

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>	5918 4th Avenue, Sacramento, CA 95817	<b>Order ID</b>	7706288	<b>Property ID</b>	31506886
<b>Inspection Date</b>	10/30/2021	<b>Date of Report</b>	10/31/2021		
<b>Loan Number</b>	46844	<b>APN</b>	01103060040000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

Tracking IDs			
<b>Order Tracking ID</b>	1029BPO	<b>Tracking ID 1</b>	BPF2
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	STANTON FAMILY TRUST	<b>Condition Comments</b> The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$3,066	
<b>Assessed Value</b>	\$256,393	
<b>Zoning Classification</b>	Residential R-1	
<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: \$375,000 High: \$739,750	
<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>	5918 4th Avenue	5832 2nd Ave	5342 Broadway	6006 12th Ave
<b>City, State</b>	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95817	95817	95820	95820
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.35 <sup>1</sup>	0.42 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$450,000	\$489,000	\$475,000
<b>List Price \$</b>	--	\$450,000	\$489,000	\$475,000
<b>Original List Date</b>		09/10/2021	09/10/2021	10/05/2021
<b>DOM · Cumulative DOM</b>	-- · --	31 · 51	25 · 51	11 · 26
<b>Age (# of years)</b>	73	79	72	72
<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>	850	1,004	1,020	892
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	3 · 1	2 · 1
<b>Total Room #</b>	6	5	6	5
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
<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>	0.13 acres	0.1332 acres	0.12 acres	0.11 acres
<b>Other</b>	None	None	None	None

\* Listing 1 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 TO EAST SAC! This adorable home offers 2 beds 1 bath with plenty of space to spread out, including a living room and a family room. Right when you walk in you'll notice the gorgeous original wood floors that run throughout the front of the house. It is wonderfully situated adjacent to a lovely church, which allows for plenty of street parking and added privacy (less neighbors). Big low maintenance backyard, with room to add on and/or transform to anything you wish. Walking distance to the famous Bacon & Butter, and to Tahoe Park - which has a baseball/softball field, playground and a POOL! Enjoy all this neighborhood has, while still conveniently situated near freeway access.
- Listing 2** Priced Reduced! Look No More. This hidden Gem in Tahoe Park is move in ready. Rare find 3BR 1bath with Huge bonus room for game nights or simply entertain your guests. It opens up to its two quaint side yards landscaped with bricks & Flagstone. Low maintenance front/back yards with floating deck and enjoy the privacy on your Front Porch. Brand New AC/Heating unit, Newer roof/gutter& water heater, SS appliances, Dishwasher, newer Kitchen Floors, New sewer lines, updated Electrical Breaker. Fresh Exterior& interior paints, newer Fences, Barn door in Bathroom, Spacious dining area with French door that opens to your Huge Bonus room. Good size Bedrooms & Dual pane windows. Wood Flooring around the house. Just steps away to the fairgrounds, minutes away to TAHOE PARK, UC Davis Medical Center and 10 minutes away to Downtown Sacramento & Golden One Arena. Enjoy the 3D tour Matterport.
- Listing 3** Back on market at no fault of home, buyer got cold feet prior to inspections. Inviting & Charming Tahoe Park home with 2 bedrooms and 1 full bath- wonderful starter home or investment property! The home opens to family room w/ floor to ceiling front window. Adjacent dining area leads into the kitchen w/ beautiful white cabinetry, quartz countertops, tile backsplash, deep sink, white GE appliances and French Doors to the backyard. Hardwood floors throughout. Interior access to 1-car garage w/ laundry area. The backyard is perfectly landscaped and features a covered patio plus an additional guest unit fitted with heat and A/C. Centrally located near UC Davis Med Center, a couple blocks from fabulous park, minutes from freeway access and downtown.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5918 4th Avenue	5801 Broadway	2759 64th St	3208 58th St
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95817	95820	95817	95820
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 <sup>1</sup>	0.35 <sup>1</sup>	0.20 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$439,900	\$449,000	\$425,000
List Price \$	--	\$439,900	\$449,000	\$425,000
Sale Price \$	--	\$445,000	\$475,000	\$439,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/25/2021	10/05/2021	10/27/2021
DOM · Cumulative DOM	-- · --	1 · 25	25 · 46	4 · 26
Age (# of years)	73	100	72	75
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	850	913	870	938
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	Detached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.17 acres	0.12 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	+\$9,280	+\$3,000	-\$520
Adjusted Price	--	\$454,280	\$478,000	\$438,980

