

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	7680 Lytle Street, Sacramento, CA 95832	Order ID	7710288	Property ID	31513759
Inspection Date	11/02/2021	Date of Report	11/02/2021		
Loan Number	46813	APN	052-0061-011-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	1101BPO	Tracking ID 1	1101BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Warren Chang Lum	Condition Comments The subject appears reasonably maintained for it's age and location. However, according to the recent MLS information: Fixer. Home is being sold AS Is. Good investment opportunity. Bring your tools & vision. 3 bedroom, 1 1/2 bath, 2 car garage home. Long driveway. Fruit trees. Fireplace in living room. Hard wood floors. Carpet has been removed as well as some sheetrock.
R. E. Taxes	\$616	
Assessed Value	\$38,446	
Zoning Classification	R-1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$20,000	
Estimated Interior Repair Cost	\$20,000	
Total Estimated Repair	\$40,000	
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.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$240,000 High: \$420,000	
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	7680 Lytle Street	1725 Belt	2010 Monarch	7652 18th
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95832	95832	95832	95832
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.18 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,000	\$299,000	\$319,500
List Price \$	--	\$289,000	\$299,000	\$319,500
Original List Date		10/05/2021	08/25/2021	09/27/2021
DOM · Cumulative DOM	-- · --	16 · 28	44 · 69	9 · 36
Age (# of years)	61	60	62	59
Condition	Fair	Fair	Fair	Fair
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	1,018	1,020	1,012	1,020
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 1 · 1
Total Room #	5	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	--	--	--	Pool - Yes
Lot Size	0.16 acres	0.20 acres	0.14 acres	0.14 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: Opportunity Knocks...Bring your imagination, tools, and paint brush to update this 3 bedroom, 1.5 bath, 1,020 sq.ft home in the Meadowview area.

Listing 2 According to the MLS: Cosmetic Fixer. Three bedroom two bath home across the street from Freeport Park. Good sized Kitchen has tons of cupboards and counter space and an eating area with a window facing the front.

Listing 3 According to the MLS: This home has a lot of potential! 3 Bed 2 Bath home in Meadowview with a newly redone pool. The driveway is gated and the front yard is fenced.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7680 Lytle Street	7360 Putnam	1811 Ferran	2181 Ferran
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95832	95822	95832	95832
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	0.22 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$185,000	\$270,000	\$330,000
List Price \$	--	\$185,000	\$270,000	\$330,000
Sale Price \$	--	\$245,000	\$330,000	\$330,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	06/01/2021	07/07/2021	08/01/2021
DOM · Cumulative DOM	-- · --	2 · 26	8 · 27	10 · 71
Age (# of years)	61	63	61	42
Condition	Fair	Fair	Fair	Fair
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 R
# Units	1	1	1	1
Living Sq. Feet	1,018	1,066	1,015	1,102
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1 · 1	3 · 2
Total Room #	5	5	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	0.16 acres	0.19 acres	0.16 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$9,000	-\$21,000
Adjusted Price	--	\$245,000	\$321,000	\$309,000

* 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: 7360 Putnam Way, Sacramento, CA is a single family home that contains 1,066 sq ft and was built in 1958. It contains 3 bedrooms.
- Sold 2** According to the MLS: Cute and cozy three bedroom, one and a half bathroom on a tree lined street in Meadowview! This home could be your dream home with a little TLC. The adjustment is for the second 1/2 bathroom
- Sold 3** According to the MLS: 3BR/2 BA and a large back yard with no neighbor at the back, the property located in an established Meadowview area. Its perfect for first time buyer or investor. The property is a little outdated inside. The adjustments area -6000 for the age difference and -15000 for the second bathroom.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			According to the MLS, the subject recently closed escrow on 10/29/2021 at \$257000				
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
10/05/2021	\$269,000	--	--	Sold	10/29/2021	\$257,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$265,000	\$305,000
Sales Price	\$260,000	\$300,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
The suggested value is bracketed 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.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1725 Belt
Sacramento, CA 95832



