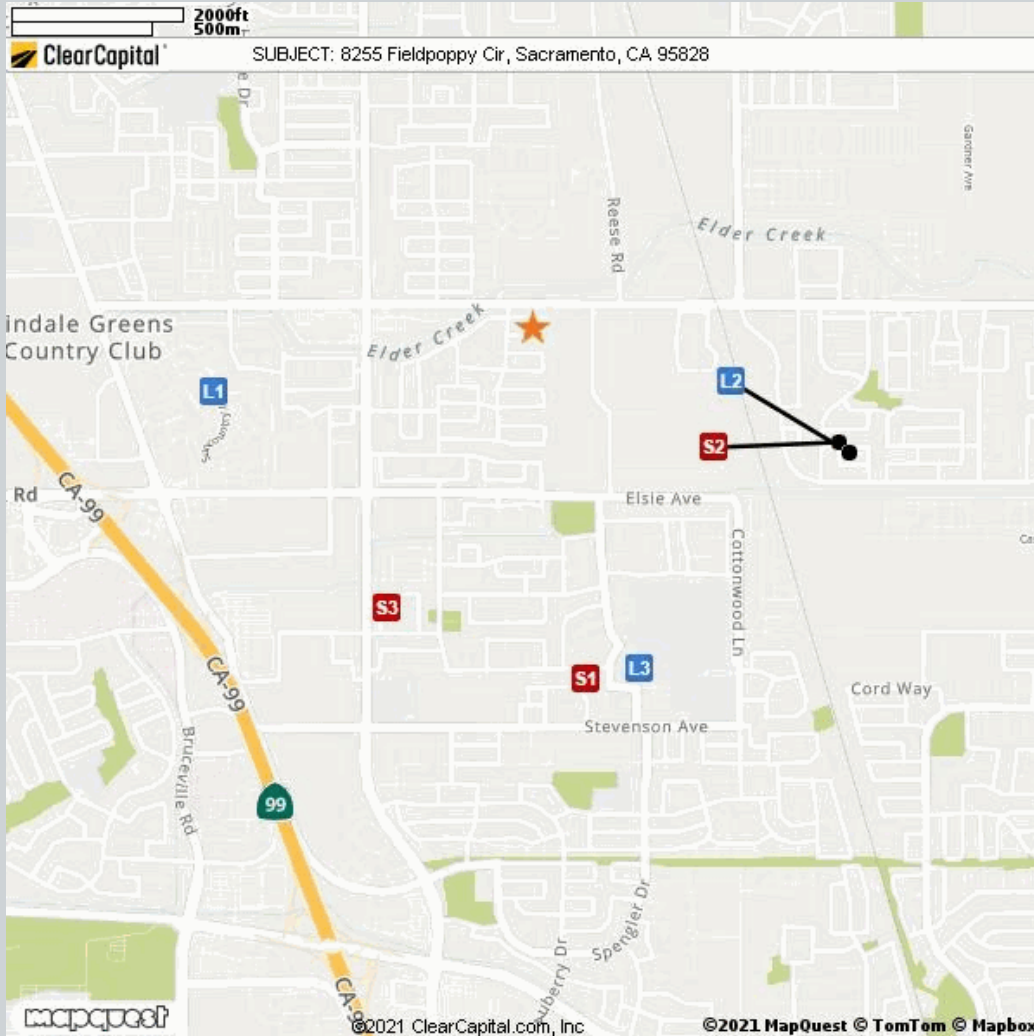
Address ★ 8255 Fieldpoppy Circle, Sacramento, CA 95828

Loan Number 46786

Suggested List \$430,000

Suggested Repaired \$430,009

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8255 Fieldpoppy Circle, Sacramento, CA 95828	--	Parcel Match
L1 Listing 1	7620 Mimosa, Sacramento, CA 95828	0.85 Miles ¹	Parcel Match
L2 Listing 2	8624 Oldwoods, Sacramento, CA 95828	0.95 Miles ¹	Parcel Match
L3 Listing 3	8379 Bloomington, Sacramento, CA 95828	0.95 Miles ¹	Parcel Match
S1 Sold 1	8014 Springarden, Sacramento, CA 95828	0.94 Miles ¹	Parcel Match
S2 Sold 2	8613 Oldwoods, Sacramento, CA 95828	0.91 Miles ¹	Parcel Match
S3 Sold 3	7805 Roesboro, Sacramento, CA 95828	0.82 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	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	1.19 miles	Date Signed	10/25/2021

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.