\* Sold 1 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 bedroom +\$3000, SqFt -\$2520, age +\$10800, garage +\$2000, lot size -\$4000. Welcome to this beautiful bungalow in the highly sought-after Tahoe Park neighborhood! This impeccably cared for home features modern amenities while keeping its classic vintage charm. You will love the old school craftsmanship and original hardwood floors. The kitchen features new cabinets, granite countertops and glass backsplash, farmhouse sink, Bosch dishwasher, and a walk-in pantry for extra storage and laundry room. The detached workshop is perfect for remote working, man cave, she shed or craft space for those with a creative streak. Enjoy the spacious backyard, perfect for relaxing, entertaining, or gardening. Additional bonuses include a new roof, HVAC system, upgraded electrical and added insulation in the floor and ceiling. Enjoy a leisurely walk to brunch at Bacon and Butter just one block away also blocks from mid-town and UC Davis. Come and take a look!
- Sold 2** Price adjusted for bedroom +\$3000. This 1940's Tahoe Terrace charmer is in the most desirable and prime location- minutes to UC Davis Med Center, East Sac, Elmhurst, Sac State, Midtown, and the 50 freeway. Walk/bike to Starbucks, Bacon and Butter, Target, and other local eateries. 2/1- bathroom renovated, all new interior paint, recessed lighting with dimmers, original hardwood floors, and dual pane Andersen windows throughout. Brand new roof, exterior paint, and garage door. Large backyard with plenty of room to entertain. Clear PEST!
- Sold 3** Price adjusted for bedroom +\$3000, SqFT -\$3520. This 2-bedroom, 1-bath home is located on tree-lined streets in one of Sacramento's most desirable areas. You'll fall in love with the warmth and charm of this Tahoe Park bungalow. The hardwood floors and a wood burning fireplace add to the rich history of this home. You'll enjoy the large backyard with garden space complete with fruit trees and a 1-car attached garage. New roof installed in 2015 plus updated bath. Minutes to Tahoe Park, UC Davis Medical Center, and 10 minutes away to Downtown & Golden One Arena. Plus, easy freeways access, close to shopping, schools and favorite-local restaurants! Hurry, a home at this price won't last long!!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Not listed in Last 12 Months.				
<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>	0						
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$475,000	\$475,000
<b>Sales Price</b>	\$455,000	\$455,000
<b>30 Day Price</b>	\$440,000	--
<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

