

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>	1312 Sheffield Way, Roseville, CA 95661	<b>Order ID</b>	7713595	<b>Property ID</b>	31524848
<b>Inspection Date</b>	11/02/2021	<b>Date of Report</b>	11/03/2021		
<b>Loan Number</b>	46833	<b>APN</b>	469290025000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Placer		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1102BPO	<b>Tracking ID 1</b>	1102BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	LANSDON LAVURNE D & JUNE D TR	<b>Condition Comments</b>	The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$428		
<b>Assessed Value</b>	\$44,371		
<b>Zoning Classification</b>	Residential		
<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>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$413,000 High: \$842,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1312 Sheffield Way	1526 Oak Tree Dr	1816 Woodacre Way	2027 Polley Dr
<b>City, State</b>	Roseville, CA	Roseville, CA	Roseville, CA	Roseville, CA
<b>Zip Code</b>	95661	95661	95661	95661
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.80 <sup>1</sup>	0.21 <sup>1</sup>	0.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$465,000	\$474,950	\$430,000
<b>List Price \$</b>	--	\$465,000	\$474,950	\$430,000
<b>Original List Date</b>		05/12/2021	09/30/2021	10/15/2021
<b>DOM · Cumulative DOM</b>	-- · --	23 · 175	5 · 34	4 · 19
<b>Age (# of years)</b>	59	58	50	59
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,152	1,355	1,144	1,135
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 1
<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>	0.14 acres	0.1439 acres	0.2051 acres	0.164 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** Great location with this 1 story, 3 bedroom, 2 bath and 2 car garage, wonderful floor plan to entertain in with open kitchen, dining bar, family room with fireplace, living area and screened in porch, Central Heat and Air, Backyard has eastern exposure for natural afternoon shade, covered parking area for boat or trailer and big driveway for open parking. Close to shopping great schools , parks and transportation.
- Listing 2** Popular Single Story Home In Champion Oaks Area\*New Roof Installed In 2017\*Light Bright Open Concept\*Totally Updated Inside Including Kitchen, Bathrooms and Bedrooms In 2017\*Stainless Steel Appliances\*Dream Kitchen\*HVAC Installed In 2017\*Front and Back Yards Landscaped In 2017\*No Steps Anywhere\*Self-Closing Hinges/Drawers\*All Counters Grey Quartz\*Backyard Is Entertainers Paradise\*RV Access\*So Quiet and Peaceful\*Located In Roseville Joint School District\*This Home Won't Last Long!
- Listing 3** This single-story three bed, single bath home located in Roseville is exactly what you have been looking for! As you walk up you will notice the newly landscaped yard with mature, shady trees. Step inside to this well laid out floor plan with brand new LVP flooring and fresh paint. Find your way outside to the backyard and you will find a large yard, complete with a box for gardening, covered patio, and plenty of room to park your boat or RV! This is an excellent location close to local dining, shopping, and the area's top-rated schools. Come see it for yourself!

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1312 Sheffield Way	2209 Lee Way	1300 Champion Oaks	2211 Lee Way
City, State	Roseville, CA	Roseville, CA	Roseville, CA	Roseville, CA
Zip Code	95661	95661	95661	95661
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 <sup>1</sup>	0.57 <sup>1</sup>	0.70 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$420,000	\$409,000
List Price \$	--	\$395,000	\$420,000	\$409,000
Sale Price \$	--	\$420,000	\$430,000	\$450,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/19/2021	07/20/2021	09/10/2021
DOM · Cumulative DOM	-- · --	7 · 55	8 · 36	3 · 9
Age (# of years)	59	59	59	59
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,152	1,144	1,135	1,135
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.14 acres	0.1477 acres	0.1495 acres	0.1802 acres
Other	None	None	None	None
Net Adjustment	--	-\$2,000	+\$3,000	-\$2,020
Adjusted Price	--	\$418,000	\$433,000	\$447,980

\* 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** Price adjusted for bathroom -\$2000. Beautiful 3bd possible 4th 2.5bth home conveniently located in the Roseville community. Close to shopping and great schools. Quiet cul-de-sac, backs up to a greenbelt with gorgeous trails, no neighbors behind you but the trees and a year round creek. Additional square footage includes a dedicated laundry room, half bath, and 4th bedroom/office. Seller not aware of status of permits. New roof as of 2016 with a 50 year warranty, new waterproof vinyl plank, carpet, and paint throughout. RV Access with new covered carport.
- Sold 2** Price adjusted for bathroom +\$3000. This spacious 3 bed 1 bath home has ample room for indoor and outdoor entertaining and is ready for you and your loved ones with modern finishes and multiple private outdoor spaces. Maidu Regional Park with multiple ball fields and event center, is just around the corner. Shopping and dining galore just a few blocks away. Live the Roseville life, live here.
- Sold 3** Price adjusted for garage +\$2000, lot size -\$4020. This beautiful home, located in East Roseville is the perfect starter home! This 3 bed 2 bath home. In addition to the welcoming living room with new windows looking out onto an oversized backyard, this house has three bedrooms and two bathrooms! This location is great for those who want easy access to all that Roseville has to offer without having too much traffic on their commute into town. Welcome home.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Sold 10/29/2021.				
<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>
09/22/2021	\$445,000	10/22/2021	\$413,000	Sold	11/02/2021	\$413,000	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>	\$430,000	\$430,000
<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