Front

L2 2010 Monarch
Sacramento, CA 95832



Front

L3 7652 18th
Sacramento, CA 95832



Front

Sales Photos

S1 7360 Putnam
Sacramento, CA 95822



Front

S2 1811 Ferran
Sacramento, CA 95832



Front

S3 2181 Ferran
Sacramento, CA 95832



Front

ClearMaps Addendum

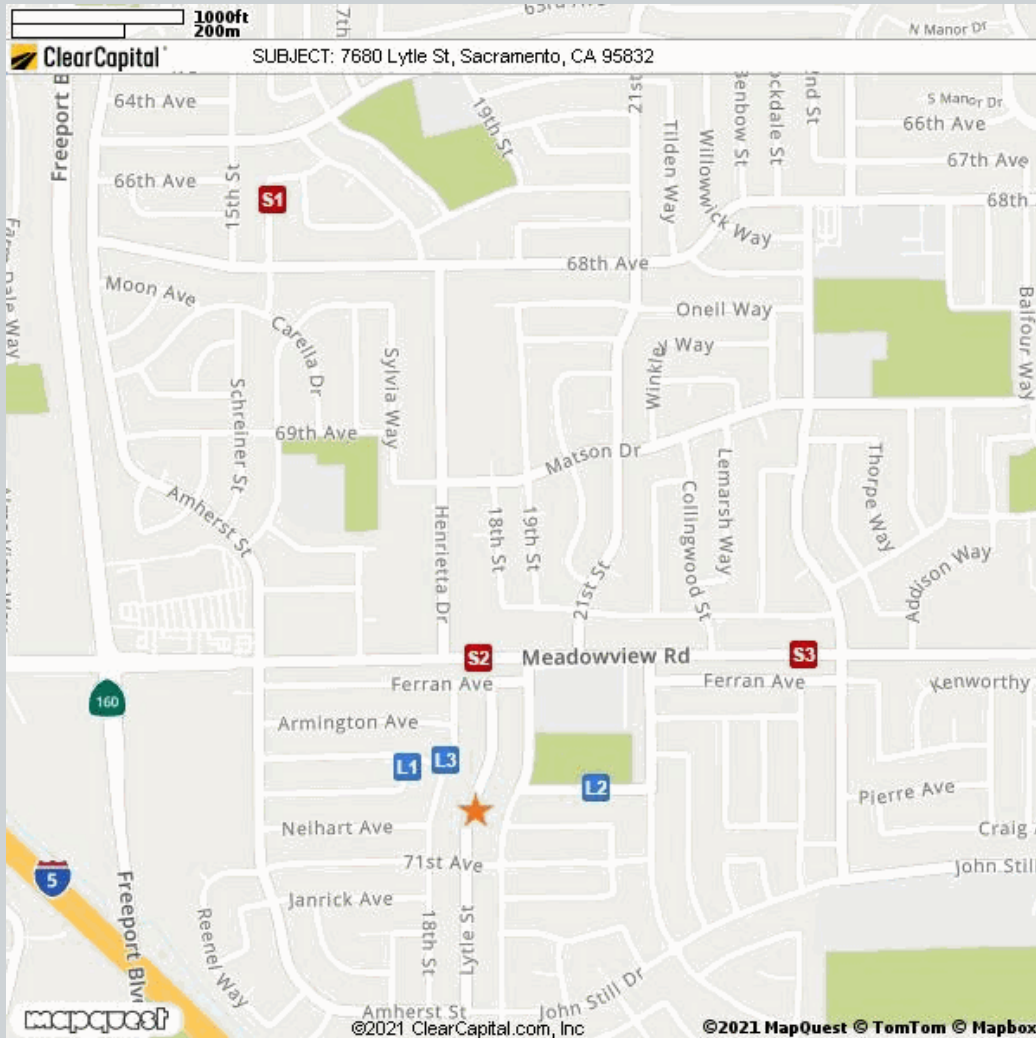
Address ★ 7680 Lytle Street, Sacramento, CA 95832

Loan Number 46813

Suggested List \$265,000

Suggested Repaired \$305,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7680 Lytle Street, Sacramento, CA 95832	--	Parcel Match
L1 Listing 1	1725 Belt, Sacramento, CA 95832	0.11 Miles ¹	Parcel Match
L2 Listing 2	2010 Monarch, Sacramento, CA 95832	0.18 Miles ¹	Parcel Match
L3 Listing 3	7652 18th, Sacramento, CA 95832	0.08 Miles ¹	Parcel Match
S1 Sold 1	7360 Putnam, Sacramento, CA 95832	0.87 Miles ¹	Parcel Match
S2 Sold 2	1811 Ferran, Sacramento, CA 95832	0.22 Miles ¹	Parcel Match
S3 Sold 3	2181 Ferran, Sacramento, CA 95832	0.50 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	6.24 miles	Date Signed	11/02/2021

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.