<b>Reviewer's Notes</b>	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



Side



Side



Street



Street

## Subject Photos



Other



Other



## Listing Photos

**L1** 5832 2nd Ave  
Sacramento, CA 95817



Front

**L2** 5342 Broadway  
Sacramento, CA 95820



Front

**L3** 6006 12th Ave  
Sacramento, CA 95820



Front

## Sales Photos

**S1** 5801 Broadway  
Sacramento, CA 95820



Front

**S2** 2759 64th St  
Sacramento, CA 95817



Front

**S3** 3208 58th St  
Sacramento, CA 95820



Front

## ClearMaps Addendum

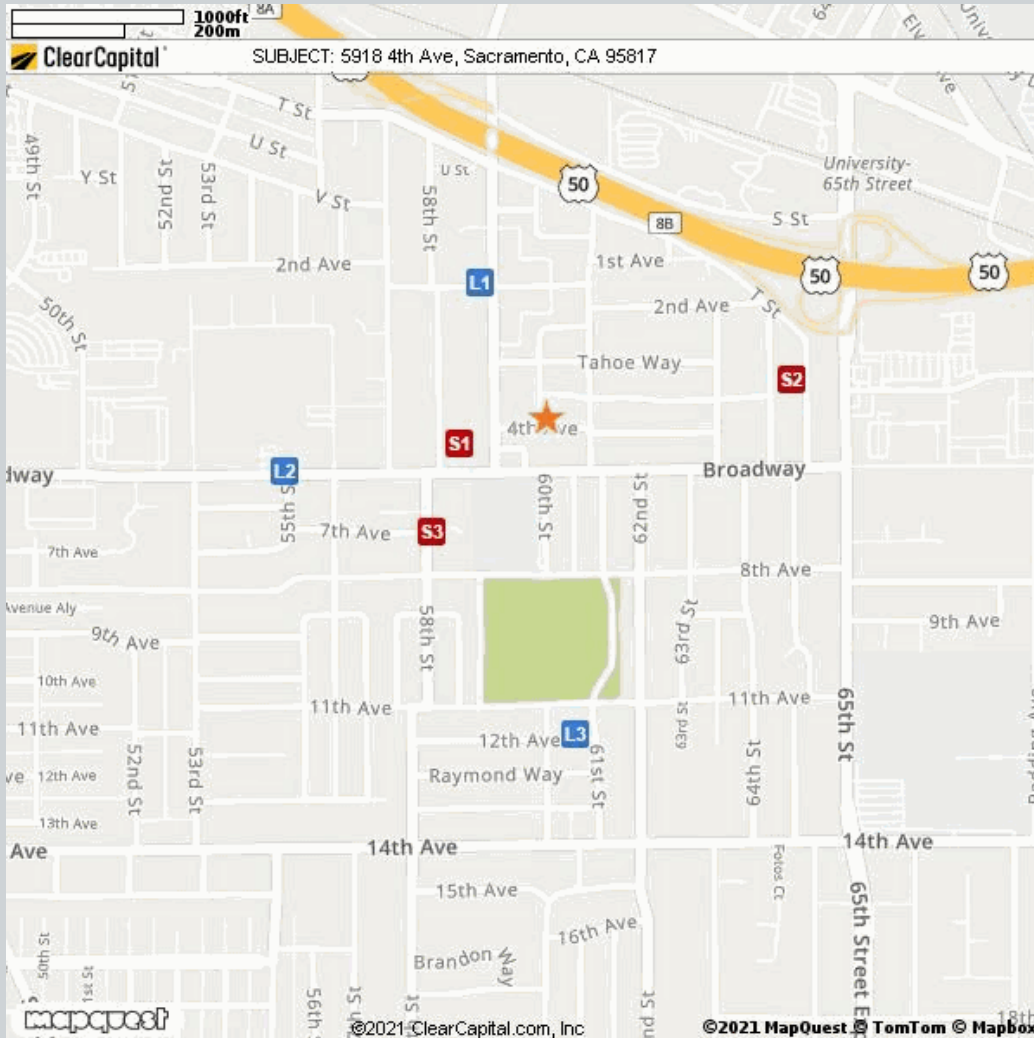
**Address** ★ 5918 4th Avenue, Sacramento, CA 95817

**Loan Number** 46844

**Suggested List** \$475,000

**Suggested Repaired** \$475,000

**Sale** \$455,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5918 4th Avenue, Sacramento, CA 95817	--	Parcel Match
L1 Listing 1	5832 2nd Ave, Sacramento, CA 95817	0.20 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5342 Broadway, Sacramento, CA 95820	0.35 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6006 12th Ave, Sacramento, CA 95820	0.42 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5801 Broadway, Sacramento, CA 95820	0.11 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2759 64th St, Sacramento, CA 95817	0.35 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3208 58th St, Sacramento, CA 95820	0.20 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>	12.29 miles	<b>Date Signed</b>	10/30/2021

*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.**