Address Verification



Side



Side



Street



Street

## Subject Photos



Street



Other



Other



## Listing Photos

**L1** 1526 Oak Tree Dr  
Roseville, CA 95661



Front

**L2** 1816 Woodacre Way  
Roseville, CA 95661



Front

**L3** 2027 Polley Dr  
Roseville, CA 95661



Front

## Sales Photos

**S1** 2209 Lee Way  
Roseville, CA 95661



Front

**S2** 1300 Champion Oaks  
Roseville, CA 95661



Front

**S3** 2211 Lee Way  
Roseville, CA 95661



Front

### ClearMaps Addendum

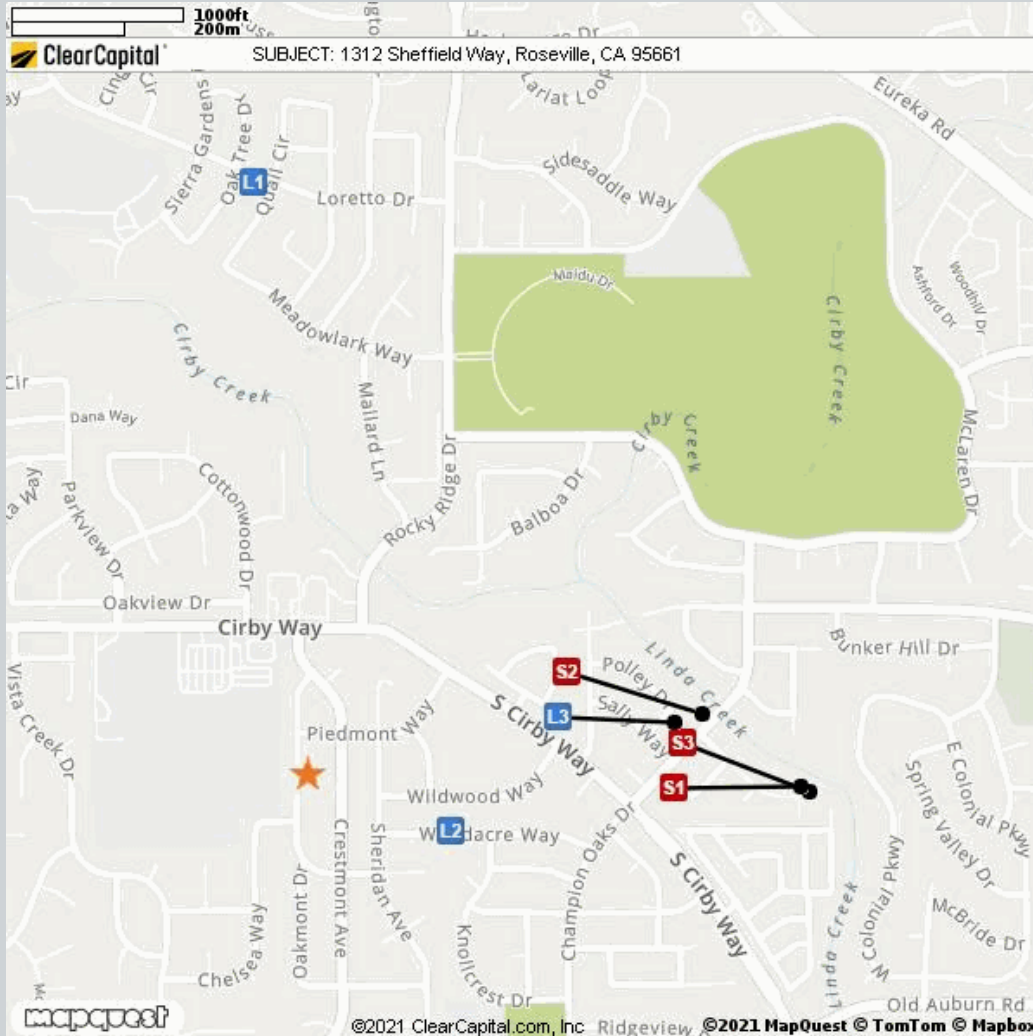
**Address** ★ 1312 Sheffield Way, Roseville, CA 95661

**Loan Number** 46833

**Suggested List** \$445,000

**Suggested Repaired** \$445,000

**Sale** \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1312 Sheffield Way, Roseville, CA 95661	--	Parcel Match
L1 Listing 1	1526 Oak Tree Dr, Roseville, CA 95661	0.80 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1816 Woodacre Way, Roseville, CA 95661	0.21 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2027 Polley Dr, Roseville, CA 95661	0.53 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2209 Lee Way, Roseville, CA 95661	0.69 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1300 Champion Oaks, Roseville, CA 95661	0.57 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2211 Lee Way, Roseville, CA 95661	0.70 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.

\*\*\* 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

<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>	4.65 miles	<b>Date Signed</b>	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.**